



# 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**

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Wednesday, June 6, 2018

1:30 PM

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

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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 1:45p.m.*

#### Roll Call

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

#### 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. [R 12963](#) Approval of the minutes of the regular meeting held on May 9, 2018

**Sponsors:** THE CHAIR

**Attachments:** [May 9, 2018 HACM Minutes.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

2. [R 12964](#) Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments in the amount of \$48,282.02
- Sponsors:** THE CHAIR
- Attachments:** [Writeoff for Various Developments period Oct 1-2017 - Dec 31-2017 w graph.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
3. [R 12965](#) Resolution approving the write-off of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$16,959.04
- Sponsors:** THE CHAIR
- Attachments:** [Writeoff for Vets period Oct 1-2017 - Dec 31-2017 with graph.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
4. [R 12966](#) Resolution approving award of contract to Hero Plumbing, LLC (Milwaukee, WI) for annual plumbing maintenance services at various Housing Developments in amount not to exceed \$156,701.00
- Sponsors:** THE CHAIR
- Attachments:** [Contract 57855 Annual Plumbing Maint Serv Hero Plumbing.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

5. [R 12969](#) Resolution approving the Housing Authority of the City of Milwaukee's 2018 5-Year Capital Fund Action Plan

**Sponsors:** THE CHAIR

**Attachments:** [2018 CFP PE Revision 50075 1 Final.pdf](#)  
[2018 Five Year CFP 50075 2 final.pdf](#)  
[Capital Fund ACC Amendment 5-yr plan.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

## **B. REPORTS AND DISCUSSION ITEMS**

1. [R 12967](#) Resolution approving an award of contract to the Wisconsin Women's Business Initiative Corporation) to administer a \$1.5 million revolving loan fund as part of the Choice Neighborhood Initiative Critical Community Improvements Plan in support of the Loan Fund in the amount of \$150,000

**Sponsors:** THE CHAIR

*Bobbi Marsells, HACM Assistant Secretary, explained that the Choice Neighborhood application included a revolving loan fund in the amount of \$1 million dollars which will be matched with \$500,000 from the Wisconsin Women's Business Initiative Corporation (WWBIC) who will administer the loan pool as well as assist HACM with marketing and other activities.*

*Ms. Marsells introduced Mike Hetzel, Director of Lending and Darrian Luckett, Sr. Loan Officer from WWBIC to provide additional information. They provided a flyer with information on how new participants can access coaching consultants to achieve their financial goals. According to Mr. Hetzel this support has been very helpful in keeping WWBIC at a 97% rate of return on the loans.*

*Commissioner Donald asked if there are any restrictions on what the loan can be used for. Mr. Hetzel and Ms. Marsells informed the Commissioner that the only restriction is the geographical area. The business has to be within or starting up in the Choice Neighborhood boundaries, which are to 76th Street, Mill Road, Villard Avenue and back to Sherman Boulevard.*

**A motion was made by Sherri Reed Daniels, 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

2. [R 12968](#)

## Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Housing Affairs Letter - RAD Conversion Training Accelerates 4-27-2018.pdf](#)  
[Housing Affairs Letter - HUD Sued Over Fair Housing Rule 5-11-2018.pdf](#)  
[Housing Affairs Letter - Public Hsg Takes Big Rescission Hit 05-11-2018.pdf](#)  
[HUD 2018 letter WI002 Signed SEMAP score yr ending 2017.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 “RAD Conversion Training Accelerates 4-27-2018”*
- *An article from the Housing Affairs Letter entitled “HUD Sued Over Fair Housing Rule 5-11-2018”*
- *An article from the Housing Affairs Letter entitled “Public Housing Takes Big Rescission Hit 05-11-2018”*
- *A letter from HUD with 2017 SEMAP score. The score was 97, rating HACM as a High Performer.*

*Mr. Pérez addressed Fernando Aniban, HACM Chief Financial Officer (CFO), for an update on the execution of Rental Assistance Development (RAD) related Commitment Housing Assistance Payment (CHAP) conversion on various properties. Mr. Aniban stated that Housing Authority (HACM) has converted 3,500 units in the system, 472 units are live, and nine developments are operating and six properties are converted. In addition, HACM will convert two Scattered Sites LLC properties in June; next will be Carver Park, LLC. Mr. Aniban also mentioned that Carver Park has completed its compliance period, meaning HACM is now the owner of the property.*

*Mr. Pérez stated, that on May 17th there was a stakeholders meeting at the Parklawn YMCA to identify and discuss areas where the YMCA benefits the Parklawn community and the future of the YMCA.*

*Mr. Pérez asked Ms. Marsells and Ken Barbeau, Director of Community Programs to address the Choice Neighborhood Planning Grant that is currently available from HUD. They explained that the Planning Grant application will be submitted by the nonprofit organization Near West Side Partners for the Near West Side neighborhood, targeting the College Court housing development, and that the HACM team is working closely with them in order for the application to be submitted by June 12, 2018 deadline.*

*Mr. Pérez mentioned that HACM will hire 24 summer youth workers, age 14-18 who are residents. HACM will also participate in the Mayor's Earn and Learn program and with Employ Milwaukee's Earn and Learn program.*

*Mr. Pérez also noted that June 13th is the graduation for the Make Your Money Talk program, offered by HACM and WWBIC. Lastly, on June 20th is the Education Recognition event where children in HACM's educational initiative are noted for their accomplishments. Both will take place at Community Services building, 650 W Reservoir, Milwaukee, WI.*

**Adjournment**

*There being no further business, Commissioner Diaz made the motion to adjourn the meeting at 3:00 p.m. Commissioner Van Alstine 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 Schmidtknecht 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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