



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, May 13, 2020

1:30 PM

Listen-in & Public Hearing: Call (872) 240-3412 /
Access Code: 267-414-509#

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.

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Call to Order

Meeting called to order at 1:43 p.m.

Roll Call

Present: 5 - Diaz, Wagner, VandeBerg, Lott, Lloyd

Excused: 1 - Reed Daniels

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. [R13147](#) Approval of the minutes of the regular meeting held on April 8, 2020

Sponsors: THE CHAIR

Attachments: [April 8, 2020 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: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

2. [R13148](#) Resolution approving a Memorandum of Understanding between the Housing Authority of the City of Milwaukee (HACM) and the Metropolitan Milwaukee Fair Housing Council (MMFHC) relative to the implementation of a choice housing mobility program called Opportunity MKE

Sponsors: THE CHAIR

Attachments: [MOU HACM & MMFHC re Opportunity MKE Voucher Study](#)

Commissioner Lloyd asked Ken Barbeau, HACM's Director of Community Services, to connect with her after the meeting to answer a question about the data requirements, but felt it was not material to the approval.

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

No: 0

Excused: 1 - Reed Daniels

3. [R13153](#) Resolution approving the Housing Authority of the City Milwaukee to take all action necessary in connection with the rehabilitation RAD (Rental Assistance Demonstration program) conversion of Becher Court, including serving as Guarantor for all loans related thereto and as Developer for Becher Court

Sponsors: THE CHAIR

Attachments: [Exhibits A-C - HACM Resolutions as Guarantor re Becher Ct 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: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

4. [R13154](#) Resolution approving the adoption by the Housing Authority of the City of Milwaukee of the Becher Court Development LLC Operating Agreement

Sponsors: THE CHAIR

Attachments: [Exhibit A-B - Adoption of Operating Agreement re Becher Ct 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: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

5. [R13155](#) Resolution approving the ground leasing of Becher Court and ownership of improvements by Becher Court LLC and adoption of the Becher Court LLC Operating Agreement

Sponsors: THE CHAIR

Attachments: [Exhibits A-C - GROUND LEASING OF BECHER COURT AND OWNERSHIP OF IMPROVEMENTS BY BECHER COURT LLC re Becher Ct 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: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

6. [R13156](#) Resolution approving Becher Court Development LLC as Sole and Managing Member of Becher Court LLC, to authorize the RAD (Rental Assistance Demonstration program) conversion of Becher Court, the execution of all loan documents related to the RAD conversion of Becher Court and the Admission of the Investor Member and Special Investor Member to Becher Court LLC

Sponsors: THE CHAIR

Attachments: [Exhibit A - Leasehold Interest - Becher Ct Devel LLC FINAL Closing Resolution re: Becher Ct 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: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

7. [R13157](#)

Resolution approving the extension of credit and incumbency certificates as required by the Investor that are necessary in connection with the rehabilitation RAD (Rental Assistance Demonstration program) conversion of Becher Court

Sponsors: THE CHAIR

Attachments: [PNC Resolutions \(Borrower\) \(D0961192-2xA5BED\) re Becher Ct RAD](#)
[PNC Resolutions \(HACM\) \(D0961196-2xA5BED\) re Becher Ct RAD](#)
[PNC Resolutions \(Manager\) \(D0961193-2xA5BED\) re Becher Ct 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: 5 - Diaz, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Excused: 1 - Reed Daniels

B. REPORTS AND DISCUSSION ITEMS

1. [R13149](#) Public Hearing on a revision to the Housing Authority's 2020 - 2024 Five-Year Agency Plan

Sponsors: THE CHAIR

Attachments: [Revised 5-Year Plan 2020-2024](#)
[HUD-50077-SL Cert of Consistency w- Consolidated Plan](#)
[RAB \(Resident Advisory Board\) Comments on Revised 5-Year Plan](#)

Commissioner Diaz made a motion to open the public hearing on the Housing Authority of the City of Milwaukee (HACM) proposed revision to the Housing Authority's 2020 - 2024 Five-Year Agency Plan. Commissioner Lott seconded the motion, and it carried.

