



City of Milwaukee

P.O. Box 324
Milwaukee, WI 53201-0324

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Ricardo Diaz, Brooke VandeBerg, and Susan Lloyd

Wednesday, September 15, 2021

1:30 PM

Virtual Mtg Call-in: 1-866-899-4679

Access Code: 690-980-213#

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 1:34 p.m.

Roll Call

Present: 5 - Diaz, Wagner, Reed Daniels, VandeBerg, 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. [R13255](#) Approval of the minutes of the regular meeting held on August 11, 2021

Sponsors: THE CHAIR

Attachments: [August 11, 2021 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 - Reed Daniels, Diaz, Wagner, VandeBerg, and Lloyd

No: 0

2. [R13256](#) Resolution approving the purchase by HACM of the land located at 301 South 70th Street from the City of Milwaukee for \$1.00

Sponsors: THE CHAIR

Attachments: [HACM-City Lease of 307 \(301\) S 70th St](#)
[Jeanne Dawson Memo re Purchase of 301 S 70th St](#)

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 - Reed Daniels, Diaz, Wagner, VandeBerg, and Lloyd

No: 0

3. [R13257](#) Resolution approving the purchase by HACM of the land located at 7201 West Oklahoma Avenue from the City of Milwaukee for \$1.00

Sponsors: THE CHAIR

Attachments: [HACM-City Lease of 7201 W Oklahoma Ave](#)
[Jeanne Dawson Memo re Purchase of 7201 W Oklahoma Ave](#)

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 - Reed Daniels, Diaz, Wagner, VandeBerg, and Lloyd

No: 0

B. REPORTS AND DISCUSSION ITEMS

1. [R13258](#) Public Hearing on the proposed Significant Amendment to the 2021 Housing Authority of the City of Milwaukee Agency Plan regarding additional financing options

Sponsors: THE CHAIR

Attachments: [HACM 2021 Agency Plan - Statement of Significant Amendment](#)
[2021 HACM Agency Plan - Amendment September 2021](#)
[Resident Advisory Board \(RAB\) Comments on Amendment to the 2021 Agency Plan De Minimis](#)

Patricia Dee, HACM's Administrative Services Supervisor, gave a brief overview of the item to be presented at the public hearing and 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 proposed amendments to the Housing Authority's 2021 Agency Plan. Ms. Dee explained a draft of the plan is available for review at the central office located at 809 North Broadway and the Housing Authority of the City of Milwaukee's website at www.hacm.org.

Kaylin Nuss, Director of Asset Management, offered explanatory information about the item.

Commissioner Diaz made a motion to open the public hearing on the significant amendment to the 2021 HACM Agency Plan. Commissioner Daniels seconded the motion, and it carried.

No member of the public asked to speak on this item.

Commissioner Diaz made a motion to close the public hearing on the HACM Agency Plan. Commissioner Lloyd seconded the motion, and it carried.

2. [R13259](#)

Public Hearing for the Housing Authority of the City of Milwaukee's 2022 Agency Plan for the purpose of receiving comments as required by the U. S. Department of Housing and Urban Development

Sponsors: THE CHAIR

Attachments: [HACM 2022 Agency Plan Draft](#)
[Resident Advisory Board \(RAB\) Comments on 2022 Agency Plan](#)

Patricia Dee, HACM's Administrative Services Supervisor, gave a brief overview of the item to be presented at the public hearing and 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 submission to the U.S. Department of Housing and Urban Development of the 2022 Agency Plan. Ms. Dee explained a draft of the plan is available for review at the central office located at 809 North Broadway and the Housing Authority of the City of Milwaukee's website at www.hacm.org.

Kaylin Nuss, Director of Asset Management, offered explanatory information about the item.

Commissioner Diaz made a motion to open the public hearing on the 2022 HACM Agency Plan. Commissioner Daniels seconded the motion, and it carried.

Hope Lloyd and Julie Alexander of Independence First commented on a need for an increased quantity of subsidized housing with good accessibility for people with disabilities.

Kori Schneider-Peragine and Wendy Hamilton of the Milwaukee Metropolitan Fair Housing Council and partners in the Opportunity MKE Pilot program, commented on the importance of deconcentrating vouchers to reduce racial disparities and to allow for higher opportunities in communities beyond the inner city.

Tammy Noel, a Section 8 recipient, spoke about voucher amounts not being high enough to allow participants to move out of the inner city and away from concentrated violence.

Theresa Gabriel, an attorney at Legal Action of Wisconsin, commented on concerns regarding the eligibility, rent history and written notice requirements and how these might impact Section 8 recipients in a negative manner.

