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, Brooke VandeBerg, Gloria Lott, and Susan Lloyd

Wednesday, January 15, 2020 **1:30 PM** **City Hall, Room 301-A, 200 East Wells Street**

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 1:45 p.m.

Roll Call

Present: 5 - Diaz, Wagner, Reed Daniels, VandeBerg, Lloyd

Excused: 1 - Lott

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. R13121 Approval of the minutes of the regular meeting held on December 17th, 2019

Sponsors: THE CHAIR

Attachments: HACM Minutes of December 17, 2019

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

Aye: 4 - Diaz, Reed Daniels, Wagner, and VandeBerg

No: 0

Excused: 2 - Lott, and Lloyd

2. R13122 Resolution approving the write off of fixed assets

Sponsors: THE CHAIR

Attachments: HACM Dispositions 2019

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: 4 - Diaz, Reed Daniels, Wagner, and VandeBerg

No: 0

Excused: 2 - Lott, and Lloyd

3. R13123 Resolution approving the submission of an amendment to Demolition Application #DDA0002904 to the U.S. Department of Housing and Urban Development (HUD) for the disposition of vacant land

Sponsors: THE CHAIR

Attachments: HACM Resolution #12125-Convent Hill Demo Dispo 11-14-07

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: 4 - Diaz, Reed Daniels, Wagner, and VandeBerg

No: 0

Excused: 2 - Lott, and Lloyd

B. REPORTS AND DISCUSSION ITEMS

1. R13124 Presentation of the 2019 Fourth Quarter Recovery Plan Report

Sponsors: THE CHAIR

Attachments: Recovery Plan Report - Q4 2019 - 01-15-19 - FINAL

Willie Hines, Jr., HACM's Associate Director, Greg Anderson, Travaux's Vice President of Asset Management and Kaylin Nuss, HACM's Director of Strategic Initiatives, discussed the provided final draft report on HACM's Recovery Plan for the Fourth Quarter of 2019. This is the first quarterly report based on HACM's proposed Recovery Plan to HUD, in response to HUD's most recent Public Housing Assessment System (PHAS) scoring. The Plan itself was brought before the board at last month's meeting and sent to the Milwaukee office of the U.S. Department of Housing and Urban Development (HUD) on December 18th, 2019. This report for the last quarter of 2019 will be submitted to the Milwaukee HUD office by the end of this week. Mr. Pérez noted that this is the initial format of the report, and as a working document is subject to change.

Regarding the information provided in the report, the Commissioners asked a number of questions, about processes, staffing, goals both broad and specific, and provided suggestions to same.

2. R13125 Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: CLPHA Email HUD Announces New AFFH Proposed Rule
HUD Email FSS Renewal Grant Awards Announced for FY 2019
Make Your Money Talk 02-22 Bootcamp Invite
HACM Endowment Fund GMF Ltr to HACM - Draw Down Request Approved - Rec'd 01-13-20

Mr. Pérez discussed the following items and made note of particular areas of interest for the Board:
• An email from the Council of Large Public Housing Authorities regarding the U. S. Department of Housing and Urban Development's (HUD) new proposed rule for Affirmatively Furthering Fair Housing.
• An email from HUD listing the Family Self-Sufficiency Grant Awardees for 2019 in Wisconsin, including HACM.
• A flyer for an upcoming class of the Make Your Money Talk Program, a financial literacy partnership with the Wisconsin Women's Business Initiative Corporation (WWBIC). For the first time, this class is also open to HACM staff.
• A letter from the Greater Milwaukee Foundation approving a draw down request from HACM's Endowment Fund.

Mr. Pérez provided updates on the Near West Side Partners' endeavors with their Choice Neighborhood Planning Grant and an upcoming cycle of Choice Neighborhood Implementation grant opportunities. He also shared that HACM did not receive the CNI Supplemental Grant for Westlawn, and will be looking into other financing. For instance, HACM recently applied for a grant with the Federal Home Loan Bank of Pittsburgh.

Mr. Pérez spoke of the Housing Modernization Bill AB733 in the state legislature. It will update state statute to match HUD's, as well as making it explicitly permissible to pursue other financing models which were not around when the legislation creating the housing authority was originally written in 1944. The bill was originally sponsored by a state representative who recently toured Westlawn, gaining insight into all that HACM brings to its residents.

Mr. Pérez asked Kaylin Nuss, HACM's Director of Strategic Initiatives, for a brief update on HACM's activities related to the Rental Assistance Demonstration Program. There are nine active projects: there are multiple projects at Westlawn, redevelopment has begun at Holton Terrace, Merrill Park financially closed in December with work starting soon and Becher Court is expected to close in July with redevelopment to follow. The team met with residents of Becher Court yesterday to explain the beginnings of the process and when they'll meet with them again.

Mr. Pérez thanked Dee Schultz of the Milwaukee office of HUD for attending the board meeting.

Mr. Pérez mentioned that a number of participants from a range of organizations and institutions in Milwaukee, including HACM, Milwaukee Public Schools and Bader Philanthropies, will be heading to Washington D.C. this April for a summit convening experts in housing, education and health to explore their interconnections.

Chair Wagner spoke about the Santa for a Day program. HACM residents wrote letters to Santa and the organization brought a truckload of roughly 300 presents which Chair Wagner felt lucky to see picked up by the residents. Chair Wagner also reported back from a recent meeting of the North Central Regional Council of the National Association of Housing and Redevelopment Officials.

Adjournment

There being no further business, Vice Chair Diaz made a motion to adjourn the meeting at 3:35 p.m. Chair Wagner seconded the motion. There being no objections, the motion carried.

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