



# 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**

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Tuesday, March 12, 2019

1:30 PM

City Hall, Room 301B, 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 1:45 p.m.*

#### Roll Call

**Present:** 4 - Diaz, Wagner, VandeBerg, Lott

**Excused:** 3 - Van Alstine, 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. [R13034](#) Approval of the minutes of the regular meeting held on February 6, 2019

**Sponsors:** THE CHAIR

**Attachments:** [February 6, 2019 HACM Minutes](#)

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

**Aye:** 4 - Wagner, Diaz, VandeBerg, and Lott

**No:** 0

**Excused:** 3 - Van Alstine, Reed Daniels, and Donald

2. [R13035](#) Resolution approving the execution of a Reciprocal Access and Parking

Agreement relative to Westlawn Gardens and authorizing the Secretary-Executive Director to execute the Reciprocal Access and Parking Agreement on behalf of Westlawn Renaissance, LLC, WG Scattered Sites, LLC and Victory Manor, LLC

**Sponsors:** THE CHAIR

**Attachments:** [Reciprocal Access and Parking Agreement Westlawn Gardens](#)

A motion was made by Ricardo Diaz, seconded by Gloria Lott, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Wagner, Diaz, VandeBerg, and Lott

**No:** 0

**Excused:** 3 - Van Alstine, Reed Daniels, and Donald

3. [R13036](#)

Resolution approving a Co-Developer and Representation Agreement between the Housing Authority of the City of Milwaukee and Travaux, Incorporated

**Sponsors:** THE CHAIR

**Attachments:** [HACM-Travaux Co-developer & Representation Agreement RAD](#)

A motion was made by Ricardo Diaz, seconded by Gloria Lott, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Wagner, Diaz, VandeBerg, and Lott

**No:** 0

**Excused:** 3 - Van Alstine, Reed Daniels, and Donald

4. [R13037](#)

Resolution approving an Amendment to the Cooperation Agreement for the receipt and furnishing of services, materials and equipment between the Housing Authority of the City of Milwaukee and Travaux, Incorporated

**Sponsors:** THE CHAIR

**Attachments:** [Amendment to HACM-Travaux Cooperation Agreement](#)  
[Original HACM-Travaux Cooperation Agreement 02-21-18 - Fully Executed](#)

A motion was made by Ricardo Diaz, seconded by Gloria Lott, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Wagner, Diaz, VandeBerg, and Lott

**No:** 0

**Excused:** 3 - Van Alstine, Reed Daniels, and Donald

5. [R13038](#) Resolution approving an amendment to contract No. 18-023 with Hero Plumbing, LLC for annual plumbing maintenance services at various housing developments

This amendment will increase the contract price by an amount not to exceed \$100,000 for a total contract amount of \$256,701.

**Sponsors:** THE CHAIR

**Attachments:** [IFB tab Amend #1 for Contract 18-023 Annual Plumbing Maint & Emergency Svcs - Hero Plumbing](#)

A motion was made by Ricardo Diaz, seconded by Gloria Lott, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Wagner, Diaz, VandeBerg, and Lott

**No:** 0

**Excused:** 3 - Van Alstine, Reed Daniels, and Donald

## B. REPORTS AND DISCUSSION ITEMS

1. [R13039](#) Resolution commending Ms. Sue Kenealy for 44 years of service to the citizens of Milwaukee, including 13 years of service to the City of Milwaukee and the Housing Authority of the City of Milwaukee

**Sponsors:** THE CHAIR

**Attachments:** [Sue Kenealy Commemoration](#)  
[Sue Kenealy Retirement Resolution from the Common Council 02-26-19](#)

*Mr. Pérez likened Ms. Kenealy to a force majeure - a major force - that has impacted both HACM and the City of Milwaukee, including the Department of Administration and the Community Development Grants Administration, from which HACM was able to secure Ms. Kenealy.*

*Ken Barbeau, Director of Community Programs and Services, and Maria Rodriguez, Youth and Family Services Manager, read commendations from both HACM and the Common Council of Milwaukee, as well as a Proclamation from the Office of the Mayor which designated Wednesday, March 12th, 2019 as Susan M. Kenealy Day.*

*Steve Mahan, City of Milwaukee Community Development Grants Administration (CDGA) Director, noted that Ms. Kenealy was invaluable to Milwaukee, even before her employment with the City; that he remembered she was a big part of setting the stage for the development of Safe & Sound. He added that during her time at CDGA, she set up systems that are still in place and her impact continues as she trained so many current staff.*

*Sharon Robinson, City of Milwaukee Department of Administration Director, spoke of Mayor Barrett's directive to pursue increased grant funding, and Ms. Kenealy's critical role in the City's pursuit of 2009 stimulus funding. The City was able to bring in \$300 million in large part through Ms. Kenealy's efforts. She continues to volunteer her time*

with Ms. Robinson, exemplifying the content of her character.

Ms. Kenealy thanked everyone in the room. She said it had been a privilege to work for the City and HACM and encouraged the Commissioners to remember the quality of staff and the passion they bring to serving its residents and Milwaukee.