Commissioner Diaz commented that some of these were long term issues that stemmed from requirements placed upon public housing authorities.

Commissioner Lloyd stated it might be useful to have feedback from evaluators of the pilot program to hear about the strengths and weaknesses in Milwaukee's demonstration versus the other cities in which the program is being piloted.

Cornelius Sawyer, a member of the Highland Gardens Resident Organization, raised concerns regarding residents not being informed of the information from the partners or the changes to the Agency Plan budget and how it would affect them. He also expressed a concern about a lack of monies and recourse if a tenant must move due to an emergency or poor condition of a rental unit.

Commissioner Diaz made a motion to close the public hearing on the HACM Agency Plan. Commissioner Lloyd seconded the motion, and it carried.

3. [R13260](#)

Resolution approving the submission of a proposed Significant Amendment to the 2021 Housing Authority of the City of Milwaukee Agency Plan regarding additional financing options

Sponsors: THE CHAIR

Attachments: [HACM 2021 Agency Plan - Statement of Significant Amendment](#)
[2021 Agency Plan - Amendment September 2021](#)
[Resident Advisory Board \(RAB\) Comments on Amendment to the 2021 Agency Plan De Minimis](#)

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

Aye: 5 - Reed Daniels, Diaz, Wagner, VandeBerg, and Lloyd

No: 0

4. [R13261](#)

Resolution approving the submission of the Housing Authority of the City of Milwaukee's 2022 Agency Plan to the U. S. Department of Housing and Urban Development

Sponsors: THE CHAIR

Attachments: [HACM 2022 Agency Plan Draft](#)
[Resident Advisory Board \(RAB\) Comments on 2022 Agency Plan](#)

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 - Reed Daniels, Diaz, Wagner, VandeBerg, and Lloyd

No: 0

5. [R13262](#) Presentation regarding changes to the agenda format and the schedule for regularly occurring items

Sponsors: THE CHAIR

Attachments: [HACM Work Plan for the Agenda](#)

Fernando Aniban presented the proposed changes to the format and order of agenda items. Mr. Aniban said that upon approval he expected full implementation by the beginning of 2022.

Commissioners discussed the proposed format changes and made suggestions. Recommendations included moving the Executive Director's report to immediately follow the Consent Agenda and including a report from the Board Chair as the third agenda item.

6. [R13241](#) Election of the Chair

Sponsors: THE CHAIR

Chair Mark Wagner thanked the Board for his re-election, expressing his appreciation for the ability and honor of serving them and the organization. Mr. Wagner looked forward to and invited continued feedback regarding the organization's growth and structure.

Commissioner Diaz made a motion to open the nominations for the office of Chair and Commissioner VandeBerg seconded. Commissioner Diaz made a motion to nominate Mark Wagner for Chair and Commissioner Lloyd seconded the motion. There being no further nominations, Commissioner Diaz made a motion to close the nominations for the office of Chair, and Commissioner VandeBerg seconded the motion. This nomination PREVAILED by the following vote:

Aye: 4 - Reed Daniels, Diaz, VandeBerg, and Lloyd

No: 0

Abstain: 1 - Wagner

7. [R13242](#) Election of the Vice-Chair

Sponsors: THE CHAIR

Commissioner Sherri Daniels was newly elected Vice Chair. Ms. Daniels thanked Commissioner Diaz for the nomination and the Board for their vote as it gives her an opportunity to represent the Board in a different capacity.

Commissioner Diaz made a motion to nominate Sherri Daniels for Vice-Chair and Commissioner Lloyd seconded the motion. There being no further nominations, Commissioner Diaz made a motion to close the nominations for the office of Chair, and Commissioner VandeBerg seconded the motion. This nomination PREVAILED by the following vote:

8. [R13263](#) Report from the Acting Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update](#)
[Ald. Murphy letter to HACM re: ARPA](#)
[HACM CNI ARPA Response to Ald. Murphy](#)
[HACM CNI ARPA Response to Ald. Murphy Attachments](#)
[FOH Transition Letter - Sept. Board Update 9-14](#)
[HACM ACTS Parntership Graphic](#)
[HACM ACTS Financing Graphic](#)
[HACM-ACTS Homeownership Update](#)

Willie Hines presented the attached items which included providing a summary of the Housing Authority of the City of Milwaukee's American Rescue Plan Act request efforts.

Jeanne Dawson, Program Specialist, presented an update on the ACTS Homeownership program, per the attached items.

Adjournment

There being no further business, Commissioner Lloyd made a motion to adjourn the meeting at 3:00 p.m. Commissioner Diaz 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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