



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

Irma Yopez Klassen, Jackie Burrell, and Ald. Sharlen Moore

Wednesday, January 8, 2025

4:00 PM

City Hall, Room 301-A

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. [R13547](#) Approval of the minutes of the special meeting held on December 9, 2024
Attachments: [December 9, 2024 Special Meeting Minutes](#)
2. [R13548](#) Approval of the minutes of the regular meeting held on December 11, 2024
Attachments: [December 11, 2024 Annual Meeting Minutes](#)
3. [R13549](#) Approval of the minutes of the special meeting held on December 19, 2024
Attachments: [December 19, 2024 Special Meeting Minutes](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13539](#) Resolution approving HACM's 2025 Fiscal Operating Budgets that include the Consolidated Budget, the Central Office Cost Center, the Section 8 Housing Choice Voucher Program, the Berryland, Northlawn, and Southlawn (unsubsidized affordable housing) developments, the Public Housing Program, and Low Income Housing Tax Credit Housing (Affordable Housing) Projects
Attachments: [2025 Summary of the Operating Budget](#)
[2025 Consolidated Budget](#)

[2025 COCC Operating Budget Comparison Report](#)

[2025 Affordable LLC Op Budget-CR-FA](#)

[2025 Public Housing Operating Budget Comparison Report](#)

[2025 RAP Budget](#)

[2025 VETS Operating Budget Comparison Report](#)

[2025 Resident Advisory Board - Budget Responses](#)

2. [R13550](#) Discussion of the potential timeline, process and criteria to be used to select the next Secretary-Executive Director
3. [R13551](#) Discussion of the process for the development of the performance goals, evaluations and the compensation for the Secretary-Executive Director
4. [R13552](#) Resolution approving and authorizing additional signatories to the bank accounts of various LLCs where the Housing Authority of the City of Milwaukee holds ownership interest
5. [R13555](#) Resolution approving and authorizing additional signatories to the Bank and Financial Accounts of the Housing Authority of the City of Milwaukee
6. [R13553](#) Resolution approving the following staff to sign documents on behalf of the Housing Authority of the City of Milwaukee
7. [R13554](#) Report from the Acting Secretary-Executive Director

Attachments: [Summary of HCV CAP Progress](#)

[Development Crime Report](#)

[Rent Assistance HCV & PBV Program Update](#)

[Monthly Recovery Report](#)

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

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

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

8. **The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session**

9. [R13556](#) Public Listening Session

Persons who wish to comment may do so in person or via the internet. The Listening Session is an opportunity for the public to provide input to the Board, for the Board to receive that information for consideration.

Those wishing to speak in person should register in-person at the meeting and will be called in the order in which they signed up. As a courtesy to

others, all speakers will be limited to speak for two minutes.

Those wishing to provide written comment in person may provide the comments to the staffer who is also registering speakers.

Those wishing to provide comment via the internet must do so prior to 11am the day of the Board Meeting, by visiting the City's eComment system by accessing this agenda, once made available, at <http://milwaukee.legistar.com/calendar>. After 11am the day of the Board Meeting, no further comment will be able to be taken via the internet for the meeting.

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.