



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 Brooke VandeBerg

Wednesday, November 14, 2018

1:30 PM

City Hall, Room 301-A, 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 1:40p.m.

Roll Call

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

Chair Wagner welcomed Brooke VandeBerg to her first meeting as a member of the HACM Board of Commissioners. Commissioner VandeBerg stated that she was excited to serve on the board and described some of her previous work experience and interaction with HACM. The Commissioners welcomed her aboard.

Chair asked Tony Pérez to introduce the YouthBuild members in the audience. Tony thanked Crew Supervisor Albert Jack and Lead Supervisor Nannette Ray for their work with the crew. Mr. Pérez also thanked each member of the crew and asked them to introduce themselves. Not only are the participants learning a trade, but they're also embracing an esprit de corps, becoming a "gang for good" in the areas they work in, encouraging others to participate.

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. [R12996](#) Approval of the minutes of the regular meeting held on October 10, 2018

Sponsors: THE CHAIR

Attachments: [October 10, 2018 HACM Minutes](#)

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

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

No: 0

2. [R13006](#) Resolution approving the submission of a 9% tax credit application to the Wisconsin Housing and Economic Development Authority for Becher Court and a Rent Assistance Demonstration (RAD) Financing Proposal to HUD

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 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, VandeBerg, and Donald

No: 0

3. [R13007](#) Resolution approving the submission of a 9% tax credit application to the Wisconsin Housing and Economic Development Authority for Merrill Park and a Rent Assistance Demonstration (RAD) Financing Proposal to HUD

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 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, VandeBerg, and Donald

No: 0

4. [R13008](#) Resolution approving the appointment of Grady L. Crosby to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [Grady Crosby Bio - Oct 2018](#)

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 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, VandeBerg, and Donald

No: 0

5. [R13009](#)

Resolution approving an award of contract to Baker Tilly Virchow Krause, LLP for auditing services in an amount not to exceed \$119,600.00 for the first year, with the option to extend for an additional four one-year terms upon mutual consent of both parties (all extension amounts will not exceed \$135,000.00)

Sponsors: THE CHAIR

Attachments: [RFP Auditing Services Baker Tilly Virchow Krause 11-02-18](#)

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 - Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, VandeBerg, and Donald

No: 0

B. REPORTS AND DISCUSSION ITEMS

1. [R13010](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2018

Sponsors: THE CHAIR

Attachments: [Financial Reports 18Q3 09-30-18 - Discussion Points](#)
[Financial Reports 18Q3 09-30-18](#)

Rick Koffarnus, HACM's Finance Manager and Pam Watson, Budget Analyst, presented the financial reports for the Third Quarter of 2018, summarizing the documents included with the agenda.

In response to a question about how HACM decides to self-fund developments versus pursue outside funding, Fernando Aniban, HACM Chief Financial Officer explained that HACM looks at investment return, attractiveness to investors and what will provide the biggest bang for the buck.

There was discussion regarding the vacancy rate, which is down from 11% to 10% since the last report. Staff believes this is a result of their redoubled efforts to address those factors within HACM's control affecting vacancies. HACM is working collaboratively with partners to deploy resources more quickly to where they are most needed to reduce turnaround time. A new quality control team ensures turned-around units are in good shape and that curb appeal and lobby areas are attractive and better able to compete with expanded affordable housing options. In terms of retention, there was discussion about how HACM works to minimize evictions to keep units occupied. In broader terms, Mr. Pérez noted that traditional public housing funding is continuing to decrease, which explains HACM's pursuit of RAD, representing a potential increase in funding. Commissioner Diaz also suggested researching the market to see if the vacancies represent an overabundance of certain types/sizes of units that could be restructured.

2. [R13011](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [At Promise Resident Training Program Description](#)
[Housing Affairs Letter: HUD Pivots On Public Housing Payments 10-19-18](#)
[Housing Affairs Letter: HUD Outlook - Carson's New Executive Mettle 10-19-18](#)
[Housing Affairs Letter: Section 8 Voucher Program At Crossroads 10-19-18](#)
[Housing Affairs Letter: News Bytes - PHA Develops Section 8 Incentives 10-19-18](#)
[Housing Affairs Letter: News Bytes - Oakland Tries To Win Over Section 8 Landlords 10-12-18](#)
[Housing Affairs Letter: Analysis - Is RAD A Boondoggle In The Making 10-05-18](#)
[Housing Affairs Letter: Welfare Rule To Hit Public Housing 09-28-18](#)
[Housing Affairs Letter: Nat'l Digest Advocates Gird For 'Public Charge' Changes 10-12-18](#)
[Housing Affairs Letter: Analysis - Housing Market Dysphoria Deepens 09-28-18](#)
[Housing Affairs Letter: Nat'l Digest - HUD Smoking Ban Triggers New Industry 10-05-18](#)
[Housing Affairs Letter: Opportunity Zone Guide Stirs Investors 10-26-18](#)
[Housing Affairs Letter: Opportunity Zones New Housing Buzz 10-12-18](#)

Mr. Pérez introduced the new Executive Director of Friends of Housing, L'Tanya Palmer McNeal. Ms. McNeal (or Palmer-McNeal?) shared her excitement to bring her energy to the organization, and thanked Armando Gutierrez for his leadership.

