



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, Brooke VandeBerg, Gloria Lott, and Susan
Lloyd**

Wednesday, March 4, 2020

1:30 PM

City Hall, Room 301A, 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 1:32 p.m.

Roll Call

Present: 6 - Diaz, Wagner, Reed Daniels, VandeBerg, Lott, Lloyd

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. [R13132](#) Approval of the minutes of the regular meeting held on February 5th, 2020

Sponsors: THE CHAIR

Attachments: [February 5, 2020 HACM Minutes](#)

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

Aye: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

2. [R13133](#) Resolution approving the acceptance of an Affordable Housing Program Grant in the amount of \$750,000 from the Federal Home Loan Bank of

Pittsburgh to support the development of Westlawn Renaissance III

Sponsors: THE CHAIR

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

Aye: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

3. [R13134](#)

Resolution approving the execution of a First Amendment to the 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, Westlawn Renaissance III LLC, WG Scattered Sites LLC and Victory Manor LLC

In order to minimize survey encroachments, this first amendment explicitly permits parking spaces to span lot lines within Westlawn Gardens and also permits paving, curbs, landscaping, access walkways and signage to be located upon various parcels in Westlawn Gardens.

Sponsors: THE CHAIR

Attachments: [1st Amendment to Reciprocal Access & Parking Agreement Westlawn Gardens](#)
[1st Amendment to Reciprocal Access & Parking Agreement WGA Consent to Action](#)

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

Aye: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

4. [R13136](#)

Resolution approving an award of contract to KPH Environmental Corporation (Milwaukee, WI) for Hazardous Materials Abatement Services at Various Subsidized Housing Sites in an amount not-to-exceed \$300,000.00 (Official Notice Number 57950)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 57950 KPH Environmental Corp for Haz Mat Abatement Svcs - Various Subsidized Hsg](#)

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

Aye: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

5. [R13137](#) Resolution approving an award of contract to Bohmann & Vick Incorporated (Brookfield, WI) for Public Construction Phase 3 Utilities at Westlawn Gardens Phase 2 in an amount of \$2,195,000.00 (Official Notice Number 57953)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 57953 Bohmann & Vick Inc for Public Construction Phase 3 Utilities](#)

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

Aye: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

6. [R13138](#) Resolution approving an award of contract to Stark Pavement Corporation (Brookfield, WI) for Public Construction Phase 3 Paving at Westlawn Gardens Phase 2 in an amount of \$1,590,986.25 (Official Notice Number 57954)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 57954 Stark Pavement Corp for Public Construction Phase 3 Paving](#)

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

Aye: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

B. REPORTS AND DISCUSSION ITEMS

1. [R13135](#) Resolution approving an award of contract to the Wisconsin Women's Business Initiative Corporation (WWBIC) (Milwaukee, WI) for financial education training and Individual Development Account (IDA) management services to public housing residents and rent assistance recipients in an amount not to exceed \$415,000.00 for the period January 1, 2020 to December 31, 2022

The contract includes \$115,000 for the contract for training/counseling/administration and \$300,000 for potential IDA match dollars.

Sponsors: THE CHAIR

Attachments: [WWBIC Training & IDAs 2020-2022 Exception to Bidding Form](#)
[WWBIC Training & IDAs 2020-2022 Section 3 Review Email](#)

Ken Barbeau, HACM's Director of Community Programs and Services, explained the reasons for the single-source procurement, as WWBIC is the only organization in the area that can provide both the financial training and IDA program. Also, the \$300,000 component of the contact is not paid to WWBIC itself, but funds the IDA program.

Terry Taylor and Thalia Mendez of WWBIC shared the Make Your Money Talk numbers for 2019, the goals for the 2020 program, and answered Commissioners questions about how the program works.

A motion was made by Mark A. Wagner, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Diaz, Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

2. [R13139](#)

Presentation of the Fourth Quarter Financial Reports for the period ending December 31, 2019

Sponsors: THE CHAIR

Attachments: [Financial Reports 19Q4](#)
[Financial Reports 19Q4 - Discussion Points](#)

Rick Koffarnus, HACM's Finance Director, presented the financial reports for the Fourth Quarter of 2019, summarizing the documents included with the agenda.

