



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, Lena Mitchell,

Michael Van Alstine, and James N. Witkowiak

Thursday, December 15, 2016

1:30 PM

City Hall, Room 301B, 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 was called to order at 1:45p.m.

Roll Call

Present: 7 - Witkowiak, Diaz, Van Alstine, Wagner, Mitchell, Reed Daniels, Donald

A. APPROVAL OF THE CONSENT AGENDA

1. [R 12821](#) Approval of the minutes of the regular meeting held on November 9, 2016

Sponsors: THE CHAIR

Attachments: [110916_HACM Minutes.pdf](#)

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this minutes be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0
2. [R 12822](#) Resolution approving the submission of a tax credit application to the Wisconsin Housing and Economic Development Authority for Westlawn West Phase II-B

Sponsors: THE CHAIR

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

3. [R 12823](#)

Resolution approving the submission of a tax credit application to the Wisconsin Housing and Economic Development Authority for Mitchell Court

Sponsors: THE CHAIR

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

4. [R 12824](#)

Resolution approving the submission of a tax credit application to the Wisconsin Housing and Economic Development Authority for College Court

Sponsors: THE CHAIR

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

5. [R 12825](#)

Resolution approving the write-off of fixed assets

Sponsors: THE CHAIR

Attachments: [121516_Asset Dispositions 2016.pdf](#)

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

6. [R 12826](#) Motion to approve the proposed Housing Authority Board Meeting Schedule for 2017
- Sponsors:** THE CHAIR
- Attachments:** [121516_2017 HACM Board Schedule-Tentative.pdf](#)
- A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that the 2017 Housing Authority Board Schedule be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald
- No:** 0

B. REPORTS AND DISCUSSION ITEMS

1. [R 12827](#) Resolution commending Ms. Sherri Daniels and Ms. Carla Jones for their years of leadership on the Resident Advisory Board
- Sponsors:** THE CHAIR
- A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald
- No:** 0
2. [R 12818](#) Presentation of the HAIG Risk Management Resident Safety Award to the Family of Roy Tillery
- Sponsors:** THE CHAIR
3. [R 12828](#) Resolution commending Thaddeus Black for 21 years of dedicated service to the Housing Authority of the City of Milwaukee and the City of Milwaukee
- Sponsors:** THE CHAIR
- A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald
- No:** 0

4. [R 12829](#) Resolution approving the Fiscal Year 2017 Operating Budgets that include the Low Rent Public Housing Program, Section 8 Program, Berryland, Northlawn and Southlawn developments, Central Office Cost Center and Homeownership Programs

Sponsors: THE CHAIR

Attachments: [121516_2017_Consolidated_Budget.pdf](#)
[121516_2017_Budget_Summaries.pdf](#)
[121516_2017_LRPB_Budget.pdf](#)
[121516_2017_BNS_Budget.pdf](#)
[121516_2017_RAP_Budget.pdf](#)
[121516_2017_COCC_Budget.pdf](#)
[121516_2017_Homeownership_Budget.pdf](#)

The Secretary-Executive Director is required to submit an annual operating budget for the HACM's Low Rent Public Housing program, Section 8 Housing Choice Voucher program, Homeownership program, Non-subsidized Affordable Housing program (aka Berryland, Northlawn and Southlawn developments), and Central Office Cost Center for approval by the board.

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

5. [R 12830](#) Resolution approving a memorandum of agreement between the Housing Authority of the City of Milwaukee (HACM) and the Community Development Authority of the City of West Allis (CDA-WA) relative to the administration and management of the U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing Vouchers

Sponsors: THE CHAIR

Attachments: [121516_MOU_With_West_Allis_CDA_VASH_Vouchers.pdf](#)
[121516_MOA-HACM-West_Allis_areas_of_operation_VASH.pdf](#)

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

6. [R 12831](#) Resolution approving HACM's Non-Federal Procurement Policy

Sponsors: THE CHAIR

Attachments: [121516 Non-Federal Procurement Policy 12-02-2016 Final.pdf](#)

