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, Michael Van Alstine, Brooke VandeBerg and Gloria Lott

Wednesday, April 17, 2019 | **1:30 PM** | **City Hall, Room 301-A**

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 1:30 p.m.

Roll Call

Present: 5 - Diaz, Van Alstine, Wagner, Reed Daniels, Donald

Excused: 2 - VandeBerg, Lott

A. APPROVAL OF THE CONSENT AGENDA

1. R13042 Approval of the minutes of the regular meeting held on March 12, 2019

Sponsors: THE CHAIR

Attachments: HACM Minutes held on 3-12-2019.pdf

A motion was made by Mark A. Wagner, seconded by M. Joseph Donald, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

2. R13043 Resolution approving the Operating Agreement and an Amendment to the Articles of Organization for Holton Terrace LLC

Sponsors: THE CHAIR

Attachments: Holton Terrace LLC Operating Agreement.pdf

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

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

3. R13044 Resolution approving an Amendment to the Articles of Organization for Holton Terrace Development and adopting the Operating Agreement of Holton Terrace Development LLC

Sponsors: THE CHAIR

Attachments: Holton Terrace LLC - WI Articles of Amendment (Management Change).pdf

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

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

4. R13045 Resolution approving an award of contract to Grand Appliance (Wauwatosa, WI) for ranges and refrigerators in an amount not to exceed $240,468.00

Sponsors: THE CHAIR

Attachments: Grand Appliance Wauwatosa WI Ranges-Refrigerators.pdf

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

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

5. R13046 Resolution authorizing an update to the Procurement Policies (Federal and Non-Federal) to conform to statutory changes to the Micro-Purchase and Simplified Acquisition Thresholds for financial assistance

Sponsors: THE CHAIR

Attachments: Federal Procurement Policy - April 2019.pdf
Non-Federal Procurement Policy 4-2019.pdf
HUD Ltr of Statutory changes- Micro Purchase ED letter sign 3-12-19 (2).pdf

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

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

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.)

Chair Wagner requested to move Item A6, R13047, from the Consent Agenda to Section B for Reports and Discussion Items.

B. REPORTS AND DISCUSSION ITEMS

R13047 Resolution approving an award of contract to the Wisconsin Women's Business Initiative Corporation (WWBIC) (Milwaukee, WI) for financial education training and individual account management in an amount not to exceed $400,050.00 for a period of three years

Sponsors: THE CHAIR

Attachments: EBE-Sec3 Review for WWBIC-Make Your MoneyTalk .pdf

Commissioner Diaz asked Ken Barbeau, Director of Community Programs, to address Item 6 regarding the contract renewal with the Wisconsin Women's Business Initiative Corporation (WWBIC). Mr. Barbeau explained that the contract in the amount of $400,050.00 is for financial education training for residents in public housing and in the Rent Assistance program. In addition, these funds are also for the management of the Individual Development Accounts (IDA) savings program. Mr. Barbeau clarified that $300,000.00 is monies that are matched to the resident's savings accounts and the balance of 100,050.00, WWBIC receives to do training as well as the administration of the IDA accounts for a two year period.

Amber Miller, Senior Project Director and Shelina Harvey, Financial Coach, Wisconsin Women's Business Initiative Corporation (WWBIC). Ms. Miller gave a brief summary of WWBIC's accomplishments for 2018 as follows; 150 residents have purchased a homes, 69 residents have created or expanded their small business, 83 residents have gone on to post-secondary education, 42 clients have paid down or paid off debt and 25 residents have chosen other asset use, such as the purchase of a vehicle. Ms. Miller also informed the Board that in 2018, WWBIC's Make Your Money Talk program had 256 graduates which is highest number of graduates for several years. Ms. Miller thanked the HACM for their support throughout the years and informed the Board that the next Make Your Money Talk graduation is on May 23, 2019.

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

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

1. R13048 Public Hearing on the Housing Authority's Significant Amendment to the 2018-2022 Five-year Plan as part of the Agency Plan for 2019

Sponsors: THE CHAIR

Commissioner Van Alstine made a motion to open the public hearing on the HACM Agency Plan. Chair Wagner seconded the motion, and it carried.

Patricia Dee explained that the purpose of the hearing is to accept public comments and to give all interested persons a reasonable opportunity to be heard and to present their views regarding the plan. Ms. Dee explained that a draft of the plan has been available for public review at the Housing Authority's offices prior to the meeting. The Housing Authority of the City of Milwaukee (HACM) proposed Significant Amendment to the 2018-2022 Five-Year Plan as part of the Agency Plan for 2019. The Significant Amendment is regarding the creation a Vacancy Reduction Plan.

