

**HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
BOARD MEETING – WEDNESDAY, OCTOBER 7, 2015
– MINUTES –**

The Housing Authority of the City of Milwaukee (HACM) met for a regular meeting on Wednesday, October 7, 2015, at 1:40p.m. in City Hall, in Room 301-A at 200 East Wells Street.

The meeting was called to order by Chair Mark A. Wagner and, upon roll call, those present and absent were as follows:

Present: Mark Wagner, Chair
Ricardo Diaz, Vice Chair
Sherri L. Daniels, Commissioner
Lena Mitchell, Commissioner
Michael Van Alstine, Commissioner
James N. Witkowiak, Commissioner
Antonio M. Pérez, Secretary – Executive Director

Excused: Hon. M. Joseph Donald, Commissioner

**A. APPROVAL OF CONSENT AGENDA
CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL**

Commissioner Diaz moved approval of the Consent Agenda and Commissioner Mitchell seconded the motion. The motion was carried unanimously and the following consent agenda was adopted.

Minutes

Approving the minutes of the regular Housing Authority Board meeting held on Wednesday, September 9, 2015.

Resolution No. 12721

Approving the submission of the 2016 Agency Plan.

Resolution No. 12722

Approving an offer by I & H Real Estate Holdings, LLC to purchase the two vacant lots located at 2201-03 West Hopkins Street and 2205 West Hopkins Street for their combined assessed value of \$5,000.

The Housing Authority received approval from HUD to dispose of these two vacant lots in the 7th Aldermanic district to I & H Real Estate Holdings, LLC, who own the adjacent property.

B. REPORTS AND DISCUSSION ITEMS:

Report from the Secretary-Executive Director –Tony Pérez

Mr. Pérez welcomed and introduced Ericka Jacobs Petty, staff attorney for Legal Action of Wisconsin and thanked her for their comments on the 2016 Agency Plan. He also welcomed and introduced Dennis Lauder, representing the Jobs Committee of the Milwaukee Inner City Congregations Allied for Hope (MICAHA). HACM meets regularly with MICAHA to discuss how to get residents employed on the Choice Neighborhood Implementation work that will be done at Westlawn. He also acknowledged Bill Kramer of Building Advantage, representing the Construction Labor Management Council of Southeast Wisconsin who is actively promoting the benefits of hiring union construction contractors and trades people on the Westlawn revitalization project.

Mr. Pérez referred to several Housing Affairs Letters: “Plea to Ease PHA’s Regulatory Burdens” regarding the impact on PHA’s of implementing new regulations and “HUD 50th Birthday Successes Challenged” which talks about how critics of HUD are focusing on the failures while HUD celebrates its successes of the past 50 years.

Mr. Pérez stated that there will probably be a full year Continuing Resolution (CR) into 2016. The *Federal & Foundation Assistance Monitor* is reporting that Congress wants public housing and development budget increases while the House and Senate would decrease overall spending Community Planning and Development but keep funding for CDBG and CoC level.

Mr. Pérez thanked Commissioner Diaz, and Hon. Joseph Donald for attending the HUD sponsored Choice Neighborhoods Implementation Award announcement on September 28th, 2015. The CNI grant includes new boundaries as well as education and commerce components. This grant will actively involve the Redevelopment Authority of the City of Milwaukee (RACM) and the Havenwoods Business Association. It is a \$30 million grant that we will need to leverage for additional funding in order to achieve our goal. He shared a copy of the *Milwaukee Journal/Sentinel* which featured Westlawn resident Jacqueline Burrell.

Mr. Pérez referred to the PHADA letter to HUD, regarding the re-launch of the Section 3 reporting system also known as Section 3 Performance Evaluation and Registry System (SPEARS). The SPEARS is still experiencing a variety of technical difficulties. There is an October 30st deadline for the submission of 2013 and 2014 Section 3 summary reports. HACM has communicated to Congresswoman Moore’s Office that we are in compliance with the Voluntary Compliance Agreement (VCA). HACM will submit a hard copy of our Section 3 report if we are not able to submit to SPEARS by the October 30th deadline.

Mr. Pérez referred to a *Housing Affairs Letter*, “IG Raps HUD Haste to Implement RAD” regarding the OIG’s discovery that HUD’s rush to implement RAD fails to identify risks that could disrupt the program.

Mr. Pérez stated that the Housing Authority received \$100,000 in dividends from the Housing Authority Insurance Group. The company is doing well and these unrestricted funds will be put to good use towards the residents and developments.

Mr. Eigenberger reported that the Housing Authority recently received an honorable mention from Housing Authority Insurance Group (HAIG) with regards to safety and risk control for its creative practices submission for generating \$90,000 over a three year period by selling obsolete equipment.

Mr. Pérez encouraged Commissioners that are attending the upcoming NAHRO Conference on October 15-17th, 2015 to attend the Rental Assistance Demonstration and other public housing related sessions. He thanked them for taking the time to attend this conference.

Commissioner Diaz inquired about the Housing Authority's efforts to address the challenges encountered with the revitalization of Westlawn Gardens. Mr. Pérez stated that HACM now has a Section 3 plan in place to ensure we meet Section 3 resident employment and contracting goals. We will also create a forum with residents, community organizations and partners that will engage an ongoing dialog about the revitalization plan and challenges. Despite the \$30 million dollar grant, we will need to involve as many government and private entities as possible to leverage the funding needed to meet our goal.

Chair Wagner commended HACM and City staff on achieving the Choice Neighborhoods Implementation grant award.

Motion to Adjourn

There being no further business, Commissioner Diaz moved to adjourn the meeting at 2:20p.m. Commissioner Van Alstine seconded the motion, and it carried.

By:
Tony Pérez
Secretary – Executive Director