



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Ricardo Diaz , Vice Chair

**Sherri L. Daniels, Hon. M. Joseph Donald, Lena Mitchell,
Michael Van Alstine, and James N. Witkowiak**

Wednesday, June 8, 2016

1:30 PM

301-B, City Hall, 200 East Wells Street

Call To Order

Meeting was called to order at 1:35pm

Roll Call

Present: 7 - Witkowiak, Diaz, Van Alstine, Wagner, Mitchell, Reed Daniels, Donald

A. APPROVAL OF THE CONSENT AGENDA

1. [R 12782](#)

Sponsors: THE CHAIR

Attachments: [051116-Meeting_Minutes.pdf](#)

Minutes of the regular meeting held on May 11, 2016 were approved without objections.

2. [R 12783](#)

Resolution approving the submission of the Affordable Housing Program (AHP) grant application for Victory Manor and Westlawn Renaissance II

Sponsors: THE CHAIR

A motion was made by Commissioner Diaz, seconded by Commissioner Van Alstine that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

4. [R 12784](#)

Resolution approving a revision to the Section 8 (Housing Choice Voucher) Administrative Plan

Sponsors: THE CHAIR

Attachments: [060816 Revision Section 8 HCV Admin Plan.pdf](#)

Pursuant to a HUD Financial Management Review, the Housing Authority is discontinuing the practice of assessing a \$50 processing fee to property owners for third inspections.

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

4. [R 12785](#)

Resolution approving demolition and disposition applications to support the Choice transformation plan and Rental Assistance Demonstration conversion of Westlawn

Sponsors: THE CHAIR

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

5. [R 12786](#)

Resolution approving the removal of minimum income limits for Berryland, Northlawn and Southlawn

Sponsors: THE CHAIR

Attachments: [060816 HACMs Market Rate Rental Analysis 2016.pdf](#)

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

6. [R 12787](#)

Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments for the period October 1, 2015 to December 31, 2015 in the amount of \$26,823.55

Sponsors: THE CHAIR

Attachments: [060816 Write-Off 2015Q4 Summary Low Rent Public Hsg.pdf](#)

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2015 to December 31, 2015 in the amount of \$26,823.55. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

7. [R 12788](#)

Resolution approving the write-off of delinquent former resident accounts for Berryland, Northlawn and Southlawn Housing Authority Developments for the period October 1, 2015 to December 31, 2015 in the amount of \$34,988.13

Sponsors: THE CHAIR

Attachments: [060816 Write-Off 2015Q4 Berryland Northlawn Southlawn Hsg.pdf](#)

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2015 to December 31, 2015 in the amount of \$34,988.13. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

B. REPORTS AND DISCUSSION ITEMS

1. [R 12789](#) Resolution commending Ms. Ann Wilson for more than 27 years of dedicated service to the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

2. [R 12790](#) Resolution commending Ms. Louise Hutchins for 25 years of dedicated service to the City of Milwaukee and the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

3. [R 12791](#) Resolution commending Ms. Susan Stoecker for more than 40 years of dedicated service to the City of Milwaukee and the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

4. [R 12792](#) Resolution approving an award of contract for architectural and engineering services for Phase 2 of Westlawn Gardens to Torti Gallas and Partners, Inc. an amount not to exceed \$10,000,000.00

Sponsors: THE CHAIR

Attachments: [060816 Torti Gallas Award Recommendation.pdf](#)

The target W/M/EBE participation is 25 percent. The Section 3 target contracting is three percent and 30 percent target employment of new hires.

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

5. [R 12793](#)

Report by Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [060816 HUD Ltr HCV Sec 8 Admin Fee Proration Incr to 84 Percent 05-26-16.pdf](#)
[060816 WI002 MSC 20160602 VASH Awards M16-099.pdf](#)
[060816 HAL GOP & Dems Unite To Keep AFFH Reg 05-27-16.docx](#)
[060816 HAL RAD Completes 30,000 Conversions 05-27-16.docx](#)
[060816 Catholic Herald Parish Anchors North Side Community 06-02-16.pdf](#)
[060816 WWBIC MYMT 2016 Q1 Report and Dashboard Pgs 2 & 3 & 6 - 05-02-16.pdf](#)

Mr. Pérez discussed the following items and made note of particular areas of interest for the board.

- HUD letter regarding "CY 2016 Administrative Fee (Admin Fee) Pro-ration – Housing Choice Voucher (HCV) Program
- HUD letter regarding "Award of \$76,320 for the HUD-Veterans Affairs Supportive Housing Vouchers Program
- An article from the Housing Affairs Letter entitled "GOP, Dems Unite To Keep AFFH Reg"
- An article from the Housing Affairs Letter entitle "RAD Completes 30,000 Conversions"
- An article from the Catholic Herald entitled "Parish "anchors" north side community"
- Wisconsin Women's Business Initiative Corporation (WWBIC) Report to the Housing Authority of the City of Milwaukee, Quarterly Report, January – March 2016
- Mr. Pérez reported that the Cyberschool has finalized its last mortgage payment that was assisted with the a \$4 million Parklawn HOPE VI grant and Johnson Controls held the note. The school is now receiving high marks for their performance.
- Rick Koffarnus, Accounting Manager updated the board on the status Housing Authority's operating reserves.
- Mr. Pérez reported that Commissioner Mitchell was inducted into the Milwaukee County Senior Citizen Hall of Fame and Commissioner Diaz received an honorary doctorate degree from the Medical College.
- Mr. Pérez welcomed and introduced college interns that are assisting the Housing Authority for the summer.
- Commissioner Daniels reported that Delicia Morris, a Westlawn resident and Choice Neighborhood Initiative Case Manager has replaced her as the Chairperson of the Resident Advisory Board.
- Commissioner Van Alstine acknowledged Ann Wilson her work and significant resident contribution to the Housing Authority.

Adjournment

There being no further business, Commissioner Diaz moved to adjourn the meeting at 2:45pm

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