



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, November 11, 2020

1:30 PM

Virtual Mtg Call-in: 1-877-568-4106

Access Code: 242-279-677#

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.

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=815086&GUID=2569331A-A09A-4512-A773-E1220923FA8A&Options=info|&Search=>

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Call to Order

Meeting called to order at 1:39 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. [R13180](#) Approval of the minutes of the regular meeting held on October 14th, 2020

Sponsors: THE CHAIR

Attachments: [October 14, 2020 HACM Minutes](#)

A motion was made by Ricardo Diaz, seconded by Brooke VandeBerg, 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

B. REPORTS AND DISCUSSION ITEMS

1. [R13181](#) Public Hearing on the Housing Authority's 2021 Agency Plan

Sponsors: THE CHAIR

Attachments: [2021 Agency Plan Public Hearing Script](#)
[2021 Agency Plan - Comments from RAB \(Resident Advisory Board\)](#)
[2021 Agency Plan DRAFT](#)

Commissioner Diaz made a motion to open the public hearing on the Housing Authority of the City of Milwaukee's (HACM's) proposed Agency Plan for 2021. Commissioner Lloyd seconded the motion, and it carried.

Conyunn West explained that the purpose of the hearing is to accept public comments and to give all interested persons a reasonable opportunity to be heard and to present their views regarding the Housing Authority's Agency Plan for 2021. Ms. West explained that a draft of the plan has been available for review on the Housing Authority of the City of Milwaukee's (HACM) website at www.hacm.org and with the board materials on HACM's website or the City of Milwaukee's Legislative Research Center, <https://milwaukee.legistar.com/>. She provided a short summary of the documents included and the organization's goals for 2021.

Commissioner Diaz suggested it may be helpful for the summary to use everyday language, similar to the Summary of RAB Comments attachment, in addition to the plan itself, which much use a great deal of industry jargon.

There being no comments, Commissioner Diaz moved to close Public Hearing, Commissioner Lott seconded, and it carried.

2. [R13182](#) Resolution approving the submission of the Housing Authority's 2021 Agency Plan to the U.S. Department of Housing and Urban Development

Sponsors: THE CHAIR

Attachments: [2021 Agency Plan DRAFT](#)

Ken Barbeau, HACM's Director of Community Programs and Services, provided a summary of the comments from the Resident Advisory Board, which were included as an attachment to the public hearing on this item (R13181).

A motion was made by Susan Lloyd, seconded by Ricardo Diaz, 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. [R13183](#) Resolution approving Amended and Restated Bylaws of Travaux, Inc.

Sponsors: THE CHAIR

Attachments: [Travaux Inc Amended and Restated Bylaws - Redline](#)
[Travaux Inc Amended and Restated Bylaws - Clean w- Changes](#)

Tom Gartner, Senior Counsel at Michael Best and Friedrich, who worked on the changes explained that most were technical in nature and that the initial impetus was a mention from HUD about clarifying that any HACM assets transferred to Travaux would revert back to HACM should anything happen to Travaux. Mr. Gartner believes there hasn't been any transfer of assets to date, and that since HACM is the sole member, that any assets would revert in any case, but the changes will make that more clear. Other changes were made to match the language of HACM's other instrumentality, Crucible, Inc., so the language for both will be consistent.

Mr. Pérez noted that this will also be brought to the Travaux Board.

A motion was made by Ricardo Diaz, seconded by Brooke VandeBerg, 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. [R13184](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [WWBIC MYMT 2020 Q3 Report and Dashboard](#)
[Kiosk Spec Page - DynaTouch PHA OneStop](#)

Mr. Pérez asked Willie Hines, Jr., HACM's Associate Director, to provide an update on HACM's efforts during the COVID-19 pandemic. Mr. Hines mentioned closures that have taken place at various office locations and housing developments. To date, the Maintenance Department has lost over 2900 work hours, due to cases, exposures and family care. Contractors have been procured to supplement HACM's staff, some of whom are being reassigned to areas of need, to ensure that at least emergency work orders are getting completed, if not all routine ones, for the time being. Action plans have also been put in place for staff to work separately, so a building's full staff will not have to be out at the same time. Despite these impacts, staff have been able to minimize any loss to occupancy. The pre-COVID January occupancy rate was 91%. The occupancy rate in last month's report was 90%.

Mr. Pérez invited Jackie Martinez, HACM's Section 8 Program Director, to speak about kiosks that were recently purchased which will allow participants of the Section 8 program, the developments in the Rental Assistance Demonstration program (RAD) and the public housing developments to take care of required paperwork in the Section 8 offices, and also out at the developments where they live. The kiosks have

scanners, can communicate directly with staff and access other helpful websites. It is hoped they will ease interactions and increase timeliness of renewals for years. It was suggested that line of sight and security cameras be taken into consideration when deciding placement, which has already been discussed. The first batch has just arrived and the software setup will be taking place in the next few weeks.

Mr. Pérez asked Mr. Hines for an update on the Real Estate Assessment Center (REAC) inspections. HUD has a process to restart inspections in parts of the country based on the pandemic rates. Mr. Hines has not heard of any inspections begun in Wisconsin, but staff is doing some preliminary preparations for when they begin. Separately, there will be some inspections in a few developments, as required for the Low Income Tax Credit Application process. HACM has protocols for our vendors to enter our buildings and communicate with residents to explain their necessity.

Mr. Pérez also spoke of the attached letter from the Wisconsin Women's Business Initiative Corporation (WWBIC) with the latest update from the Make Your Money Talk program. WWBIC and the students were commended for their commitment to the program during these times. Commissioner Diaz noted that statistics like these are testaments to the ways HACM impacts the lives of its residents and the entire Milwaukee community, and encouraged staff to share them widely. Commissioner Lloyd agreed, noting that the effects of HACM on its people are important to share.

Mr. Pérez asked Fernando Aniban, HACM's Chief Financial Officer, to speak about a rebidding for the construction of the two Westlawn Renaissance IV buildings. He spoke of the funding sources for this mixed-finance development, and that HACM and its consultant deemed it best to bid the project again, with Travaux shifting from constructor to owner's representative. If the bids come back as expected, this will be brought to the board at the December meeting.

Mr. Pérez asked Bobbi Marsells, HACM's Assistant Secretary, to provide an update on the Choice Neighborhoods Initiative application around College Court. Ms. Marsells explained that the application is coming together, in large part because of the Near West Side Partners (NWSP), who will lead the Neighborhood component of the application. NWSP and Marquette University have been actively pursuing commitments from many partners in the project. The City of Milwaukee will be the lead applicant, HACM will be the co-applicant and lead the People component, and HACM and a few other developers will partner on the Housing component. The application is due December 16. Mr. Pérez felt it is heartwarming to see all the partners stepping up.

Mr. Pérez noted that Victory Manor was recently recognized by the U.S. Green Building Council with an Award of Merit in the category of Innovative Residential Building. Kudos to the Travaux team. Mr. Pérez noted recent articles on the Soldiers Home and added that in early 2021, staff will begin efforts to populate the building.

Chair Wagner commended Crystal Reed-Hardy, HACM's Human Resources Director, a recipient of the Business Journal's Human Resources Award, noting her work above and beyond. He also wished any veterans a good Veteran's Day and thanked them for their service. Chair Wagner also wished the Commissioners and staff a safe and happy Thanksgiving.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 2:56 p.m. Commissioner Lloyd seconded the motion. There being no

objections, the motion carried.

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