



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Darian Luckett, Brooke VandeBerg, and Irma Yopez Klassen

Wednesday, April 12, 2023

1:30 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. [R13380](#) Approval of the minutes of the regular meeting held on February 8, 2023
Attachments: [HACM Minutes for February 8, 2023](#)
2. [R13384](#) Approval of the minutes of the regular meeting held on March 13, 2023
Attachments: [HACM Minutes for March 13, 2023](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13385](#) Public Hearing for Proposed Amendments to HACM's 2023 Agency Plan regarding General Occupancy Public Housing
Attachments: [2023 Agency Plan Amended - Redline](#)
[2023 Agency Plan Amended - All Changes Accepted](#)
[2023 ACOP Chapter 04 Applications - Redline](#)
[2023 ACOP Chapter 04 Applications - All Changes Accepted](#)
[2023 ACOP Chapter 10 Pets - Redline](#)
[2023 ACOP Chapter 10 Pets - All Changes Accepted](#)
2. [R13386](#) Resolution Approving the Submission of a Proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency

Plan regarding General Occupancy Public Housing

Attachments: [2023 Agency Plan Amended - Redline](#)

[2023 Agency Plan Amended - All Changes Accepted](#)

[2023 ACOP Chapter 04 Applications - Redline](#)

[2023 ACOP Chapter 04 Applications - All Changes Accepted](#)

[2023 ACOP Chapter 10 Pets - Redline](#)

[2023 ACOP Chapter 10 Pets - All Changes Accepted](#)

3. [R13387](#) Resolution approving a professional services contract to the Wisconsin Women's Business Initiative Corporation (WWBIC) to provide financial literacy training and Individual Development Account (IDA) case management services to public housing residents and rent assistance recipients in an amount not to exceed \$420,000

Attachments: [2023 WWBIC Proposal - Financial Literacy Training](#)
4. [R13388](#) Resolution approving a Second Amended and Restated Intergovernmental Cooperation Agreement between the Redevelopment Authority of the City of Milwaukee and the Housing Authority of the City of Milwaukee (Expanded HACM/RACM Activities) to permit the Housing Authority to engage in commercial, retail and other activity and to permit the Redevelopment Authority to take and hold title to Housing Authority Developments

Attachments: [HACM/RACM Intergovernmental Coop Agreement - Redline](#)
[HACM/RACM Intergovernmental Coop Agreement - All Changes Accepted](#)
5. [R13389](#) Resolution approving a Sale, Lease and Reconveyance Agreement for the Housing Authority of the City of Milwaukee Mortgage Properties 2015 Series A&B Bonds

Attachments: [Counsel Opinion-Sale Lease Reconveyance Agreement](#)
[Trust Indenture-Sale Lease Reconveyance Agreement](#)
[Mortgage and Security Agreement-Sale Lease Reconveyance Agreement](#)
[Sale Leases and Reconveyance Agreement HACM 2015 Series AB Bonds-Red](#)
[Sale Lease and Reconveyance Agreement HACM 2015 Series AB Bonds upda](#)
6. [R13390](#) Resolution approving the Intergovernmental Cooperation Agreement between the Housing Authority of the City of Milwaukee and the City of Milwaukee regarding data sharing of information related to elevated blood lead levels

Attachments: [HACM / MHD Intergovernmental Coop Agreement - Redline](#)
[HACM / MHD Intergovernmental Coop Agreement-All Changes Accepted](#)
7. [R13381](#) Resolution approving amendments to the Housing Authority of the City of Milwaukee Bylaws

Attachments: [Bylaws 2023 Changes - Redline](#)

[Bylaws 2023 Changes - All Changes Accepted](#)

8. [R13382](#) Resolution approving the delegation of authority from the Board of Commissioners of the Housing Authority of the City of Milwaukee to the Secretary-Executive Director in regard to employment of personnel
9. [R13391](#) Resolution approving a modification to Housing Authority of the City of Milwaukee's Employee Handbook
Attachments: [HACM Employee Handbook Excerpts Showing Modifications](#)
10. [R13392](#) Report from the Secretary-Executive Director
Attachments: [Recovery Plan Monthly Update March 2023](#)
[Low Income Public Housing Occupancy Report March 2023](#)
[Affordable Housing Occupancy Report March 2023](#)
[Market Rate Occupancy Report March 2023](#)
[HACM Property Management Division REAC Scores 04-06-23 - Final](#)
[HACM Elevators Update](#)
[HACM RAP Board Presentation](#)
[HACM Supportive Services Board Report](#)
[HACM Media Summary](#)
[HACM Staff Training and Development](#)
[Campaign for Grade Level Reading 2023 Honor Roll Award](#)
[Milwaukee Business Journal Real Estate Award Winner-Westlawn 3-23-23](#)

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.