

A photograph of a row of historic, two-story houses with light-colored siding and brick lower levels. Each house features a prominent front porch with white columns and a balcony above it. The houses are set along a street with a sidewalk and greenery.

2017 HACM Annual Meeting

Envisioning The Future

Making It Real



National Anthem



Consent Agenda



Election of Officers



Mayor Tom Barrett



Secretary-Executive Director's Report

Tony Pérez



Financial Report

Fernando Aniban

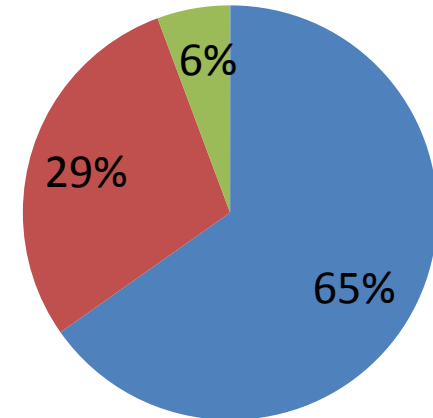
2017 HACM ANNUAL MEETING



Statements of Financial Position	Primary Unit HACM	Component Units – Tax Credit Dev't.	12/31/16 Consolidated	12/31/15 Consolidated
ASSETS				
Cash and Cash Equivalents	\$45,648,409	\$6,045,477	\$51,693,886	\$46,965,979
Receivables - Current	2,386,920	234,768	2,621,688	3,349,855
Other Current Assets	318,653	226,636	545,289	1,450,899
Capital Assets, net	99,455,029	156,186,268	255,641,297	264,070,410
Notes Receivable & Others	75,325,792	643,249	75,969,041	77,556,700
TOTAL	\$223,134,803	\$163,336,398	\$386,471,201	\$393,393,843
LIABILITIES				
Current Liabilities	\$11,452,167	\$2,733,295	\$14,185,462	\$14,283,011
Long-term Obligations	26,482,282	78,024,734	104,507,016	103,291,064
TOTAL	\$37,934,449	\$80,758,029	\$118,692,478	\$117,574,075
NET ASSETS				
Invested in Capital Assets, net	\$80,785,081	\$77,011,639	\$157,796,720	\$169,089,755
Restricted	3,255,890	4,325,050	7,580,940	6,285,524
Unrestricted- prop. acqu.	75,325,792		75,325,792	74,475,855
Unrestricted- general	25,833,591	1,241,680	27,075,271	25,968,634
TOTAL	\$185,200,354	\$82,578,369	\$267,778,723	\$275,819,768

2016 Revenue Sources

- HUD Grants
- Tenant Revenue
- Other Income



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Statements of Revenues, Expenditures & Non Operating Items	Low Rent Housing	Unsubsidized Housing	Housing Choice Voucher	Component Units - Tax Credit Dev't.	12/31/16 Consolidated	12/31/15 Consolidated
REVENUES						
Operating Grants	\$11,526,511		\$37,038,746		\$48,565,257	\$47,382,512
Tenant Revenue	10,445,869	\$6,947,089		\$7,481,815	24,874,773	24,926,999
Other Income	3,955,072	546,516	286,497	83,405	4,871,490	2,237,264
Capital Grants	7,227,704				7,227,704	3,047,232
TOTAL	33,155,156	7,493,605	37,325,243	7,565,220	85,539,224	77,594,007
EXPENDITURES						
Administration	13,180,584	2,553,339	3,013,736	1,897,522	20,645,181	20,383,416
Tenant Services	1,322,330	119,182	300		1,441,812	1,019,024
Utilities	4,188,736	855,722		1,077,511	6,121,969	6,176,217
Maintenance Expenses	8,786,027	2,493,035	9,730	2,288,245	13,577,037	14,402,323
General Expenses	2,085,014	915,691	124,144		3,124,849	2,739,206
Housing Assistance Payments	25,934		34,388,408		34,414,342	33,493,712
Interest Expense	10,595	619,659		2,142,935	2,773,189	2,845,556
TOTAL	29,599,220	7,556,628	37,536,318	7,406,213	82,098,379	81,059,454
OPERATING INCOME(LOSS)	3,555,936	(63,023)	(211,075)	159,007	3,440,845	(3,465,447)
NON OPERATING ITEMS						
Depreciation Expense	(5,486,345)	(523,480)		(5,668,333)	(11,678,158)	(12,338,035)
Gain(Loss) on Sale of Properties	196,270				196,270	(15,225)
Investors' Equity Contributions					0	4,109,110
TOTAL	(5,290,075)	(523,480)	0	(5,668,333)	(11,481,888)	(8,244,150)
CHANGE IN NET ASSETS	(\$1,734,139)	(\$586,503)	(\$211,075)	(\$5,509,326)	(\$8,041,043)	(\$11,709,597)