Mr. Pérez led a discussion about eviction at HACM and in Milwaukee. He postulated an idea that there may someday be a way to repair an eviction history, much like credit repair. HACM recently participated in a series of community stakeholder meetings regarding eviction; the group's report will be released soon. Mr. Pérez mentioned that he may review HACM's rules and policies that may impact HACM's evictions. Beverly Johnson, Several HACM staffers spoke about some of the ways they currently work with residents to avoid eviction if possible. A number of Commissioners provided some suggestions, or spoke of their experience with the issue. It was suggested that staff look further into what policies could be updated or added and find out more about the residents' obstacles that lead to evictions, and report back to the board in January.

Mr. Pérez spoke about the November 13th graduation ceremony for the Make Your Money Talk financial literacy program, presented by HACM and the Wisconsin Women's Business Investment Corporation (WWBIC). The ceremony featured 138 graduates. Since the start of the program in 2004, there have been 2331 graduates, 1083 savings accounts opened, 359 assets acquired, \$5M currently in savings with the current four-to-one match provided by HACM & WWBIC, 187 homes have been purchased, 81 participants have entered higher education, 67 businesses have been started, and in two newer categories, 22 participants have paid down debt and 18 have purchased or repaired vehicles. Mr. Pérez added that the federal government ended

one program that provided matching funds; previously the match had been as high as eight-to-one, but HACM values the program and the impact it has on residents and the wider economy.

Mr. Pérez recognized DuWanda Campbell, HACM Senior Housing Manager, who will soon be leaving for warmer climes. Ms. Johnson spoke of Ms. Campbell's various responsibilities throughout her time at HACM, starting in 2003 as an Office Assistant and eventually becoming Senior Housing Manager. Ms. Johnson had the highest praise for Ms. Campbell's ability, intelligence and commitment to her performance, and to HACM. Ms. Campbell thanked everyone for the opportunity to grow, and likened the move to heading out to college to show what she can do with all she's learned.

Mr. Pérez asked Paul Williams, Westlawn Choice Neighborhood Coordinator, and Devin Hudson, Development Director of the Silver Spring Neighborhood Center (SSNC), to speak about some recent events at the SSNC. The Silver Spring Neighborhood Center recently celebrated their 60th Anniversary, and Mr. Williams will send a link to a video about the milestone. Ms. Hudson mentioned that while she believes their ability to partner with many different organizations is key to their mission, their partnership with HACM is one of the most important. The partnership has included introducing programs to HACM's residents, providing psychographic and demographic information that helped expand an employment training grant into Westlawn, taking information from HACM to develop more targeted programming, collaborating on community events, including the annual neighborhood walk, a dinner and a movie night, even tomorrow night's Thanksgiving dinner event. Mr. Pérez added that SSNC is a valued partner that provides critical services that HACM cannot offer.

Mr. Pérez next mentioned the @Promise program which will be recognized tomorrow at the Daily Reporter's Diversity in Business Awards. Cohort #1 has 4 participants and Cohort #2 has 5. The HACM residents work at HACM and receive scholarships to attend 2- or 4-year colleges. It is a great stepping stone for some residents, and a win for HACM, too, as it ensures positions are filled with new, eager employees.

Mr. Pérez mentioned that Standard and Poor's will be visiting HACM on November 16th as part of their next review of HACM's rating (currently A+).

Mr. Pérez told the Commissioners that FEMA will also be conducting a site visit and audit tomorrow in regard to the disaster funds received for the 2012 flooding. FEMA is doing a detailed analysis to make a final determination on the amount that should have been received. Staff is currently pulling the information FEMA has requested.

Mr. Pérez provided the Commissioners a copy of a recent report from Econsult and the Council of Large Public Housing Authorities entitled "The Economic Impact of Public Housing" which included information from five cities. HACM has asked Econsult to perform a similar report for Milwaukee to be shared with the Commissioners and potential funders and stakeholders.

Mr. Pérez let the Commissioners know that the U.S. Department of Housing and Urban Development (HUD) has recently widened the Moving To Work (MTW) program to 97 small housing authorities and three larger ones. HACM will examine what would be required. The appeal of MTW is the fungibility of dollars and policies.

Mr. Pérez noted that there is currently a HUD site visit with the Near West Side Partners and Marquette regarding their Choice Neighborhood Planning Grant. As part of their site visit tomorrow, there will be a symposium with five of the partners' CEOs,

which will also be attending by HUD Region V Administrator Joseph Galvan.

Chair Wagner mentioned how impressed he was with the Make Your Money Talk program graduates, including five members of one family who all participated. He also thanked any and all veterans, noting Veteran's Day.

Mr. Pérez also asked the Commissioners to review the attachments included with his item at their leisure.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:13p.m. Commissioner Donald 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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