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

7. [R 12832](#) Report from the Secretary Executive-Director

Sponsors: THE CHAIR

Attachments: [121516 Make Your Money Talk Program.pdf](#)
[121516 HAL Newsletter Trump Administration & Housing.pdf](#)
[121516 HAL Newsletter-HUD Secretary Naming List Short.pdf](#)
[121516 HAL Newsletter Democrats Gird For FY 17 Budget Tussle.pdf](#)
[121516 HAL Newsletter Low Income Housing Tops Ballots Across The Country.pdf](#)
[121516 HAL Newsletter-New Class War Erupts Over Housing.pdf](#)
[121516 HAL Newsletter-Final Fair Housing Enforcement Rule.pdf](#)
[121516 HAL Newsletter-Notes From Inside the Beltway-Clears Small Area FMR Rule.pdf](#)
[121516 HUD News Release - HUD Awards Nearly \\$82K to Help Youth Living in Milw Pub Hsg Afford College Continue Education 12-09-16.pdf](#)
[121516 Mother Jones-What if Everything You Knew About Poverty Was Wrong.pdf](#)
[121516 ERS-Early Actuarial Contribution Paymen Options for Anticipated 1-1-2017 .pdf](#)
[121516 Scholarship Thank you letter.pdf](#)

Mr. Perez discussed the attachments and made note of particular areas of interest for the Board:

- *Commissioner Judge Donald introduced Gabriel McGaughey, the director of Child Well-Being at Children's Hospital. He has had discussions with Mr. McGaughey regarding housing stability and how it impacts our youth. Children's Hospital is hoping that there could be future collaborations with the Housing Authority.*
 - *Make Your Money Talk Program (MYMT) Event announcement. Mr. Perez reported that the MYMT event was held on December 13, 2016 at the St. Marcus Luthern Church and was a success.*
 - *An article from the Housing Affairs Letter entitled "Trump Administration & Housing"*
 - *An article from the Housing Affairs Letter entitled "HUD Secretary Naming List"*
 - *An article from the Housing Affairs Letter entitled "Democrats Gird for FY 17 Budget Tussle"*
 - *An article from the Housing Affairs Letter entitled "Low Income Housng Tops Ballots Across The Country"*
 - *An article from the Housing Affairs Letter entitled "New Class War Erups Over Housing"*
 - *An article from the Housing Affairs Letter entitled "Final Fair Housing Enforcement Rule"*
 - *An article from the Housing Affairs Letter entitled "Notes From Inside the Beltway - "OMB Clears Small Area FMR Rule"*
 - *HUD News Release - HUD Awards Nearly \$82K to Help Youth Living In Milwaukee Public Housing Afford College and Continue Education*
 - *An article from Mother Jones - "What if Everthing You Knew About Poverty Was Wrong"*
 - *Employee Retirement letter-Early Actuarial Contribution Payment Options*
 - *Mr. Perez shared a scholarship thank you letter*
- Chair Wagner reported that NAHRO Community Revitalization & Development Committee reached out to the new incoming HUD Secretary Ben Carson, in which he*

responded that he looks forward to working with NAHRO on community development and affordable issues.

- Paul Williams reported that the TechForce Center and St. Francis Church are a finalist for the State Farm Building Block MANDI awards on April 6th, 2017.

- Warren Jones reported that the Milwaukee Metropolitan Sewerage District (MMSD) has honored the Housing Authority of the City of Milwaukee (HACM)'s Westlawn Gardens neighborhood as a "Green Luminary." HACM was recognized for managing stormwater and innovation of the environmental project at Westlawn Gardens.

- Chair Wagner and Tony Perez thanked the Commissioners, HACM staff and residents for their participation and wished everyone blessed holiday season.

Adjournment

There being no further business, Commissioner Witkowiak made a motion to adjourn the meeting at 3:05pm Commissioner Mitchell 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 Schmitdknecht 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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