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RatingsDirect®

Milwaukee Housing Authority; General Obligation

Credit Profile

ICR

Long Term Rating

A+/Stable

New

Credit Profile

US\$18.874 mil multifam hsg rev bnds ser 2015 AB due 07/01/2035

Long Term Rating

A+/Stable

New

A+

Credit Rating

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HACM Honors

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HACM Honors Strong Neighborhoods Plan

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HACM Honors
WHEDA

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HACM Honors Milwaukee Bucks

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HACM Honors
Johnson Controls

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HACM Honors
John Finger

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José Olivieri

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Preston Cole

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HACM Honors Metropolitan Milwaukee Fair Housing Council

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HACM Honors
**Friends of
Housing
Corporation**

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HACM Honors
WWBIC

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HACM Honors
Jackie Burrell

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HACM Honors
Mindy Biedrzycki



**MANY THANKS
TO ALL OF OUR
HONOREES**

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HACM Internship Program

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Envisioning The Future Making It Real

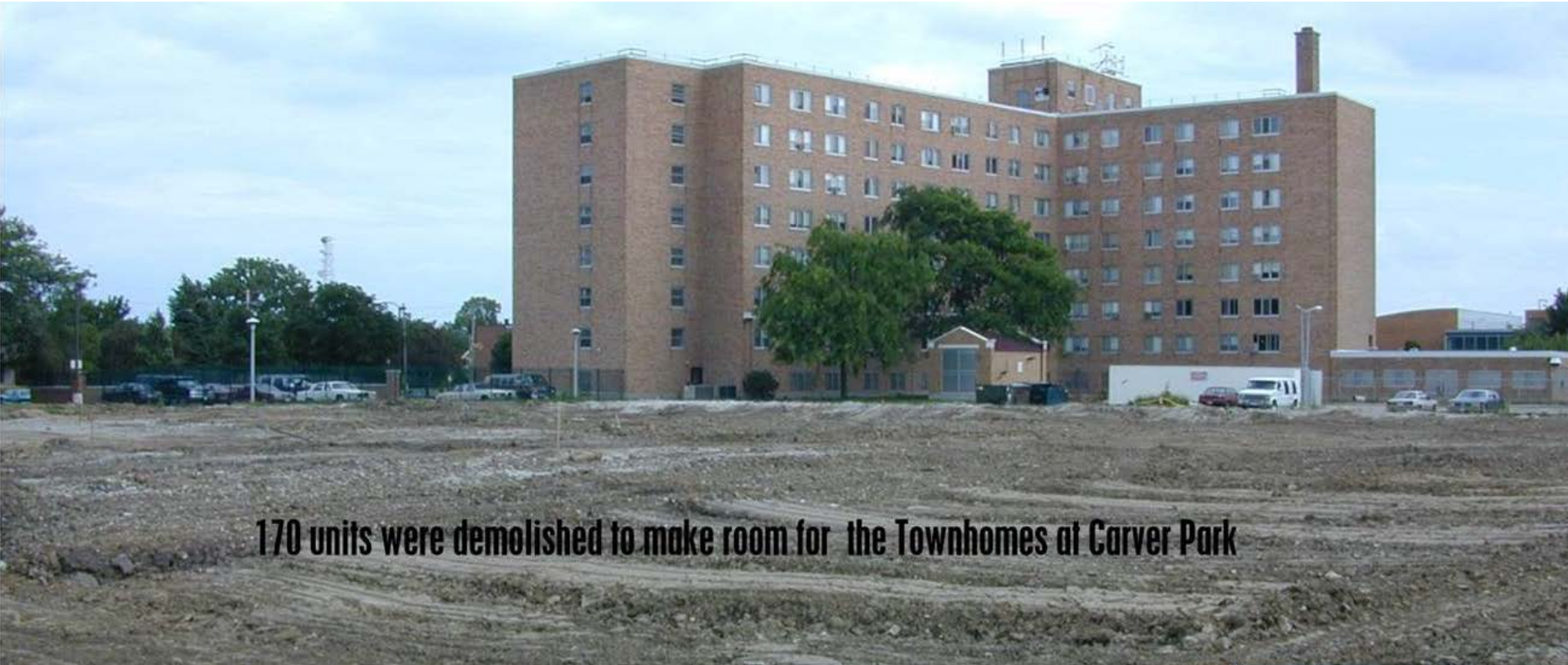
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170 units were demolished to make room for the Townhomes at Carver Park

