



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, August 12, 2020

1:30 PM

Conference Call - Listen Only line: (646) 749-3129

Access Code: 484-493-549#

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.

To view the meeting materials electronically, please go to:

<https://milwaukee.legistar.com/MeetingDetail.aspx?>

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Call to Order

Meeting called to order at 1:30p.m.

Roll Call

Present: 5 - Diaz, Wagner, VandeBerg, Lott, Lloyd

Excused: 1 - Reed Daniels

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. [R13167](#) Approval of the minutes of the regular meeting held on July 8, 2020

Sponsors: THE CHAIR

Attachments: [HACM Minutes for 07-08-20.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, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

2. [R13168](#) Resolution approving the financing, use of Low Income Housing Tax Credits and Wisconsin Housing and Economic Development Authority (WHEDA) financing, for the development of 60 units of housing in Westlawn Gardens (westlawn Renaissance iV project).

Sponsors: THE CHAIR

Attachments: [Executive Summary of WLR IV for MF Development proposal.pdf](#)
[Westlawn Renaissance IV - Sources - Uses.pdf](#)
[Map Site Westlawn Gardens Ph 2 Proj IV.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, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

3. [R13169](#) Resolution approving an award of contract to Bohman & Vick Incorporated (Brookfield, WI) for public construction Phase 4 utilities at Westlawn Gardens Phase 2 in the amount of \$2,694,000

Sponsors: THE CHAIR

Attachments: [Bohman Vicks-public construction- WGL Ph2_ Official Notice 57991 FINAL.pdf](#)
[Westlawn Gardens Site Plan for utilities Bid Tab 57991.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, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

4. [R13170](#) Resolution approving an award of contract to Zignego Company Incorporated (Waukesha, WI) for public construction Phase 4 paving at Westlawn Gardens Phase 2 in the amount of \$1,372,576.92.

Sponsors: THE CHAIR

Attachments: [Zegnego Company Incorporated for paving WLG Ph2-Official Notice 57992 FINAL.pdf](#)
[Westlawn Gardens Site Plan for paving Bid Tab 57992.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, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

B. REPORTS AND DISCUSSION ITEMS

1. [R13171](#) Presentation of the Second Quarter Financial Reports for the period ending June 30, 2020

Sponsors: THE CHAIR

Attachments: [Discussion Points - Qtr 2 Financial Report.pdf](#)
[Financial Reports Qtr2 2020 for 6-30-20.pdf](#)

Rick Koffarnus, HACM's Finance Director, presented the financial reports for the Second Quarter of 2020, summarizing documents were included with the agenda.

Mr. Koffarnus informed the Board of an analysis comparing rent collections prior to COVID-19 and as of July 2020. For July, the market-rate properties were \$216,000 above the rent collections of March 2020 and the public housing rents dropped \$196,000. Combined, the rent collections are up 4.1% for July, compared to March.

Vice Chair Diaz asked if public housing or market-rate residents are eligible for any of the City of Milwaukee programs which aid with rents. Willie Hines, HACM's Associate Director, answered that public housing residents have their rent adjusted for any decrease or increase in income, therefore they do not qualify. Ken Barbeau, HACM's Director of Community Programs and Services, added that HACM sent out a mailing to our market-rate housing residents informing them of rent assistance programs that are currently available for those individuals affected by COVID-19.

2. [R13172](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Hunger Task Force Letter.pdf](#)
[HACM Ltr to Senator Baldwin re COVID Milw CNI 08-06-20 - TP Signed.pdf](#)
[HACM Ltr to Congresswoman Moore re COVID Milw CNI 08-06-20 - TP Signed .pdf](#)

Mr. Pérez discussed the following items and made note of particular areas of interest for the Board:

- *Hunger Task Force Letter*
- *HACM Letter to Senator Baldwin*
- *HACM Letter to Congresswoman Moore*

Ken Barbeau, HACM's Director of Community Programs and Services, informed the Board that HACM received \$20,000 from the Federal Home Bank of Chicago as part of

the COVID-19 Relief Grant Program. In turn, HACM donated those funds to five partner organizations to provide help for food pantries and senior centers. The recipients of those funds were the Hunger Task Force, Lutheran Social Services, Silver Spring Neighborhood Center, Milwaukee Community Service Corporation and Crucible Incorporated.

Staff also discussed recent grant applications that were submitted, such as;

- U.S. Department of Housing and Urban Development's (HUD) Family Self-Sufficiency program, which will assist Public Housing and Rent Assistance recipients with employment searches.*
- HUD's Choice Voucher for Mobility Demonstration Grant, where HACM will partner with Milwaukee County, Waukesha County and the Milwaukee Metropolitan Fair Housing Council, for the six-year grant, which includes one year of planning and five years of service.*
- Federal Home Loan Bank of Pittsburgh's Affordable Housing Program grant for the Westlawn Renaissance VI development*
- Becher Court recently had its Rental Assistance Demonstration (RAD) program financial closing, in partnership with PNC Bank. The funds will be used to offset the contributions from capital funds dollars submitted as part of the financial closing on June 30th. Those funds will be allocated to other housing project needs.*

Mr. Pérez asked Willie Hines, HACM's Associate Director, to update the Board on the evictions due to COVID-19. On July 31st, the eviction moratorium covering public housing authorities ended and HACM could proceed with eviction actions for those residents that were in arrears prior to COVID-19. Residents are responsible for any amount in arrears both pre- and post-pandemic, but are given the opportunity to make payment agreements once their income increases.

Jackie Martinez, HACM's Section 8 Program Director, reported on the National Soldiers Home and the working groups in place to assure the process of housing veterans goes smoothly. Staff is working closely with the Alexander Group and the Veterans Affairs Administration in outlining the roles and responsibilities of each group. HACM is currently in the process of recruiting a Housing Navigator who will make sure that the applicants are qualified for the program, assist in the application, certifying and lease-signing process, and case management services.

Vice Chair Diaz asked Ken Barbeau, about HACM's plan for children returning to school and virtual learning resources. Mr. Barbeau explained that case managers have been reaching out to families asking what their plan is for their children, finding out where they are enrolled for the fall and ensuring they have the technological resources needed for a successful start in the fall.

Adjournment

There being no further business, Vice Chair Diaz made a motion to adjourn the meeting at 2:35p.m. Commissioner VandeBerg second the motion. There being no objections, the motion carried.

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