



# 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**

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Wednesday, August 14, 2019

1:30 PM

City Hall, Room 301-B, 200 East Wells Street

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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, Wagner, Reed Daniels, VandeBerg, Lott

**Excused:** 2 - Van Alstine, 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. [R13079](#) Approval of the minutes of the Annual meeting held on July 17, 2019

**Sponsors:** THE CHAIR

**Attachments:** [HACM Minutes - Annual Meeting.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Brooke VandeBerg, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Diaz, Wagner, Reed Daniels, VandeBerg, and Lott

**No:** 0

**Excused:** 2 - Van Alstine, and Donald

**B. REPORTS AND DISCUSSION ITEMS**

1. [R13080](#) Resolution commending Ms. Debra LaRosa for over 39 years of dedicated service to the City of Milwaukee and the Housing Authority of the City of Milwaukee

**Sponsors:** THE CHAIR

**Attachments:** [Resolution commending Ms. Debra LaRosa.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Diaz, Wagner, Reed Daniels, VandeBerg, and Lott

**No:** 0

**Excused:** 2 - Van Alstine, and Donald

2. [R13081](#) Presentation of the Second Quarter Financial Reports for the period ending June 30, 2019

**Sponsors:** THE CHAIR

**Attachments:** [Financial Discussion Points.pdf](#)  
[Financial Reports\\_19 Q2 6-30-19.pdf](#)

*Rick Koffarnus, HACM Finance Manager and Pam Watson, Budget Analyst, presented the financial reports for the Second Quarter ending June 30, 2019, summarizing documents included with the agenda.*

*Willie L. Hines, Jr., HACM, Associate Director and Greg Anderson, Travaux, V.P. Asset Director, updated the Board on the current vacancy rate. Mr. Hines stated that HACM has implemented a strategic initiative program that will focus on family developments, in particular directed at Parklawn. Mr. Hines continued by explaining that HACM used Capitol Funds to address most of the needs and repairs for 86 units at Parklawn, which covered flooring, light fixtures, painting and cabinetry. Mr. Hines also informed the Board that HACM anticipates that those units will be occupied by September 2019 with 36 to 40 units presently being leased.*

*Greg Anderson, Travaux, V.P. Asset Director, in response to a question, stated that an update on vacancies will be presented at the October Board meeting. Mr. Anderson mentioned that in addition to the strategic initiative, Nyles Walker, Travaux, Sr. Asset Director will be assisting with the applications for Parklawn and addressing any barriers that could present themselves during the leasings.*

3. [R13082](#) Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Presentation-HUD Repositioning Options.pdf](#)  
[WWBIC 2nd Qtr 2019 Report.pdf](#)  
[The 14th Annual Student Recognition-2019.pdf](#)  
[HACM Congressional Record.pdf](#)

*Kaylin Nuss, HACM Director of Strategic Initiatives presented on the Housing Urban Development (HUD) Asset Reposition Options. Ms. Nuss informed the Board that under the direction of Secretary Carson's leadership, the Office of Public and Indian Housing (PIH) is focusing on repositioning public housing by providing PHAs with additional flexibilities, allowing communities to develop locally appropriate strategies to preserve affordable housing. Ms. Nuss pointed out that HUD would provide new repositioning tools and options available to staff and to provide technical assistance where needed. Summarizing documents are included with the agenda.*

*Ms. Nuss informed the Board on the Tax Credits applications for HACM and the Rent Assistance Demonstration (RAD) conversion. Ms. Nuss explained that Holton Terrace, which was awarded 9% in Tax Credits last year, officially closed on July 8, 2019 and construction is scheduled to begin in September 2019. Ms. Nuss continued that Merrill Park is the next development for conversion, which received 9% Tax Credits from Wisconsin Housing Economic Development Association (WHEDA) in April 2019. Ms. Nuss let the Commissioners know that WHEDA approved HACM's loan and HUD approved the financing plan for Merrill Park, which means that the closing for Merrill Park will take place by the end of the year. Ms. Nuss announced that HACM was just notified that Becher Court was awarded 9% Tax Credits as well, a full award, which is \$650,000 in tax credit equity for that property.*

*Mr. Pérez directed the Board to a letter from the Wisconsin Women's Business Initiative Corporation (WWBIC) that highlights the Make Your Money Talk/Match Savings Account Quarterly Program Report for the period ending April 1, 2019 through June 30, 2019. Mr. Pérez pointed out that it was a successful year for WWBIC with its purchase of assets by HACM residents. Number one asset was debt repayment and second was car purchases.*

*Chair Wagner acknowledged Nannette Ray, HACM Assistant Resident Services Manager and David Comer, HACM Education Specialist, for their work with the 14th Annual Education Initiative Student Recognition Ceremony event. Mr. Pérez commended and thanked them for all their hard work with the program.*

*Mr. Pérez informed the Board that HACM was admitted to the House of Representatives Congressional Record on July 11, 2019 by the Honorable Gwen Moore.*

*Mr. Pérez mentioned the 2019 Wisconsin Association Housing of Authorities (WAHA) Conference is taking place in Milwaukee, September 17th through the 19th, 2019. HACM will be presenting in some workshops at the conference as well participating in the audience.*

*Paul Williams, HACM Choice Neighborhood Coordinator, informed the Board that there*

*will be Best Baby Zone event on September 12, 2019 at Victory Manor starting at 5:30pm.*

*Ken Barbeau, HACM Director of Community Programs and Services, reported that under the new Choice Neighborhood work incentive program, the unemployment rate for residents that are case managed at Westlawn Gardens went from 56%, to 24% with a substantial increase in full and part time employment.*

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.

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## **Adjournment**

*There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:00p.m. Commissioner VandeBerg seconded the motion. There being no objections, the motion carried.*