



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, October 9, 2024

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. [R13503](#) Approval of the minutes of the regular meeting held on September 11, 2024
Attachments: [September 11, 2024 Meeting Minutes](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13513](#) Resolution: Commitment by the Board to hold public listening sessions
2. [R13504](#) Resolution approving the submission to the U.S. Department of Housing and Urban Development of the Housing Authority of the City of Milwaukee's Public Housing Authority Five-Year Plan for the period 2025 - 2029 and HACM's 2025 PHA Annual Plan, which includes the Admissions and Continued Occupancy Policy, the Section 8 Administrative Plan, and all other associated documents
Attachments: [2025 - 2029 Five-Year PHA Plan Draft](#)
[2025 Agency Plan Minus ACOP & Admin Plan Draft](#)
[ACOP Draft](#)
[Admin Plan Draft](#)
[ACOP Chapters with Redlines](#)
[Admin Plan with Redlines](#)

3. [R13505](#) Resolution approving the submission of the significant amendment to the Capital Fund Program (CFP) Five-Year Action Plan for the period 2023 to 2027 to the U. S. Department of Housing and Urban Development
Attachments: [Updated CFP Five-Year Action Plan](#)
[Updated CFP Five-Year Action Plan - Changed Rows Highlighted](#)
4. [R13506](#) Resolution approving an award of contract to CVR Associates, Inc. for the management and operation of the Housing Choice Voucher Program
Attachments: [Summary of the Housing Choice Voucher RFP](#)
5. [R13508](#) Resolution approving the sale of real property located at 421 East Locust Street to Kinship MKE, Inc. for a Community Food Center and authorizing the execution and delivery of an Offer to Purchase, a Restrictive Covenant and related documents and instruments
Attachments: [421 East Locust St Milwaukee WI Offer to Purchase - Redline](#)
[Offer to Purchase - Addendum A - 421 East Locust St Kinship MKE](#)
[Restrictive Covenants - 421 East Locust St](#)
6. **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 for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body 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.**
7. [R13510](#) A motion directing HACM staff to prepare a resolution for the November 2024 Board meeting reverting the delegation of the Board's authority over the Secretary-Executive Director's duties and compensation from the Human Resources and other staff of HACM back to the Board
8. [R13511](#) A motion directing HACM staff to develop and present options related to the Board's oversight of the Secretary-Executive Director's duties and compensation.
9. [R13512](#) A motion directing HACM staff to develop and present options to the Board on best practices for the Board to accomplish a performance evaluation of the Secretary-Executive Director before the end of 2024
10. [R13509](#) Report from the Secretary-Executive Director
Attachments: [Summary of HUD's Corrective Action Plan Progress](#)
[Rent Assistance Program Update](#)
[Recovery Plan Monthly Update](#)
[Public Housing Occupancy & Work Order Reports](#)
[Affordable Housing Occupancy & Work Order Reports](#)
[Market Rate Housing Occupancy & Work Order Reports](#)

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.