



# 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**

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Wednesday, July 11, 2018

9:30 AM

Convent Hill,  
455 East Ogden Avenue, Milwaukee WI 53202

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#### ANNUAL MEETING

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.

#### Call to Order

*Meeting called to order at 9:47a.m.*

#### Roll Call

*Chair Wagner thanked Clayborn Benson III of the Wisconsin Black Historical Society and Museum for providing their traveling Civil Rights exhibit, which highlights local and national civil rights pioneers, including those involved in Milwaukee's Fair Housing Marches 50 years ago.*

*Chair Wagner thanked the many dignitaries in attendance.*

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

#### 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. [R 12970](#) Approval of the minutes of the regular meeting held on June 6, 2018

**Sponsors:** THE CHAIR

**Attachments:** [June 6, 2018 HACM Minutes](#)

A motion was made by James N. Witkowiak, seconded by Lena Mitchell, that this Motion be APPROVED. 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 12971](#) Election of the Chair**

**Sponsors:** THE CHAIR

Commissioner Van Alstine made a motion to open the nominations for the office of Chair and Commissioner Witkowiak seconded. Commissioner Witkowiak made a motion to nominate Mark Wagner for Chair and Commissioner Diaz seconded the motion. There being no further nominations, Commissioner Van Alstine made a motion to close the nominations for the office of Chair, and Commissioner Witkowiak seconded the motion. This nomination **PREVAILED** by the following vote:

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

**No:** 0

### **2. [R 12972](#) Election of the Vice-Chair**

**Sponsors:** THE CHAIR

Commissioner Van Alstine made a motion to open the nominations for the office of Vice-Chair and Commissioner Witkowiak seconded. Commissioner Van Alstine made a motion to nominate Ricardo Diaz for Vice-Chair, and Commissioner Mitchell seconded the motion. There being no further nominations, Commissioner Van Alstine made a motion to close the nominations for the office of Vice-Chair, and Commissioner Witkowiak seconded the motion. This nomination **PREVAILED** by the following vote:

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

**No:** 0

3. [R 12973](#)

## Report from the Secretary-Executive Director and Housing Authority Highlights

**Sponsors:** THE CHAIR

**Attachments:** [HUD Secretary Ltrs to Mayor & HACM Congrats on HUD Secretary-APA Opportunity & Empowerment Award dated 06-14-18](#)  
[Housing Affairs Letter - Carson Opts For Stealth Over Flash 06-22-18](#)  
[Housing Affairs Letter - New Look At Fair Housing Linchpin 05-18-18](#)  
[Housing Affairs Letter - Opposition Mounts At AFFH Rule Shift 05-18-18](#)  
[Housing Affairs Letter - HUD Axes Obama Fair Housing Legacy 05-25-18](#)  
[Housing Affairs Letter - Piecemeal Move To Gut Fair Housing 06-08-18](#)  
[Housing Affairs Letter - HUD Seeks 'Disparate Impact' Revamp 06-22-18](#)  
[Housing Affairs Letter - Congress Bails Out Carson Rent Hike 06-15-18](#)  
[Housing Affairs Letter - HUD Takes Over NYC Housing Agency 06-15-18](#)  
[Housing Affairs Letter - MN Judge Muddles Section 8 Program 06-15-18](#)

*Mayor Tom Barrett addressed the Commissioners and the audience, noting the many great things going on in the City and downtown, and also the challenges. He expressed his belief that HACM goes long way to help, not only in areas like housing, public safety, and employment, but also in HACM's work with financial literacy, tutoring, etc. He also wanted to note another issue found throughout Milwaukee. Author Matthew Desmond wrote Evicted a few years ago. It is a sobering, but worthwhile, look at our community and communities like ours and the problems faced by people facing a transient life style and the inability to provide enough affordable housing, of which public housing is a just a small fraction, and the need for society to do more. Mayor Barrett continues to be proud to present HACM to any mayor or elected official & say this is how it can be done – through the humane, creative, engaged approach of HACM. This is exemplified by HACM being recognized this year with the Secretary's Opportunity & Empowerment Award from HUD and the American Planning Association for the innovative approaches being undertaken at Westlawn. He challenged the staff and audience to ensure as many fellow Milwaukeeans are involved in the continued creation of Westlawn Gardens as possible.*

*Mr. Pérez provided the following items for the Commissioners review:*

- HUD Secretary Ltrs to Mayor & HACM Congrats on HUD Secretary-APA Opportunity & Empowerment
- Housing Affairs Letter article entitled "Carson Opts For Stealth Over Flash"
- Housing Affairs Letter article entitled "New Look At Fair Housing Linchpin"
- Housing Affairs Letter article entitled "Opposition Mounts At AFFH Rule Shift"
- Housing Affairs Letter article entitled "HUD Axes Obama Fair Housing Legacy"
- Housing Affairs Letter article entitled "Piecemeal Move To Gut Fair Housing"
- Housing Affairs Letter article entitled "HUD Seeks 'Disparate Impact' Revamp"
- Housing Affairs Letter article entitled "Congress Bails Out Carson Rent Hike"
- Housing Affairs Letter article entitled "HUD Takes Over NYC Housing Agency"
- Housing Affairs Letter article entitled "MN Judge Muddles Section 8 Program"

*Mr. Pérez spoke of standing on the shoulders of colleagues, board members, supporters, and even those who keep our feet to the fire. All of us remain civil in striving to collaborate and find common ground to improve our works. He also provided a quote from Matthew Desmond which dovetailed with the theme of the event, Housing Is... "Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart." He added that he wanted to take his time to discuss the work that so many in attendance are involved in that connect to the housing and services that HACM provides for so many in Milwaukee.*

*A powerpoint presentation entitled "2018 HACM Annual Meeting PowerPoint" was discussed by Mr. Pérez and various HACM Staff, and included the following topics:*

- A brief update on HACM Financials*
- Convent Hill History and Acknowledgement of the Refurbishment of the Convent Bells*
- Housing Is...A Foundation*
- Housing Is...Education*
- Housing Is...Health*
- Housing Is...Opportunity*
- The story of resident LaTisha Fowler, Westlawn Resident and @Promise participant, told in her own words*
- 50th Anniversary of Milwaukee's Fair Housing Marches*
- Memorial Recognition of Vel Phillips*
- HACM Honors recognizing 12 individuals and organizations*
- Donations to the @Promise program*

*The Commissioners also presented flowers to Commissioner Lena Mitchell, one of those honored, for her work with HACM, for her national committee work, and other service throughout Milwaukee.*

*Mr. Pérez thanked Friends of Housing and Travaux, Inc. for their contributions to the meeting.*

*Chair Wagner thanks all of the attendees, including the many elected officials, the honorees, partners, residents and staff who all have a role to play with this wonderful Housing Authority.*

*The guests were then invited to the rededication ceremony of the newly refurbished Convent Hill bells. HACM thanks the Bells of Milwaukee and a variety of organizations and individuals for their restoration of the bell called St. Ignatius, originally installed at the convent in 1863, and the bell called St. Catherine, installed in 1883.*

## **Adjournment**

*There being no further business, Commissioner Witkowiak made a motion to adjourn the meeting at 10:52a.m. Commissioner Donald seconded the motion. There being no objections, the motion carried.*

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Housing Authority ADA Coordinator, Patricia Schmidtkecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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