



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

Wednesday, January 11, 2017

1:30 PM

City Hall, Room 301A, 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 1:36p.m.

Roll Call

Present: 6 - Diaz, Van Alstine, Wagner, Mitchell, Reed Daniels, Donald

Excused: 1 - Witkowiak

A. APPROVAL OF THE CONSENT AGENDA

1. [R 12833](#) Approval of the minutes of the regular meeting held on December 15, 2016

Sponsors: THE CHAIR

Attachments: [121516_MeetingMinutes.pdf](#)

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

Aye: 6 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

Excused: 1 - Witkowiak

2. [R 12834](#) Resolution approving the write-offs of delinquent former resident accounts for various low rent public housing developments in the amount of \$19,643.53
- Sponsors:** THE CHAIR
- Attachments:** [011117 Write-Off 2016Q2 Summary – Low Rent Public Hsg - Pg 1 Memo.pdf](#)
- A motion was made by Michael T. Van Alstine, seconded by Lena Mitchell, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 6 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald
- No:** 0
- Excused:** 1 - Witkowiak
3. [R 12835](#) Resolution approving the write-offs of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$13,311.87
- Sponsors:** THE CHAIR
- Attachments:** [011117 Write-Off 2016 Q2 Summary–Middle Income Vets.pdf](#)
- A motion was made by Michael T. Van Alstine, seconded by Lena Mitchell, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 6 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald
- No:** 0
- Excused:** 1 - Witkowiak

B. REPORTS AND DISCUSSION ITEMS

4. [R 12836](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [011117 HUD Ltr in Support of VASH MOU with West Allis 12-19-16.pdf](#)
[011117 HAL HOPE VI Limited Success, Overall Bust 12-02-16.pdf](#)
[011117 HAL HUD Bureaucracy Carson's Big Hurdle 12-09-16.pdf](#)
[011117 HAL HUD Braces For Carson Rule 12-16-16.pdf](#)
[011117 HAL PHADA Unveils Public Housing Rescue 12-09-16.pdf](#)
[011117 CLPHA Year End Summary & Renewal 12-27-16.pdf](#)
[011117 2017-18 HACM State Legislative Proposals.pdf](#)
[011117 Milw Fatherhood Initiative Bradley Fdn New Concept Self Devel Ctr Grant Check & Agreement 12-19-16.pdf](#)
[011117 HUD SEMAP Score 2015 - QC Limited Review - No Change 12-27-16.pdf](#)

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

- *A letter from HUD dated December 18, 2016 in support of HACM's VASH (Veterans Affairs Supportive Housing) Memorandum of Understanding with the City of West Allis, discussed at last month's HACM Board Meeting*
- *An article from the Housing Affairs Letter entitled "HOPE VI Limited Success, Overall Bust"*
- *An article from the Housing Affairs Letter entitled "HUD Bureaucracy Carson's Big Hurdle"*
- *An article from the Housing Affairs Letter entitled "HUD Braces For Carson Rule"*
- *An article from the Housing Affairs Letter entitled "PHADA Unveils Public Housing Rescue"*
- *A letter from the Council of Large Public Housing Authorities (CLPHA) summarizing their activities and services throughout 2016*
- *A table of the legislative changes proposed by HACM, sent to the City of Milwaukee Intergovernmental Relations department, for consideration by the State of Wisconsin in 2017*
- *A letter from the Lynde and Harry Bradley Foundation to New Concept Self Development Center, dated September 8, 2016, in support of a \$25,000 grant to the Milwaukee Fatherhood Initiative, which HACM oversees in partnership with the City of Milwaukee*
- *A letter from the U. S. Department of Housing & Urban Development explaining that their recent review of their SEMAP rating methodology resulted in no changes to the previous rating and that their initial review had proven correctly performed.*

Mr. Pérez asked Fernando Aniban, HACM Chief Financial Officer, and Kaylin Nuss, HACM Business and Compliance Analyst, to present an update on HACM's progress of its Rental Assistance Demonstration (RAD) conversion process.

Mr. Pérez asked Paul Williams, HACM Communications Coordinator, to inform the Commissioners that HACM is a finalist for LISC Milwaukee's State Farm Building Blocks MANDI Award for the TechForce Training Center and are hosting the judges on Friday, along with some of the partners for the project.

Chair Wagner thanked Mr. Pérez for his comments.

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 2:45p.m. Commissioner Donald seconded the motion. There being no objections, the motion carried.

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