Commissioner Diaz asked that Kaylin Nuss, Director of Strategic Initiatives give a brief overview of the Agency Plan revision. Ms. Nuss explained that the revision for the Capitol Fund program grant is usually done on an annual basis and the reason for this revision is due to the Holton Terrance closing transaction and the creation of the Vacancy Reduction Strategy plan. Ms. Nuss pointed out that the revision is to make sure the HACM has the appropriate funds for both the projects moving forward.

Timothy Counce, resident of the Lapham Park Development, expressed concerns regarding the funding for other developments and stated that the Lapham Park development should also be included in the funding for repairs, but was concerned that the development may be overlooked. Mr. Counce thanked the Board for their time and extended an invitation to the Board to attend the Resident Organization (RO) meeting to further address his concerns. Commissioner Diaz thanked Mr. Counce for his comments and concerns.

There being no further comments, Commissioner Diaz moved to close the public hearing on the 2019 Agency Plan. Commissioner Daniels seconded the motion, and it carried.

2. R13049 Resolution approving the submission of revisions to the 2018-2022 Five-year Plan

Sponsors: THE CHAIR

Attachments: Agency Plan 2019 Amendment to 2018 CFP Revision #3.pdf

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

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Donald

No: 0

Excused: 2 - VandeBerg, and Lott

3. R13050 Presentation update on Rent Assistance Demonstration (RAD) program for Holton Terrance

Sponsors: THE CHAIR

Attachments: RAD Narrative.pdf

Kaylin Nuss, Director of Strategic Initiatives, gave a brief presentation update on the Rent Assistance Demonstration (RAD) program for Holton Terrace. Summarizing documents included with the agenda.

4. R13051 Report on the Yardi Voyager software conversion

Sponsors: THE CHAIR

Attachments: Yardi Board Communication 04172019.pdf

Kaylin Nuss, Director of Strategic Initiatives, gave a brief presentation on the conversion of the Yardi Voyager software. Summarizing documents included with the agenda.

5. R13052 Presentation of prospective development in the lot adjacent to Convent Hill on the corner of Milwaukee Street and Knapp Ave

Sponsors: THE CHAIR

Scott Simon, Travaux Vice President of Business Development and Jason Korb-Principle Architect, from Korb & Associates, gave a presentation on a prospective development in the 1.4 acre lot adjacent to Convent Hill on the corner of Milwaukee Street and Knapp Ave. Presentation documents included with the agenda

Commissioner Diaz asked if the building will be all ownership or rental units. Mr. Simon informed the Board that rental opportunities are being explored but the market rate and low income housing will be determined later in the development planning. Mr. Simon emphasized that these are just conceptual stage-one proposals and hopes to have more information for Board as it develops. Mr. Simon also stated that the main driver for this project is the availability of the Opportunity Zones funding. The Commissioners further discussed timelines in moving forward for development and community involvement and other interested parties. Mr. Simon assured the Board that updates to will be made as the plans evolve for the project.

6. R13053 Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: ROSS SC Grant HUD Ltr.pdf

HUD Ltr Approval of Choice Neigh Devel Proposal RAD Conversion WL Ren III w-o Attachments Exhibits 03-21-19.pdf

Mr. Pérez directed the Board to a letter from U. S. Department of Housing and Urban Development (HUD) stating the approval of the Choice Neighborhoods Development Proposal & Rent Assistance Development (RAD) Conversion Westlawn Renaissance III grant.

Mr. Pérez mentioned an additional letter from HUD regarding a Resident Opportunity Self-Sufficiency –Service Coordinator (ROSS-SC) grants awarded to Lutheran Social Services (LSS) as a change in sub-contracting for Housing Authority taking the place of UNISON as the service coordinator for several developments.

Mr. Pérez shared some information from The New Localism regarding HUD and Opportunity Zones. According to the article, HUD crunched the numbers and revealed the remarkable way in which Opportunity Zones overlap the public and assisted housing home to millions of low-income Americans. Mr. Pérez further noted that about 27 percent of the residents of public and assisted housing, almost 2.4 million people live in developments located within Opportunity Zones.

Mr. Pérez also mentioned that the Housing Authority was acknowledged during the awards for the Milwaukee Awards for Neighborhood Development and Innovation on April 11th for the Multi-Sport Complex at Browning Elementary and Silver Spring Neighborhood Center.

Mr. Pérez made a point to acknowledge Gabriel DeVougas as he was asked to assist in the set up the Section 3 Program for the Housing Authority of the City of Chicago as it pertains to Best Practices and technical assistance.

Adjournment

There being no further business, Commissioner Diaz made a motion ot adjourn the meeting at 3:00p.m. Commissioner Wagner 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 Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at http://city.milwaukee.gov/Lobbying.