Commissioners asked for some additional information for the next report, including information comparing the quarter to the same quarter last year and highlights of the most notable two or three numbers or patterns emerging in the report.

3. [R13140](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Section 3 Contract Amounts Summary for 2018](#)
[Section 3 Contract Amounts Summary for 2019](#)
[HUD Ltr Approving 2020-2024 Annual Agency Plan](#)
[Five-Year Agency Plan Timeline Memo](#)
[Milw Soldiers Home Nat'l Equity Fund Congrats](#)
[Milw Soldiers Home Nat'l Equity Fund Congrats - Phase II](#)
[Make Your Money Talk Bootcamp Feb 2020 Email & Photo](#)
[Fair Hsg Milw - Milw Map of Areas of High Opportunity inn Yellow](#)

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

- *A letter from the U.S. Department of Housing and Urban Development (HUD) approving HACM's 2020-2024 5-Year Agency Plan.*
- *A memo outlining the timeline HACM may pursue if it decides to update the format or information in its 2020-2024 5-Year Agency Plan.*
- *Two letters from the National Equity Fund (NEF) congratulating HACM on the closing of the Milwaukee Soldiers Home, Phase I & II.*
- *An email from Shelina Harvey of the Wisconsin Women's Business Initiative Corporation summarizing the first Make Your Money Talk Bootcamp of 2020, including a photo.*

Mr. Pérez asked Gabe DeVougas, HACM's Section 3 Coordinator, to update the Commissioners on HACM's Section 3 and Emerging Business Enterprise (EBE) program. Mr. DeVougas provided the attached information on the numbers for 2018 and 2019. HACM has exceeded both HUD and Wisconsin Housing and Economic Development Agenda (WHEDA) goals for their programs, and has been invited to present at multiple conferences. Mr. DeVougas and Warren Jones, Travaux Vice President of Construction, answered Commissioners' questions about the challenges and limitations that HACM's Procurement department must face as they work to attain high levels of inclusivity and local focus in bids awarded, while simultaneously following regulations targeting the lowest costs and highest standards.

Mr. Pérez next brought up Ken Barbeau, HACM's Director of Community Programs and Services, and Jackie Martinez, HACM's Section 8 Program Director, to speak on a new pilot research program regarding Housing Choice Voucher (HCV) mobility, entitled Opportunity MKE. They explained the pilot will expand the area that HACM HCV holders can use their HACM voucher, from Milwaukee County to also include Waukesha County, as well as provide case management services before, during and after the move. Kori Schneider-Peragine of the Metropolitan Milwaukee Fair Housing Council (MMFHC) and Caroline Schultz of MDRC explained that recent research has shown that the zip code in which a child grows up can be one of the strongest indicators of future success. They explained that the ability of the HCV program in the past in moving participants into high-opportunity areas has been limited and the ways that has impacted HCV holders' future outcomes. The Opportunity MKE pilot study is an expansion of a program first run in Seattle, and will also run in St. Louis and Chicago. MMFHC will work with HCV holders before, during and after the move to increase the likelihood of success, providing supports, advocating for and connecting HCV holders with organizations in the new communities that can be new support networks if family and friends are further away. There may be challenges as not all jurisdictions are required to take vouchers and HCV holders may experience discrimination, although MMFHC already works to address that, and landlord education in general. They explained that this is a research project to determine if the support

services wrapping around the move to a higher-opportunity area can increase the likelihood of a positive outcome for the HCV holder, so there will be a control group and a report at the end of the pilot program. Other participating organizations include the Milwaukee County HCV program and the Waukesha County HCV program, with holders moving both from and to high-opportunity areas in all three communities. It is expected that the program will begin in the next couple of months and that a Memorandum of Understanding will be brought to the Board as the program preparation is finalized.

Adjournment

There being no further business, Commissioner Lloyd made a motion to adjourn the meeting at 2:50 p.m. Commissioner Daniels seconded the motion. There being no objections, the motion carried.

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