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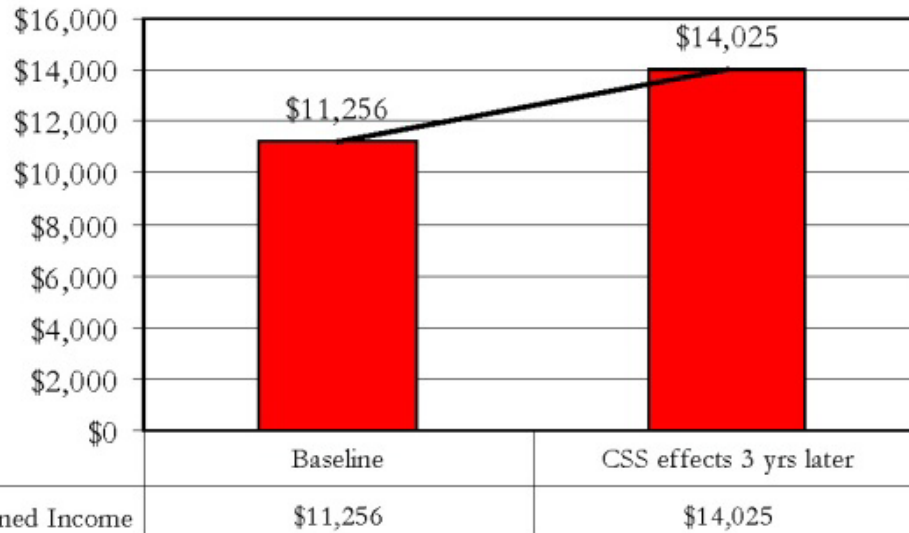
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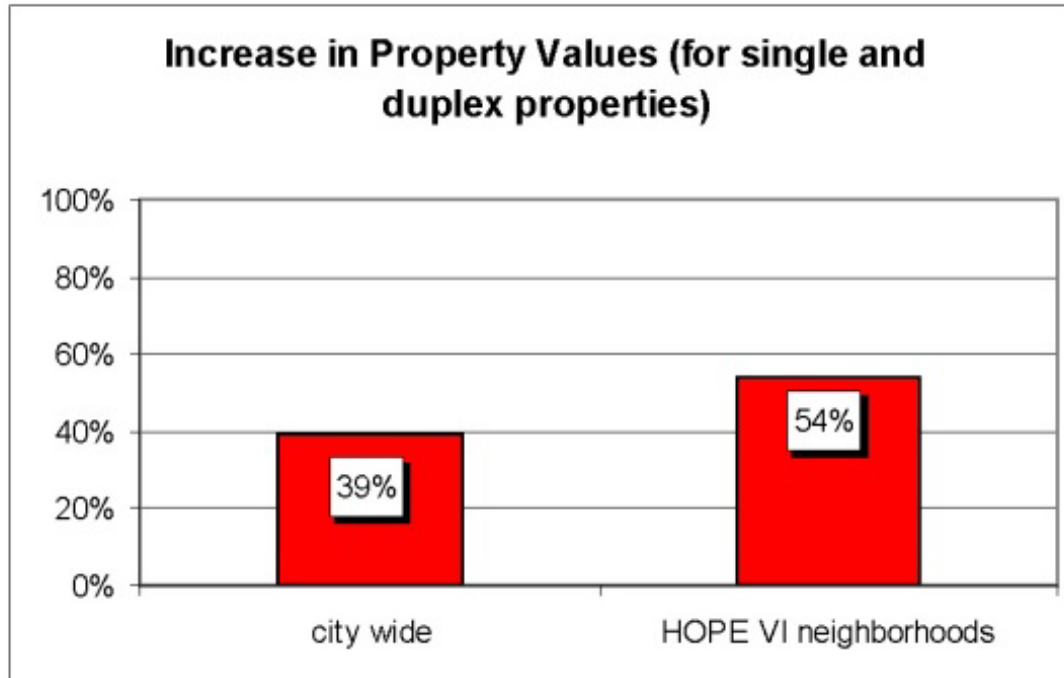
Average Change in Earned Income at HOPE VI Developments



25%

increase in wages

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54%

increase in
property values

Source: The Planning Council, 2009

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Hillside Terrace



Before



After

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Lapham Park



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TechForce Training Center



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Bublr Bike Share



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St. Francis Parish
Halyard Park Neighborhood Association
SET Ministry
Milwaukee County Dept. on Aging
Beckum-Stapleton Little League
Boys & Girls Club
Milwaukee County Parks
Adult Learning Center
Milwaukee Youth Arts Center
Findorff Construction
Sojourner Family Peace Center
Days Inn
Residents of Hillside, Townhomes & Lapham Park



