



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

SHERRI L. DANIELS, Chair
Brooke VandeBerg, Vice Chair
Darian Luckett, Irma Yopez Klassen, and Karen Gotzler

Thursday, November 21, 2024

1:30 PM

Hillside Family Resource Center
1452 North 7th Street, Milwaukee, WI 53205

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

Roll Call

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. [R13515](#) Approval of the minutes of the regular meeting held on October 9, 2024
Attachments: [October 9, 2024 Meeting Minutes](#)
2. [R13516](#) Approval of the minutes of the special meeting held on October 11, 2024
Attachments: [October 11, 2024 Special Meeting Minutes](#)
3. [R13517](#) Approval of the minutes of the special meeting held on October 30, 2024
Attachments: [October 30, 2024 Special Meeting Minutes](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13518](#) Resolution approving initial policy and practices regarding Public Listening Sessions held during HACM Board Meetings
Attachments: [Listening Session Rules](#)
2. [R13519](#) Resolution regarding oversight and authority by the Board of Commissioners for the Housing Authority of the City of Milwaukee over the duties, responsibilities, performance evaluation, and compensation for the Secretary-Executive Director

3. [R13520](#) Presentation of options related to the Board's oversight of the Secretary-Executive Director's duties and compensation
4. [R13521](#) Presentation of an option to evaluate the Secretary-Executive Director for 2024
5. [R13505](#) Resolution approving the submission of the significant amendment to the Capital Fund Program (CFP) Five-Year Action Plan for the period 2023 to 2027 to the U. S. Department of Housing and Urban Development
Attachments: [Updated CFP Five-Year Action Plan - Changed Rows Highlighted](#)
[Updated CFP Five-Year Action Plan](#)
[CFP Five-Year Plan Summary by AMP](#)
6. **The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(g) Wis. Stats., to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, and, with regard to agenda items (B)(2) to (4), pursuant to Sections 19.85(1)(b) and (c) to consider dismissal, demotion, discipline, employment, promotion, compensation or performance evaluation data of a public employee over which the Board has jurisdiction or exercises responsibility. The Board may then reconvene in open session concerning any such item following the Closed Session.**
7. [R13524](#) Resolution readopting, approving and ratifying prior Housing Authority resolutions
Attachments: [R13282 01-12-22](#)
[R13283 01-12-22](#)
[R13284 01-12-22](#)
[R13285 01-12-22](#)
[R13286 01-12-22](#)
[R13289 02-09-22](#)
[R13290 02-09-22](#)
[R13291 02-09-22](#)
[R13292 02-09-22](#)
[R13296 02-09-22](#)
[R13315 04-13-22](#)
[R13316 04-13-22](#)
[R13317 04-13-22](#)
[R13318 04-13-22](#)
[R13319 04-13-22](#)
[R13328 07-13-22](#)
[R13329 07-13-22](#)

[R13331 07-13-22](#)

[R13332 07-13-22](#)

[R13333 07-13-22](#)

[R13334 07-13-22](#)

[R13335 07-13-22](#)

[R13336 07-13-22](#)

[R13439 12-13-23](#)

[R13440 12-13-23](#)

[R13441 12-13-23](#)

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[R13468 04-10-24](#)

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[R13475 04-10-24](#)

[R13476 04-10-24](#)

[R13477 04-10-24](#)

[R13478 04-10-24](#)

[R13480 05-08-24](#)

[R13481 05-08-24](#)

[R13482 05-08-24](#)

[R13483 05-08-24](#)

[R13484 05-08-24](#)

[R13487 07-10-24](#)

[R13488 07-10-24](#)

[R13489 07-10-24](#)

[R13490 07-10-24](#)

[R13499 09-11-24](#)

8. [R13523](#) Report from the Secretary-Executive Director

Attachments: [Development Activities Status Report](#)

[Summary of HCV CAP Progress](#)

[Rent Assistance Program Update](#)

[Monthly Recovery Report](#)

[Public Housing Occupancy & Work Order Reports](#)

[Affordable Housing Occupancy & Work Order Reports](#)

[Market Rate Occupancy & Work Order Reports](#)

Adjournment

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, Marquette Treadway at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.

Be hereby notified that three (3) members of the Crucible, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on both boards. While a quorum of the Crucible, Inc. Board may be present at the HACM meeting, they will not exercise the responsibilities, authority, or duties vested in the Crucible, Inc. Board of Directors.