



# City of Milwaukee

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

## Meeting Minutes

### HOUSING AUTHORITY

**MARK WAGNER, CHAIR**

**Sherri L. Daniels, Vice Chair**

**Ald. Milele Coggs, Darian Luckett, Brooke VandeBerg, and  
Irma Yepez Klassen**

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Wednesday, October 12, 2022

1:30 PM

Conference Call-in: (877) 309-2073

Access Code: 379-829-309#

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**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.**

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=1003743&GUID=15DC086D-2D90-4D3B-950F-09CE27675DA3&Options=info|&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA coordinator, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

#### Call to Order

*Meeting called to order at 1:32p.m.*

#### Roll Call

**Present:** 5 - Wagner, Reed Daniels, VandeBerg, Yepez Klassen, Luckett

**Excused:** 1 - Coggs

#### 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. [R13349](#) Approval of the minutes of the regular meeting held on September 15, 2022

**Sponsors:** THE CHAIR

**Attachments:** [HACM September 2022 Minutes](#)

**A motion was made by Darian Luckett, seconded by Sherri Reed Daniels, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Wagner, Reed Daniels, VandeBerg, Yepez Klassen, and Luckett

**No:** 0

**Excused:** 1 - Coggs

## B. REPORTS AND DISCUSSION ITEMS

1. [R13350](#) Resolution approving the submission of the Housing Authority's 2023 Agency Plan and the 2023-2027 5-Year Capital Fund Plan to the U. S. Department of Housing and Urban Development

**Sponsors:** THE CHAIR

**Attachments:** [2023 Agency Plan and Small Attachments](#)  
[2023 ACOP](#)  
[2023 Admin Plan](#)  
[Capital Fund 2023-2027 5 Year Plan](#)  
[Low Income Dwelling Lease](#)  
[Public Housing Resident Handbook](#)

*Original title read: Resolution approving the submission of the Housing Authority of the City of Milwaukee's 2023 Agency Plan, the Public Housing Resident Lease, the Public Housing Resident Handbook, the Grievance Procedures and the 2023-2027 5-year Capital Fund Plan to the U.S. Department of Housing and Urban Development*

**A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be AMENDED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Wagner, Reed Daniels, VandeBerg, Yepez Klassen, and Luckett

**No:** 0

**Excused:** 1 - Coggs

*Ken Barbeau, HACM's Chief Operating Officer of Program Services, summarized the changes in the Housing Authority of the City of Milwaukee's 2023 Agency Plan and the 2023-2027 5-year Capital Fund Plan included in the agenda. There were no questions or comments from the Board. Mr. Hines thanked the staff for offering a compassionate ear to the residents and for their hard work.*

**A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Wagner, VandeBerg, Yepez Klassen, and Luckett

**No:** 0

**Excused:** 1 - Coggs

**Abstain:** 1 - Reed Daniels

**2. [R13351](#) Report from the Secretary-Executive Director**

**Sponsors:** THE CHAIR

**Attachments:** [Recovery Plan Monthly Update](#)  
[Low Income Public Housing Occupancy Rate](#)  
[Affordable Housing Occupancy Rate](#)  
[Market Rate Housing Occupancy Rate](#)

*Willie L. Hines, Jr. HACM's Secretary-Executive Director, asked Greg Anderson, Vice President of Asset Management, to present the monthly occupancy update as well as a report on the low income, market rates and LLC sites. Mr. Anderson summarized the documents included on the agenda and answered Commissioner questions about unit turnaround time for vacant units and the shortage of materials and staff. Lastly, Mr. Anderson reported that the Beech building at Westlawn is at 100% occupancy. This is due to the partnership with Kids Aging Out of Foster Care, a program of the Department of Children and Family Services, in combination with outside sources, who provided referrals to the Section 8 program.*

*Jaqueline Martinez, HACM's Program Director for Section 8, gave a summary on the Fair Market Rent (FMR) metrics and how the U.S. Department of Housing and Urban Development (HUD) establishes those rent amount standards. Ms. Martinez reported that HUD released a waiver that will allow FMR to increase to 120% due to the needs of the communities in the Wisconsin area, which will allow families a greater ability to obtain housing not only in the inner city, but also in areas of opportunity throughout Milwaukee County. This also means that staff will be educating prospective landlords on how the Section 8 program works and how they could benefit. Mr. Hines made mention of the importance of the Section 8 program and foresees it continuously growing. Mr. Hines also commented on a site visit with HUD and the Section 8 program, stating that the visit was successful and HUD offered to work with staff on a recovery strategy for the voucher program.*

*Ken Barbeau, HACM's Chief Operating Officer of Program Services, reported that HACM received an Emergency Capital Fund for Safety and Security Grant in the amount of \$250,000. The grant will allow HACM to increase capital items related to security and safety, such as, installing additional cameras.*

*Mr. Hines thanked those newly appointed Commissioners and those who have stayed on and are committed to remain engaged. Staff will be scheduling a session with the Commissioners which will provide the opportunity to learn more about what HACM does and get to know the staff.*

*Chair Wagner commented about the HUD site visit and thanked Vice Chair Daniels for attending. Chair Wagner stated he would like to see quarterly or semi-annual visits with HUD as he enjoyed the exchange of information between Section 8 and HUD.*

**3. 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 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**

*Commissioner Yopez-Klassen motioned to convene in closed session at 1:46 p.m. and Commissioner VandeBerg seconded the motion. There being no objections, the motion carried.*

*Chair Wagner convened the Housing Authority in closed session in pursuant to Section 19.85(1)(g) Wis. Stats. to confer with 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.*

## **Adjournment**

*There being no further business, Vice Chair Daniels made a motion to adjourn the meeting at 2:47 p.m. Commissioner VandeBerg seconded the motion. There being no objections, the motion carried.*

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

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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.