



City of Milwaukee

P.O. Box 324
Milwaukee, WI 53201-0324

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR
Sherri L. Daniels, Vice Chair
Brooke VandeBerg and Ald. Milele Coggs

Wednesday, April 13, 2022

1:30 PM

Virtual Conference Call-in: (877) 309-2073
Access Code: 966-346-677#

The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.

To view the meeting materials electronically, please go to:
<https://milwaukee.legistar.com/MeetingDetail.aspx?ID=965284&GUID=B2B27C70-CD81-4E1B-8838-0FE577006E36&Options=info|&Search=>

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Call to Order

Meeting called to order at 1:38 p.m.

Roll Call

Present: 3 - Wagner, Reed Daniels, VandeBerg

Excused: 1 - Coggs

A. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

(All items listed under the Consent Agenda will be enacted by one motion unless a Commissioner requires otherwise, in which event, the item will be removed from the Consent Agenda and considered separately.)

1. [R13315](#) Approval of the minutes of the regular meeting held on March 10, 2022

Sponsors: THE CHAIR

Attachments: [HACM Meeting Minutes for 03-10-2022_Final](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 3 - Wagner, Reed Daniels, and VandeBerg

No: 0

Excused: 1 - Coggs

B. REPORTS AND DISCUSSION ITEMS

1. [R13316](#) Resolution endorsing the Community Development Alliance's Collective Affordable Housing Strategic Plan

Sponsors: THE CHAIR

Attachments: [Collective Affordable Housing Strategic Plan Support letter](#)
[Collective Affordable Housing Strategic Plan](#)

Gina Stilp, Executive Director with the Zilber Family Foundation, gave a presentation on the Community Development Alliance's (CDA) Collective Affordable Housing Strategic Plan, asking the HACM Board of Commissioners to endorse the proposal. Ms. Stilp explained that the purpose of the plan is for more Black and Latino families to become homeowners by allowing renters that earn less than \$15.00 per hour to pay \$650.00 in rent, or no more than 30 percent of the net income, on housing costs. Commissioners discussed the causes for the decline in homeownership and the challenges of affordable rentals. Commissioners also discussed strategies to align the CDA's Housing Plan with HACM as a road map to attack the challenges and provide affordable housing. Willie L. Hines, Jr., HACM's Secretary Executive Director, thanked Ms. Stilp for her report and commented that he is a part of the executive team for CDA and looks forward to the continued efforts of the partnership

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - Wagner, Reed Daniels, and VandeBerg

No: 0

Excused: 1 - Coggs

2. [R13308](#) Presentation of the 2020 Audited Financial Statements

Sponsors: THE CHAIR

Attachments: [Executive Summary 2020 Audit Presentation - Baker Tilly](#)
[HACM Audit Report Financial Statements 12-31-20 FS FINAL](#)
[HACM Audit Baker Tilly - FINAL](#)

Kimberly Schult, CPA and Audit Partner with Baker Tilly, presented the 2022 Audit of HACM's Financial Statements. Ms. Schult summarized the audit results in the Executive Summary provided with the agenda and explained that the objective of the audit is to express an opinion on HACM's financial statements based on risk assessment. The audit opinion was stated to be an "unmodified" opinion or a "clean audit", which means that the financial disclosures were fairly presented according to accounting principles. Ms. Schult also made mention of an "emphasis of matter." A

restatement was recorded in 2019 of a net position due to grant revenues that should have been recorded as a receivable from HUD. Also reported in the audit results was a material weakness regarding the internal controls over financial reporting. However, included in the last page of the financial statements, HACM staff has provided a response and a corrective action plan related to that weakness. Ms. Schult commented, as part of the audit, management tested four federal programs for compliance; Housing Choice Voucher, Public Housing Capital Funds, Public Housing Operating Subsidy and the Choice Neighborhood Implementation Grants, and found no findings. Ms. Schult stated that Baker Tilly is looking forward to the 2021 overall plan and scope of the next audit.

3. [R13317](#)

Resolution approving an award of contract to increase the amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver in an amount not to exceed \$ 7.4 million

Sponsors: THE CHAIR

Attachments: [Carver - Project Description 4.1.22](#)
[Carver Detailed Statement Forecast and Uses 9% S U-2022.03.23](#)
[Carver - G703](#)

Fernando Aniban, HACM's Chief Financial Officer, gave a summary of the Rental Assistance Demonstration (RAD) Project Description for the Townhomes at Carver, provided with the agenda. Mr. Aniban informed the Board that this project will be closing at the end of May 2022 and construction to begin in late June 2022.