Conyunn West, HACM Housing Management Supervisor, explained that the revision included additional goals, including pursuit of a CHOICE Neighborhood Implementation Grant and changes in policies due to COVID-19 to ensure HACM's sustainability. It was noted that the plan was brought before the Resident Advisory Board (RAB) on April 23rd for their comments, which were attached. Ken Barbeau, HACM Director of Community Services, spoke about the meeting with the Resident Advisory Board, their comments, and suggestions the RAB made which were incorporated into the plan.

There being no comments, Commissioner Diaz moved to close the public hearing on the Housing Authority of the City of Milwaukee (HACM) proposed revision to the Housing Authority's 2020 - 2024 Five-Year Agency Plan. Commissioner VandeBerg seconded the motion, and it carried.

2. [R13150](#) Resolution approving the submission of a revision to the Housing Authority's 2020 - 2024 Five-Year Agency Plan

Sponsors: THE CHAIR

Attachments: [Revised 5-Year Plan 2020-2024](#)
[HUD-50077-SL Cert of Consistency w- Consolidated Plan](#)
[RAB \(Resident Advisory Board\) Comments on Revised 5-Year Plan](#)

Commissioner Diaz noted that in the future, the comments received by the Resident Advisory Board should be held to those areas where changes are being made, as opposed to the already approved elements of the plan.

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, 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. [R13151](#) Presentation of the First Quarter Financial Reports for the period ending March 31, 2020

Sponsors: THE CHAIR

Attachments: [Discussion Points - Financial Reports 20Q1 03-31-20](#)
[Financial Reports 20Q1 03-31-20](#)

Rick Koffarnus, HACM's Finance Director, and Pam Watson, HACM's Senior Finance Analyst, presented the financial reports for the First Quarter of 2020, summarizing the documents included with the agenda.

Mr. Koffarnus noted new columns comparing this year to last year for the same period, and described a new page of the financials which is color coded red, yellow and green to categorize important financial figures. The Commissioners thanked him for the new addition. In this last quarter, the vacancy rate has gone down a percentage point, but move-ins have slowed recently due to the coronavirus, so there is an expectation that there will be more of a decrease after the impact of the virus lessens. Mr. Pérez noted that HACM will be speaking with the local HUD office to see if adjustments may be made to the Recovery Plan due to the coronavirus.

4. [R13152](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Mr. Pérez spoke on a number of areas being impacted by COVID-19. This included how funds from the CARES Act of Congress may be used to maximum effect, such as prepping the public service and work spaces to heighten sanitation, as well as developing business continuity plans, disaster plans and the like, for which there hadn't been applicable funding in the past. He noted that some of the practices borne of the pandemic may become permanent if they turn out to be advantageous. He also spoke of the numbers of HACM's residents who have been affected by a change of income and how that has impacted the Section 8 & Public Housing programs. He delineated the numbers of staff working from home and those at their worksite, and noted that HACM is both still hiring and onboarding, and at this time has no plans to workshare or furlough staff. He mentioned that HACM is deepening relationships with organizations such as WHEDA and Employ Milwaukee as staff has met with new counterparts recently to explore expanding partnerships. At this time, HACM is also exploring a possible FEMA application and recently suggested an additional HUD waiver to Congresswoman Gwen Moore. He also had staff describe recent communications that staff and residents have been sharing about the virus.

In other news, Mr. Pérez mentioned that the Rent Assistance Program (RAP) staff are beginning to look into the process of how the RAP wait list may be opened in the near future. They will report back with further information.

Commissioner Diaz suggested that staff adopt new thinking about HACM's public spaces and buildings, especially looking at the next year or two: how will their demand be different, what should be changed, and what new ideas can be brought to them in these unusual circumstances.

Chair Wagner spoke of how HACM has weathered previous challenges, and is proud of how HACM is addressing the pandemic.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:05 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.

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