



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 and Irma Yopez Klassen

Wednesday, August 14, 2024

1:30 PM

Link: <https://meet.goto.com/197683037>

Virtual Call-in: (866) 899-4679

Access Code: 197-683-037#

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. [R13492](#) Approval of the minutes of the regular meeting held on July 10, 2024

Attachments: [Meeting Minutes for July 10, 2024](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13493](#) Presentation of the Second Quarter Financial Reports for the period ending June 30, 2024

Attachments: [Second Quarter Financials Ending 6/30/24 - Discussion Points](#)

[Second Quarter Financials Ending 6/30/24 - Presentation](#)

2. [R13494](#) Resolution approving the Housing Authority of the City of Milwaukee to take all actions necessary in connection with the rehabilitation and restructuring of Highland Gardens including serving as Guarantor for all loans and tax credit investments related thereto and as Developer for Highland Gardens

Attachments: [Highland Gardens Development LLC Resolution 4882-5339-9252.7](#)

[Highland Park Development LLC Resolution 4891-5235-3492.11](#)

3. [R13495](#) Resolution approving the submission of a disposition application by the Housing Authority of the City of Milwaukee to the Special Applications Center of the U.S. Department of Housing and Urban Development for the sale of the vacant lots located at 1237 and 1243 North 13th Street to the Guest House Homeless Shelter for Fair Market Value
Attachments: [Section 18 Demolition/Disposition Application \(DDA\) Sale Process](#)
[Disposition of 1237 -1243 N 13th St_Guest House Narrative](#)
[Disposition of 1237 - 1243 N 13th St_Notes on 2nd Ward Cemetery](#)
[Map Site of 1237-1243 N 13th St - 5.5](#)
4. [R13496](#) Resolution approving the submission to the City of Milwaukee of a change to the zoning of 421 East Locust Street from residential to local business (LB2)
Attachments: [Kinship RFP - Dispo Planning](#)
[Kinship Presentation](#)
5. **The Board may receive a motion to convene in closed session pursuant to Section 19.85(1) (e) Wis. Stats. to confer with a representative of counsel regarding deliberations or negotiations about the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Board may then reconvene in open session concerning any such item following the Closed Session.**
6. [R13497](#) Resolution authorizing the Housing Authority of the City of Milwaukee to enter into contract negotiations with CVR Associates, Inc. and Quadel Consulting and Training, Inc. for the management and operation of the Housing Choice Voucher program
Attachments: [Summary of RFP Analysis and Recommendation re HCV Mgmt and Operation](#)
[Extract from RFP -58115 HCV Administrative Services - Evaluation Process](#)
7. [R13498](#) Report from the Secretary-Executive Director
Attachments: [Rent Assistance Program Update](#)
[CLPHA THUD FY 25 Funding](#)
[Article- Mayor's Design Awards - Maple & Hickory at Westlawn](#)
[Public Safety Update](#)
[Training Updates](#)
[Monthly Recovery Report Data July metrics](#)
[Public Housing Occupancy & Work Order Reports 7-24](#)
[Affordable Housing Occupancy & Work Order Reports 7-24](#)
[Market Rate Housing Occupancy & Work Order Reports 7-24](#)

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.