



# 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**

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Thursday, March 11, 2021

1:30 PM

Virtual Mtg Call-in: 1-877-568-4106

Access Code: 572-819-853#

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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 1:36 p.m.*

#### Roll Call

**Present:** 5 - Diaz, Wagner, Reed Daniels, Lott, Lloyd

**Excused:** 1 - VandeBerg

#### 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. [R13214](#) Approval of the minutes of the regular meeting held on February 10, 2021

**Sponsors:** THE CHAIR

**Attachments:** [HACM Minutes of February 10, 2021.pdf](#)

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

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

**No:** 0

**Excused:** 1 - VandeBerg

**B. REPORTS AND DISCUSSION ITEMS**

1. [R13215](#) Resolution approving the execution of a Purchase and Sale Agreement (6001 West Silver Spring Drive) by and between the Housing Authority of the City of Milwaukee and 3300, LLC providing for the sale of the commercial parcel located at 6001 West Silver Spring Drive

**Sponsors:** THE CHAIR

**Attachments:** [Ltr of Intent re Purchase & Sale of 6001 W Silver Spring Dr from Founders 3 - 3300 LLC.pdf](#)

*Scott Simon, Travaux's Vice President of Development, and Fernando Aniban, HACM's Chief Financial Officer, explained that HACM has been talking with realtor Founders 3, representing the owner, and it is expected the site will be developed into a three-store mini-strip mall. As part of the agreement, HACM will retain the right to approve any tenants. The next steps include approval from HUD to dispose of the land and an infrastructure change to create angle parking. Mr. Simon said he would provide an update next month.*

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

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

**No:** 0

**Excused:** 1 - VandeBerg

2. [R13216](#) Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Recovery Plan Monthly Update 03-05-21](#)

*Mr. Pérez asked Willie Hines, Jr., HACM's Associate Director, to provide the monthly Recovery Plan report. Mr. Hines introduced Greg Anderson, Travaux Senior Asset Manager, who discussed the attached document and laid out what will have to be accomplished to meet the goal of 96% occupancy by June 30th. Ken Barbeau, Director of Community Programs and Services, added that HACM is working with the Continuum of Care (CoC), Milwaukee County and the Milwaukee office of the U.S. Department of Housing and Urban Development (HUD) to develop a homeless preference in HACM's application process. This can be accelerated during the pandemic, helping to address the increased community need. It can match population needs to HACM's available units, which will also impact the occupancy numbers. CoC will refer applicants and provide services to those housed. Mr. Hines thanked the Milwaukee HUD office for their assistance in this process. At a future meeting, HACM will bring the final proposal to the Board for a public hearing, and their approval. Commissioners thanked the staff for the report and the homeless initiative.*

*Mr. Pérez next requested that Mr. Hines discuss HACM's study into the potential fiscal impact of the end of the CDC's Eviction Moratorium, currently set for March 31st. Mr. Hines explained that staff are gathering numbers on how many residents could be*

*affected and will present it at the April Board Meeting. Commissioner Diaz asked if HACM's residents would be eligible for any of the rental assistance funds in the pandemic stimulus bills. Mr. Barbeau acknowledged that a few residents at the market-rate developments have participated in Wisconsin's pandemic rental assistance program, but that the previous stimulus bills did not permit funds from federal dollars to be used for public housing. Staff will review the final language of the American Rescue Plan which was signed by the President today, to determine how funds can be used and where, and report back.*

*Mr. Pérez noted that Marcia Fudge had been confirmed as the next HUD Secretary. Chair Wagner suggested that HACM send a letter of congratulations.*

*Commissioner Diaz asked for an update regarding resident and staff vaccinations. Mr. Barbeau said that HACM is continuing to work with the Milwaukee Health Department and other vaccine providers, including recent trips to vaccine sites by Lapham Park, Arlington Court and College Court residents. Looking forward, there are plans begun to have clinics in HACM buildings. Commissioner Diaz suggested that staff track the numbers of residents & staff vaccinated, encourage residents and staff to get the vaccine and requested that staff report back. Mr. Barbeau noted that HACM will not know the complete numbers, as some residents will make their own way to a vaccine.*

## **Adjournment**

*There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 2:26 p.m. Commissioner Lloyd seconded the motion. There being no objections, the motion carried.*

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