A motion was made by Sherri Reed Daniels, seconded by Mark A. Wagner, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 2 - Wagner, and Reed Daniels

No: 0

Excused: 1 - Cogg

Abstain: 1 - VandeBerg

4. [R13318](#)

Resolution approving the Housing Authority of the City of Milwaukee to take all action necessary in connection with the rehabilitation and Rental Assistance Demonstration (RAD) conversion of the Townhomes at Carver, including serving as Guarantor for all loans related thereto and as developer for the Townhomes at Carver

Sponsors: THE CHAIR

Fernando Aniban, HACM's Chief Financial Officer, stated that the resolution is related to Townhomes at Carver to ensure that Housing Authority covers all legal requirements in order to close on the contract.

A motion was made by Sherri Reed Daniels, seconded by Mark A. Wagner, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 2 - Wagner, and Reed Daniels

No: 0

Excused: 1 - Coggs

Abstain: 1 - VandeBerg

5. [R13319](#)

Resolution authorizing the Secretary-Executive Director to enter into a contract with the City of Milwaukee for the implementation of the American Rescue Plan Act (ARPA) grant for Westlawn

Sponsors: THE CHAIR

Attachments: [ARPA Planned Use](#)
[ARPA Grant Att - Westlawn - 3.18.22](#)

Willie L. Hines, Jr. HACM's Secretary-Executive Director, thanked the HACM staff for working diligently in securing the \$9 million American Rescue Plan Act (ARPA) funds from the City of Milwaukee. Mr. Hines noted that the attachment provided with the agenda outlines how the funds are to be used for the continued revitalization of Westlawn Gardens. In addition, the resolution allows HACM to enter into negotiations with the City of Milwaukee for their remaining ARPA monies. Fernando Aniban, HACM's Chief Financial Officer, added that HACM is at the point of finalizing the contract and expected to close in the later part of May 2022. Mr. Aniban further stated that, in addition to the \$9 million awarded from the City, a further \$6 million in ARPA funds has been awarded to HACM from the State, for a total amount of \$15 million, and there are hopes for future funding opportunities. Mr. Hines let the Commissioners know that members of the Common Council, the Mayor's office, and staff from Governor's office toured Westlawn and are very excited about the redevelopment.

Chair Wagner added his appreciation to the excellent work from staff.

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - Wagner, Reed Daniels, and VandeBerg

No: 0

Excused: 1 - Coggs

6. [R13320](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [2022 Approved Fed Budget - Comparative Funding Chart \(002\)](#)
[2022 Approved Fed Budget - FY23 HUD Budget Proposal \(002\)](#)
[Recovery Plan Monthly Update](#)
[Housing Performance for PHA Occupancy Rate 3.31.2022](#)
[Housing Performance for Selected Property of Unit Availability
04-05-2022 \(1\)](#)
[Housing Performance for - Berryland Northlawn Southlawn Occupancy
Rate 3.31.2022](#)
[Housing Performance for LLC Occupancy 3.31.2022](#)

Mr. Hines discussed the attached items and made note of particular items of interest for the Board, including highlighting funding approved in the 2022 HUD budget and the initial 2023 budget proposal from the White House.

Greg Anderson, Travaux's Senior Asset Manager, discussed several attachments summarizing various housing components, including the unit availability and occupancy rates. Mr. Anderson also directed the Board to the Monthly Recovery Plan Update, summarizing the document included with the agenda. Mr. Anderson thanked Shirley Wong from the U.S. Department of Housing and Urban Development and her staff for their valuable guidance through the recovery plan.

Mr. Hines thanked everyone for their efforts and guidance.

Chair Wagner wished everyone a safe holiday and thanked the Board and Mr. Hines for their leadership.

Adjournment

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Be hereby notified that three (3) members of the Crucible, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on both boards. While a quorum of the Crucible, Inc. Board may be present at the HACM meeting, they will not exercise the responsibilities, authority, or duties vested in the Crucible, Inc. Board of Directors.