



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, March 8, 2017

1:30 PM

City Hall, Room 301-A, 200 East Wells Street

Call to Order

Meeting called to order at 1:38p.m.

Roll Call

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

A. APPROVAL OF THE CONSENT AGENDA

1. [R 12848](#) Approval of the minutes of the regular meeting held on February 8, 2017

Sponsors: THE CHAIR

Attachments: [February 8, 2017 HACM Minutes](#)

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

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

No: 0
2. [R 12849](#) Resolution approving Amendment No. 1 to Contract No. 16-021 with Friends of Housing Corporation for property management services at Berryland, Northlawn and Southlawn Developments

Sponsors: THE CHAIR

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

3. [R 12850](#) Resolution approving the write-offs of delinquent former resident accounts for various low rent public housing developments in the amount of \$25,362.15
- Sponsors:** THE CHAIR
- Attachments:** [Write-Off 2016Q3 Summary – Low Income Public Hsg 03-02-17.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
4. [R 12851](#) Resolution approving the write-offs of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$17,422.91
- Sponsors:** THE CHAIR
- Attachments:** [Write-Off 2016Q3 Summary – Middle-Income 03-02-17.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

B. REPORTS AND DISCUSSION ITEMS

1. [R_12852](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [HAL Carson Vote In Senate Limbo 02-10-17.pdf](#)
[HAL Regulatory Freeze Effect On HUD 02-03-17.pdf](#)
[HAL HOTMA Implementation Provisions Issued 01-27-17.pdf](#)
[HAL FHA Move Part Of HUD Overhaul 02-03-17.pdf](#)
[HACM RAD FAQ Key Terms & Timeline Handout 03-01-17.pdf](#)
[HACM and Milw County MOA for RRDs - FINAL - \(2017\) 03-02-17.pdf](#)
[DNS-HACM Scope of Services for Independent HQS Inspections 02-28-17 Fully Executed.pdf](#)

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

- *An article from the Housing Affairs Letter entitled “Carson Vote In Senate Limbo”*
- *An article from the Housing Affairs Letter entitled “Regulatory Freeze Effect On HUD”*
- *An article from the Housing Affairs Letter entitled “HOTMA Implementation Provisions Issued”*
- *An article from the Housing Affairs Letter entitled “FHA Move Part Of HUD Overhaul”*
- *An article from the Housing Affairs Letter entitled “HUD Adds to Section 8 Fee Famine”*
- *A handout from a recent All-Staff meeting with key terms, a timeline and a FAQ regarding the Rental Assistance Demonstration program*
- *The Memorandum of Agreement with the Milwaukee County Section 8 Voucher Program to provide Rent Reasonableness Determinations (RRDs) for those units which are owned by the Housing Authority, with HACM performing RRDs for units that Milwaukee County owns.*
- *The Scope of Services with the Department of Neighborhood Services to perform the HQS inspections that are required by RAD to be done by a outside party.*

Mr. Pérez wanted to make the Commissioners aware that staff may suggest some changes to the bylaws. One would move the journal of record to the web, the other would more broadly define the elected official component of the Board to reflect the scope of HACM’s relationships. It may be an item for discussion on next month’s agenda.

Mr. Pérez asked Evans Gant, HACM Section 3 Coordinator, to discuss some upcoming job fairs and other Section 3 and EBE activity and asked Warren Jones, HACM Director of Development, to provide an update regarding Modernization and Development activities.

Adjournment

There being no further business, Commissioner Witkowiak made a motion to adjourn the meeting at 2:47p.m. Commissioner Van Alstine seconded the motion. There being no objections, the motion carried.

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