16 HACM Tax Credit Allocations

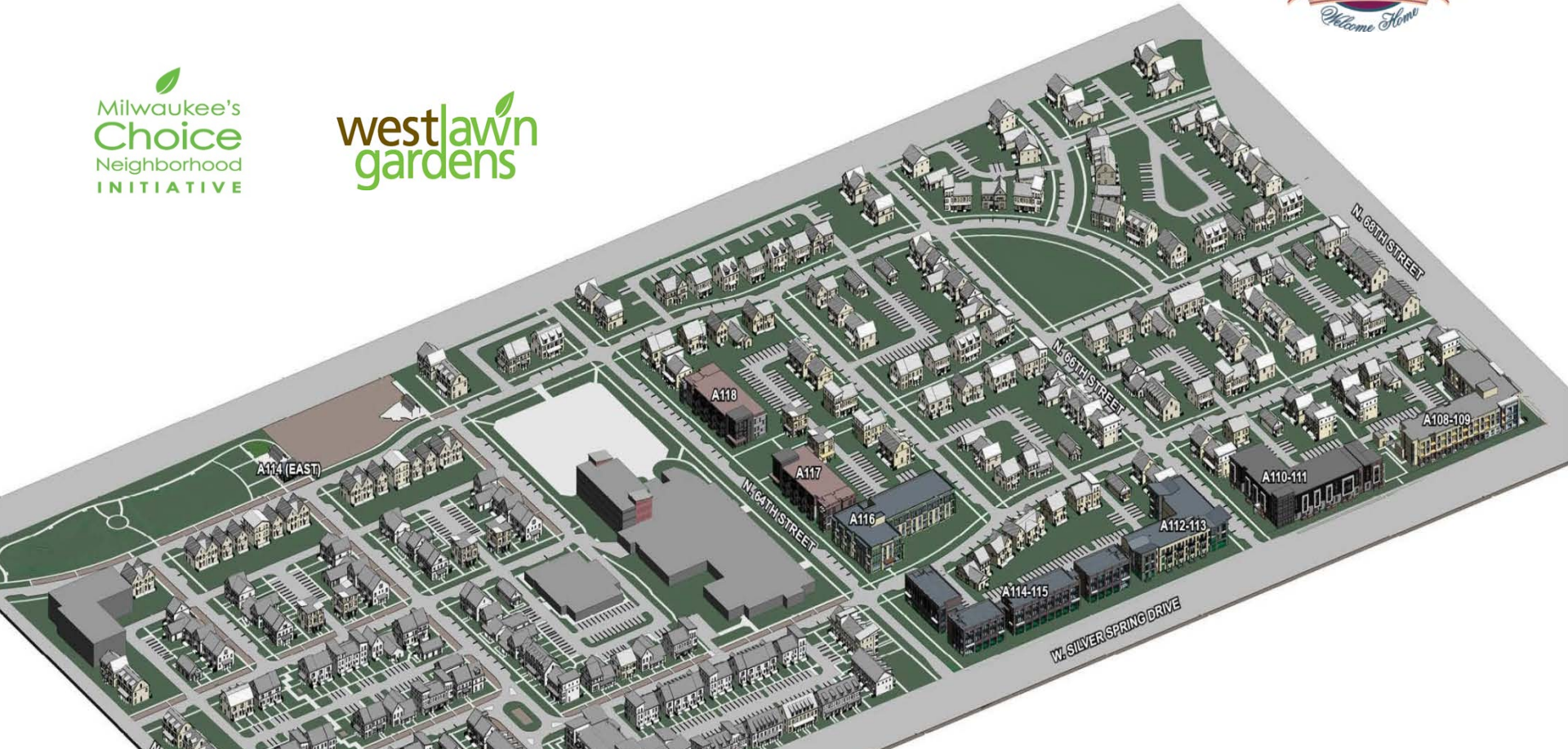
\$170 million+

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Milwaukee's
Choice
Neighborhood
INITIATIVE

westlawn
gardens



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Milwaukee's
Choice
Neighborhood
INITIATIVE

westlawn
gardens



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Victory Manor



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Milwaukee's
Choice
Neighborhood
INITIATIVE

Townhomes

westlawn
gardens



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Milwaukee's
Choice
Neighborhood
INITIATIVE

Westlawn Renaissance II

westlawn
gardens



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MVP

Housing Programs

HOUSEHOLDS SERVED

- | | |
|--|-------|
| • Public Housing Family Households | 1,421 |
| • Public Housing Senior & Disabled Adult Households | 1,604 |
| • Private, Unsubsidized Households (Berryland, Southlawn, Northlawn) | 887 |
| • Rent Assistance Households | 5,677 |
| • Veterans Affairs Supportive Housing (VASH) | 295 |

