



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, Michael Van
Alstine, Brooke VandeBerg and Gloria Lott**

Wednesday, January 16, 2019

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 called to order at 1:46 p.m.

Roll Call

Present: 4 - Diaz, Van Alstine, Wagner, VandeBerg

Excused: 2 - 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. [R13018](#) Approval of the minutes of the regular meeting held on December 13th, 2018

Sponsors: THE CHAIR

Attachments: [December 13, 2018 HACM Minutes](#)

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

Aye: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

2. [R13019](#) Resolution approving, and authorizing the submission of, the final Performance and Evaluation Report of the 2015 Capital Fund Program Grant Number WI39P002501-15 to the U.S. Department of Housing & Urban Development

Sponsors: THE CHAIR

Attachments: [2015 Capital Fund Program Grant Closeout HUD-50075.1 Budget-Statement-Report](#)
[2015 Capital Fund Program Grant Closeout HUD-53001 AMCC Form](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

3. [R13020](#) Resolution approving the write off of fixed assets

Sponsors: THE CHAIR

Attachments: [HACM Dispostions 2018 - Write-Off of Fixed Assets](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

4. [R13021](#) Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments in the amount of \$31,748.88

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2018 to March 31, 2018. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Sponsors: THE CHAIR

Attachments: [Write-Off 2018Q1 Summary - Low Rent Public Hsg](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

5. [R13022](#) Resolution approving the write-off of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$22,214.58

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2018 to March 31, 2018. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Sponsors: THE CHAIR

Attachments: [Write-Off 2018Q1 Summary - BSL Middle-Income](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

6. [R13023](#) Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments in the amount of \$37,130.18

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2018 to June 30, 2018. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Sponsors: THE CHAIR

Attachments: [Write-Off 2018Q2 Summary - Low Rent Public Hsg](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

7. [R13024](#) Resolution approving the write-off of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$14,635.91

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2018 to June 30, 2018. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Sponsors: THE CHAIR

Attachments: [Write-Off 2018Q2 Summary - BSL Middle-Income](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and VandeBerg

No: 0

Excused: 2 - Reed Daniels, and Donald

B. REPORTS AND DISCUSSION ITEMS

1. [R13025](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Housing Affairs Letter: "RAD Embrace Begins To Crumble"](#)
[Housing Affairs Letter: "Senate Quagmire Cripples HUD"](#)
[Housing Affairs Letter: "Homeless Crisis Moves To Forefront"](#)
[Housing Affairs Letter: "Beltway Notes - Trump Makes Opportunity Zone Thrust Official"](#)
[Housing Affairs Letter: "Patenaude Resignation Rattles HUD Operations"](#)
[Housing Affairs Letter: "HUD Operations Down Indefinitely"](#)
[Housing Affairs Letter: "News Bytes - Battle Royal Erupts Over NYCHA Status"](#)
[Milw Continuum of Care Agenda - Item 7 - HACM Homeless Preference 12-20-18](#)
[ERS Ltr re 2019 Early Actuarial Contribution Payment Option](#)
[Greater Milw Foundation Ltr re: HACM Endowment Fund Grant of \\$736K to HACM re Supportive Svcs](#)
[Greater Milw Foundation Ltr re: HACM Scat Site II Fund Grant of \\$176K to HACM re Supportive Svcs](#)
[Greater Milw Foundation Ltr re: Milw VA Soldiers Home Fund Grant](#)

Mr. Pérez explained that a new display contains information from a recent study by Econsult. Originally, they had been engaged by CLPHA to research the economic impact of Public Housing Authorities (PHAs) nationwide. HACM was contacted for that study, and then engaged Econsult to do a more detailed look into HACM's economic impact in Milwaukee and Wisconsin. The final report included information that HACM's \$18.3 million of capital funds alone for the five years 2013-2017 created \$34 million in economic activity throughout the city & state and sustained over 200 full-time jobs. Another piece of data is that the Section 8 Rent Assistance program provides \$36 million each year to 1100 landlords in Milwaukee.

Mr. Pérez answered some questions from Commissioners regarding the government shutdown and its implications for the Section 8 and public housing rent payments. Much is contingent on how long the shutdown lasts, and how the restart of the government is eventually structured. Beyond the shutdown, the Rental Assistance Demonstration (RAD) and other programs were already running a little slower, as there are still a number of vacancies at HUD.

Mr. Pérez discussed the Opportunity Zones program. Created as part of the 2017 tax bill, investors will receive capital gains tax write-offs for work in census tracts designated by the states for the federal government. HACM has a potential 900 units that fall within Opportunity Zone census tracts. The program is still being developed, and so HACM and industry investors are keeping an eye on this potential avenue of income.

Mr. Pérez noted three of the YouthBuild participants who had attended the November Board Meeting have now graduated, been hired by HACM itself and were working at that moment. They are being paid \$13 an hour and also spend some time continuing their education at MATC. Their cohort had 9 of 10 successfully complete the program; some of them also completing their high school diploma or GED during the program. In

addition, HACM's own @Promise program's second cohort of six has gotten underway. Two of those twelve participants have already moved on to other opportunities.

Mr. Pérez said that HACM is developing an invitation to the new Governor. While Governor Evers has been to HACM and at HACM events before, this discussion would be focused on Westlawn and also about what other state agencies HACM could partner with, a query which HACM had begun exploring during the previous administration.

Mr. Pérez stated that HACM is not exploring a sale of Hillside, as has been stated before. The confusion may be because HACM is gearing up Hillside for the conversion to RAD. HACM is preparing a wide avenue of dialogue with residents and area stakeholders to ensure the conversion is understood by all. HACM has asked Alderwoman Milele Coggs to be involved in this dialogue. RAD should help with renovations to the Hillside Tower and allow for the preservation of Hillside.

Mr. Pérez shared some last thoughts. S&P has affirmed their A+ rating for HACM, an affirmation that very few in the industry can match. Julie Wilson, HACM's counsel at the City Attorney's Office, will be attending a training as part of her continuing indoctrination into the housing industry. Ms. Wilson is currently forming a separate Memorandum of Understanding between her office and Travaux. She is also reviewing HACM's evictions processes for areas that can be improved, and also within the broader discussion happening in the community about eviction. HACM is also reviewing some of its operations, processes, position expectations and the like, as part of the development of a succession plan.

Chair Wagner wanted to share his congratulations to the graduates of the last cohort of HACM's YouthBuild program and share his thanks to the staff for the success of the program, and for achieving the A+ rating with S&P. Mr. Pérez noted a recent listing of all the entities that have a part of overseeing HACM, which helps ensure that the staff holds itself to as high a standard as possible and that helps staff regularly examine the boundaries of what HACM can achieve.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 2:52 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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.