**A motion was made by Ricardo Diaz, seconded by Gloria Lott, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Wagner, Diaz, VandeBerg, and Lott

**No:** 0

**Excused:** 3 - Van Alstine, Reed Daniels, and Donald

2. [R13040](#) Update on the Jobs Plus Grant at Hillside

**Sponsors:** THE CHAIR

**Attachments:** [Jobs Plus Grant Update](#)

Ken Barbeau, Director of Community Programs and Services, provided some background and an update on the grant. The Jobs Plus grant is part of Ms. Kenealy's legacy, as she was the lead on the application. In addition to the information provided in the attachment about the model of the grant and its core components, Mr. Barbeau noted that five new employees, three new Job Coaches and two new Community Coaches, are starting on Monday. They will be assisting residents with case management, and performing outreach to the community regarding the grant. The HACM iteration of the grant is called Hillside Works! It is a four year, \$2.3 million dollar grant. Outcomes of other grant recipients have showed modest improvements; HACM is hoping to exceed them by being very focused on getting the message out to the community.

3. [R13041](#) Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Housing Affairs Letter article: Landlord Loyalty & Interest In Question 02-01-19](#)  
[Housing Affairs Letter article: PHA, Landlord Inspection Bombshell 02-22-19](#)  
[Housing Affairs Letter article: Section 8 Bill Tied To Opportunity Zones 02-08-19](#)  
[Housing Affairs Letter article: Section 8 Mobility Demo Launch Funded 02-22-19](#)  
[Housing Affairs Letter article: NYCHA Deal Begins to Unravel 02-08-19](#)  
[Housing Affairs Letter article: Senate Excoriates Military Housing Managers 02-22-19](#)  
[Housing Affairs Letter article: Spartan HUD Budget Continues 02-15-19](#)  
[HUD Ltr Harambee Creates Holton Terrace CNI App Not Selected](#)  
[NCRC NAHRO 2019 Membership Renewal Confirmation & Thank You Ltr](#)  
[Ramona Ramos Scholarship Thank You Ltr](#)  
[HUD Ltr Family Self-Sufficiency ~\\$139K Grant Awarded](#)  
[Governor's Council on Financial Literacy Ltr Awarding HACM the 2018 Governor's Financial Literacy Award](#)

*Mr. Pérez asked Mr. Barbeau, Director of Community Programs and Services, to speak on the recent news of the demise of Unison. Even though no charges were brought, the appearance of impropriety caused the downfall of this nonprofit. As for Unison's work with HACM, it had contracted with eight HACM resident organizations to provide service coordination through ROSS grants, and Unison itself had recently won a grant through HUD for Hillside. There is money unspent with these grants at the moment, and the continued need for services. Since HACM was notified of Unison's end, HACM has been working to salvage those services. HUD has decided that the grant directly awarded to Unison will have to be recaptured. HACM (as the ROSS grant administrator) is working out an agreement with Lutheran Social Services (LSS) to present to the resident organizations. LSS provides similar services in multifamily buildings, and this will be their entrée into public housing. The expectation is that Unison staff would transition to LSS and maintain continuity within each building with no break in services. The local HUD office has been very helpful and understanding of the situation. Mr. Pérez noted the value the service coordinators provide to the residents, by building relationships over time, allowing the residents to continue living independently and assisting where HACM cannot. They are truly difference makers. LSS also hopes to learn from the success of Unison's staff in those public housing buildings.*

*Mr. Pérez and Mr. Barbeau spoke about a new HUD pilot grant, brought about due to a bipartisan bill sponsored by Congressman Duffy of Wisconsin, among others. The grant is focused on increasing mobility for Housing Choice Vouchers by ensuring that voucher holders are well informed about neighborhoods of opportunity and are well prepared when deciding on where to deploy their voucher. The pilot grant is very new, so it is still being looked into, but the Commissioners may hear about it at industry gatherings and about the original research by Professor Raj Chetty.*

*Mr. Pérez thanked Commissioner Diaz for his foresight in having HACM join the Housing Authority Insurance Group (HAIG) in its earliest days. HACM recently received correspondence from HAIG that they will again be sending out a dividend. Those funds are an avenue that allows HACM to offer programs like the scholarships mentioned in*

*the attachments. HACM is also pleased that Fernando Aniban, Chief Financial Officer, and Kaylin Nuss, Director of Strategic Initiatives, serve on various committees of the board. HACM appreciates their work keeping it involved, current and learning through their participation.*

*Mr. Pérez shared that HACM recently met with the Election Commission and counsel regarding voter registration efforts. Some of the efforts suggested had already been undertaken for some time, there are some that will be reviewed, and there are some that cannot be done, due to federal rules which cover the public housing buildings.*

*Mr. Pérez discussed a recent presentation made to Alderwoman Milele Coggs about the capital needs of Hillside, RAD and its rejuvenation. Mr. Pérez recently asked Alderwoman Coggs and Commissioner Daniels for their attendance at any ad hoc gatherings that may occur with residents and stakeholders regarding Hillside's rejuvenation. And Mr. Pérez mentioned again that HACM has no intention of selling Hillside, although HACM continues to be regularly asked by residents and others if it is being considered.*

*Commissioner Diaz noted the recent announcement of the Democratic National Convention taking place in Milwaukee in 2020 and suggested that the staff or board may want to consider what policies and ideas should be considered or proposed to address issues likely to be raised when that national focus is brought to Milwaukee.*

## **Adjournment**

*There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:10 p.m. Commissioner VandeBerg 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>.