



## Legislation Details (With Text)

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<b>On agenda:</b>	12/15/2016	<b>Final action:</b>	12/15/2016
<b>Effective date:</b>			
<b>Title:</b>	Resolution approving the Fiscal Year 2017 Operating Budgets that include the Low Rent Public Housing Program, Section 8 Program, Berryland, Northlawn and Southlawn developments, Central Office Cost Center and Homeownership Programs		
<b>Sponsors:</b>	THE CHAIR		
<b>Indexes:</b>			
<b>Attachments:</b>	1. 121516_2017 Consolidated Budget.pdf, 2. 121516_2017 Budget Summaries.pdf, 3. 121516_2017 LRPH Budget.pdf, 4. 121516_2017 BNS Budget.pdf, 5. 121516_2017 RAP Budget.pdf, 6. 121516_2017 COCC Budget.pdf, 7. 121516_2017 Homeownership Budget.pdf		

Date	Ver.	Action By	Action	Result	Tally
12/15/2016	0	HOUSING AUTHORITY	ADOPTED	Pass	7:0

R\_12829

Original

The Chair

Resolution approving the Fiscal Year 2017 Operating Budgets that include the Low Rent Public Housing Program, Section 8 Program, Berryland, Northlawn and Southlawn developments, Central Office Cost Center and Homeownership Programs

WHEREAS, the Secretary-Executive Director is required to submit an annual operating budgets for the HACM's Low Rent Public Housing program, Section 8 Housing Choice Voucher program, Homeownership program, Non-subsidized Affordable Housing program (aka Berryland, Northlawn and Southlawn developments), and Central Office Cost Center for approval by the board; and

WHEREAS, the Housing Authority of the City of Milwaukee owns and manages 3,557 rental units under the federally-funded low rent public housing program; and

WHEREAS, the Secretary-Executive Director is required by regulations promulgated by the U. S. Department of Housing and Urban Development to develop property-based budgets and funding allocations consistent with the requirements of the Final Rule 79FR 54983 published in the Federal Register on 9/19/2005 as amended by PIH Notice 2006-14(HA); and

WHEREAS, the Secretary-Executive Director recommends that a total budget of \$21,465,772 including the extraordinary maintenance items of \$485,381 to be funded out of the Capital Fund Program be approved for Fiscal Year 2017; and

WHEREAS, the Secretary-Executive Director recommends that the property-based budgets for all Asset Management Property (AMP) groupings be approved; and

WHEREAS, the Housing Authority of the City of Milwaukee (HACM) administers the federally funded Section 8 Housing Choice Voucher Program which serves more than 6,200 families; and

WHEREAS, the Secretary-Executive Director recommends an administrative budget for the year 2017 of \$3,314,623 for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the Housing Authority of the City of Milwaukee (HACM) administers a Homeownership Program; and

WHEREAS, the Secretary-Executive Director recommends a Homeownership Program budget of \$138,157 for the 2017 Fiscal Year; and

WHEREAS, the Housing Authority of the City of Milwaukee owns and manages 978 rental units of non-subsidized rental housing; and

WHEREAS, the Secretary-Executive Director has submitted a proposed operating budget of \$5,923,647 (including debt service & replacement reserve) for fiscal year 2017 for the Berryland, Northlawn and Southlawn non-subsidized rental housing developments; and

WHEREAS, the Secretary-Executive Director is required by federal regulations to submit an annual operating budget for the Central Office Cost Center covering various support services necessary to administer its housing programs; and

WHEREAS, the Secretary-Executive Director confirms that management, asset management, bookkeeping, other fee income and unrestricted reserve will be available to support the Central Office Cost Center; and it

WHEREAS, the Secretary-Executive Director recommends a Central Office Cost Center budget of \$9,313,192 for the 2017 Fiscal Year; and

WHEREAS, the HACM's operating budgets includes an amount of 3 percent of total salary budget to fund for performance based salary adjustment to be given to all eligible direct HACM employees to be determined by the Secretary-Executive Director; and

WHEREAS, as part of the continued implementation of performance based salary structure, management plans to allocate incentive pay of up to 3 percent of the total salary budget subject to funding availability to be determined at the end of 2017; and

WHEREAS, the Secretary-Executive Director confirms that funding subject to federal appropriations for operating subsidy has been included in the 2017 budget to support HACM's continued participation, including related travel, in the following professional organizations: American Planning Association (APA), Council for HOPE VI and Mixed Finance, Council of Large Public Housing Authorities (CLPHA), Green Roofs for Healthy Cities, Housing Authority Insurance Group (HAIG), Congress on New Urbanism (CNU), Housing Development Law Institute (HDLI), HUD/HHS Elderly Housing Initiative, Midwest Assisted Housing Management Association (MAHMA), National Association of Housing and Redevelopment Officials (NAHRO), National Historic Trust, National Housing & Rehabilitation Association (NH&RA), National Housing Coalition (NHC), National League of Cities, Project for Public Spaces, The Corps Network, United States Green Building Council (USGBC), Urban Land Institute (ULI), Wisconsin Association of Housing Authorities (WAHA), Wisconsin Green Building Alliance (WGBA), YouthBuild USA, National Association of Pest Management (NAPM), Wisconsin Pest Control Association (WPCA); now therefore be it

RESOLVED, by the Housing Authority of the City of Milwaukee that the operating budgets for its Low Rent Public Housing program, Section 8 Housing Choice Voucher program, Home Ownership program, Non-subsidized Affordable Housing program (aka Berryland, Northlawn and Southlawn developments), and Central Office Cost Center for fiscal year is hereby approved; and, be it

FURTHER RESOLVED, that the Secretary-Executive Director is hereby authorized to fill all direct Housing Authority positions funded in the year 2017 HACM's entity-wide budget; and fill unfunded positions as funding becomes available and, be it

FURTHER RESOLVED, that the Secretary-Executive Director is hereby authorized to implement the performance based salary adjustment to all eligible direct HACM employees effective as of pay period 1 and, be it

FURTHER RESOLVED, that the Secretary-Executive Director is hereby authorized to disburse incentive pay, if any, in accordance with the HACM's Performance & Appraisal System and Variable Pay Incentive Plan Policy; and, be it

FURTHER RESOLVED, that training and travel related to the professional organizations funded in the HACM's 2017 operating budgets be and is hereby approved.

Kaylin Nuss  
December 6, 2016