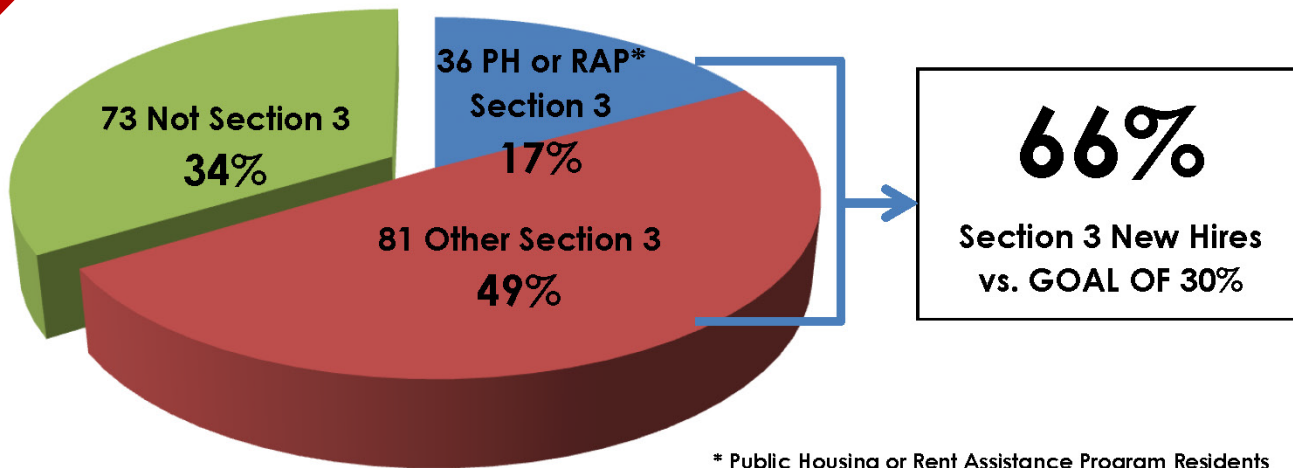
TOTAL	9,884
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MVP

Section 3

Section 3 New Hires (228 Total)





MVP

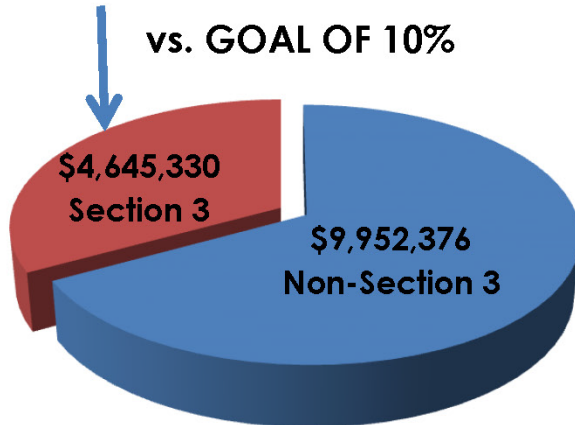
Section 3

Section 3 Contracting

Building Trades

32% Section 3

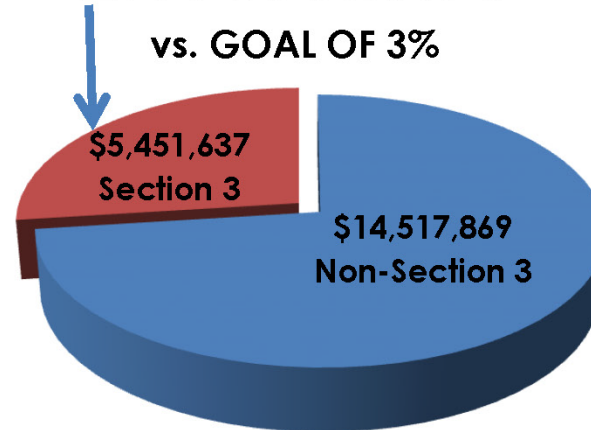
vs. GOAL OF 10%



Other Services

27% Section 3

vs. GOAL OF 3%



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YouthBuild





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Homeownership Program

517 new homeowners
since 1994

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Education Initiative 91% graduation rate





MVP

Scholarship Program

332 scholarships since 1998
\$664,000



MVP

Make Your Money Talk

1,800+ Graduates

910 IDAs

\$3 million saved

244 Assets Acquired



Alysia Mullins

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THANK YOU
for joining us today!