



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, December 13, 2023

1:30 PM

City Hall, Room 301-B

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. [R13439](#) Approval of the minutes of the regular meeting held on November 8, 2023

Attachments: [November 8, 2023 Meeting Minutes](#)

2. [R13440](#) Resolution approving the third quarter 2022 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$232,102.67

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2022 to September 30, 2022. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Attachments: [2022 - 3rd QTR Low Income PH Write-Off Analysis Report](#)

3. [R13441](#) Resolution approving the third quarter 2022 write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$19,043.31

This resolution will authorize the write-off of delinquent former resident

accounts for the period July 1, 2022 to September 30, 2022. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2022 - 3rd QTR SNB Write-Offs Analysis Report](#)

4. [R13442](#) Resolution approving the fourth quarter 2022 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$374,575.99

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2022 to December 31, 2022. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2022 - 4th QTR Low-Income PH Write-Off Analysis Report](#)

5. [R13443](#) Resolution approving the fourth quarter 2022 write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$196,147.07

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2022, to December 31, 2022. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2022 - 4th QTR SNB Write-Off Analysis Report](#)

6. [R13444](#) Resolution approving the first quarter 2023 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$348,630.01.

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2023 to March 31, 2023. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2023 - 1st QTR Low Income PH Write-Off Analysis Report](#)

7. [R13445](#) Resolution approving the first quarter 2023 write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$69,201.20

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2023 to March 31, 2023. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2023 - 1st QTR - BNS Write-Offs Analysis Report](#)

8. [R13446](#) Resolution approving the second quarter 2023 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$115,176.27

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2023 to June 30, 2023. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2023 - 2nd QTR Low Income PH Write-Offs Analysis Report](#)

9. [R13447](#) Resolution approving the second quarter 2023 write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$78,007.67

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2023 to June 30, 2023. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Attachments: [2023 - 2nd QTR SNB Write-Off Analysis Report](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13448](#) Resolution approving HACM's 2024 Fiscal Operating Budgets that include the Berryland, Northlawn and Southlawn (Unsubsidized affordable housing) developments, the Public Housing Program, the Central Office Cost Center, and the Affordable Housing developments (including Tax Credit properties)

The Secretary-Executive Director is required to submit an annual operating budget for approval by the Board.

Attachments: [2024 Budget Summaries](#)

[2024 Consolidated Budget](#)

[2024 Central Office COCC Operating Budget](#)

[Dec 11, 2023 HUD Ltr to HACM re: 2024 Section 8 Operating Budget](#)

[2024 Section 8 WorkPlan 2024](#)

[2024 Budget with Additional Scenario Analysis](#)

[2024 Unsubsidized Housing BNS Operating Budget](#)

[2024 Public Housing Operating Budget](#)

[2024 Affordable -Consolidated LLC Budget Comparison](#)

2. [R13449](#) Resolution approving an award of contract to Professional Service Industries Inc. dba Intertek-PSI (Waukesha, WI) for hazardous materials and environmental hazards management consulting services at various sites in an amount not to exceed \$500,000 (Official Notice 58117)
Attachments: [IFB Bid Tab 58117 Professional Services Industries Inc. dba Intertek-PSI](#)
3. [R13450](#) Resolution appointing Board members and approving Articles of Incorporation and Bylaws for Convent Hill 202 Holdings, Inc
Attachments: [Articles of Incorporation - Convent Hill 202 Holdings Inc.](#)
[Bylaws - 34687503.6 Convent Hill 202 Holdings Inc](#)
4. [R13451](#) Resolution approving a Cooperation Agreement - Contract for receipt of furnishing of services, materials, and equipment between the Housing Authority of the City of Milwaukee and Convent Hill 202 Holdings, Inc.
Attachments: [Cooperation Agreement HACM and Convent Hill 202 Holdings Inc.](#)
5. [R13452](#) Resolution approving the assignment of a Real Estate and Membership Interest Purchase Agreement from the Housing Authority of the City of Milwaukee to Convent Hill 202 Holdings, Inc.
6. [R13453](#) Resolution authorizing the Secretary-Executive Director to resolve certain claims and litigation, and directing the development of recommended litigation procedures
7. [R13454](#) Resolution approving the submission by the Housing Authority of the City of Milwaukee to the U.S. Department of Housing and Urban Development of a Disposition Application for the sale of the vacant land at 421 East Locust Street for the fair market value of \$500,000
Attachments: [421 East Locust Vacant Land map site and photo](#)
[5.6 Description DDA0012596](#)
[Project 5.11 Proceeds DDA0012596](#)
8. [R13455](#) Resolution approving the amended Low-Income Dwelling Lease and Grievance Procedures for the Housing Authority of the City of Milwaukee
Attachments: [Summary of Significant Changes to PH Lease and Grievance Procedures](#)
[Low-Income Dwelling Lease- All Changes Accepted](#)
[Low-Income Dwelling Public-Redline](#)
[LI Dwelling Lease Resident Grievance Procedures](#)
[LI Dwelling Lease Memo to Public Housing Residents](#)

9. [R13456](#) Motion to approve the proposed 2024 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee
Attachments: [2024 HACM Board Schedule](#)
10. [R13457](#) Report from the Secretary-Executive Director
Attachments: [Rent Assistance Program - Status of HUD Review](#)
[Tenant Contacts Public Housing Master](#)
[Tenant Contacts Affordable Housing Master](#)
[Tenant Contacts Market Rate Master](#)
[Tenant Contacts HCV All Certification Specialists](#)
[Tenant Contacts PBV All Certification Specialists](#)
[Recovery Plan Monthly Update](#)
[Low-Income Public Housing Occupancy Report](#)
[Affordable Housing Occupancy Report](#)
[Market Rate Occupancy Report](#)

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.