



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**

Wednesday, August 10, 2022

1:30 PM

Virtual Call-in: 1-877-309-2073

Access Code: 914-719-701#

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=991957&GUID=86CD29A8-11BB-4ED3-A116-CA43296E3C0F&Options=info|&Search=>

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Call to Order

Meeting called to order at 1:33 p.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. [R13337](#) Approval of the minutes of the regular meeting held on July 13, 2022

Sponsors: THE CHAIR

Attachments: [HACM July 2022 Minutes](#)

A motion was made Brooke VandeBerg, seconded by Sherri Reed Daniels, that this Motion be APPROVED This motion PREVAILED by Voice Vote

2. [R13338](#) Resolution approving the rooftop antenna lease at Hillside Terrace with PCS for People Ohio, LLC

Sponsors: THE CHAIR

Staff from the Housing Authority of the City of Milwaukee provided some background information regarding the rooftop resolution at Hillside Terrace. The Commissioners decided the item did not need to be moved into Reports and Discussion Items, so the item was voted upon as part of the Consent Agenda.

A motion was made Brooke VandeBerg, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

B. REPORTS AND DISCUSSION ITEMS

1. [R13339](#) Presentation of the Second Quarter Financial Reports for the period ending June 30, 2022

Sponsors: THE CHAIR

Attachments: [Discussion Points](#)
[Second Quarter Financial Report for Period ending June 30, 2022](#)

Rick Koffarnus, HACM's Director of Finance, presented the financial reports for the Second Quarter of 2022, summarizing the documents included with the agenda. Chair Wagner asked about the percentages listed on the Discussion Points handout and what they represented. Mr. Koffarnus explained the percentages in more detail to Chair Wagner's satisfaction.

2. [R13340](#) 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, welcomed and introduced the two new Commissioners to HACM's Board: Darian Luckett and Irma C. Yépez Klassen. Mr. Hines provided some background information about Commissioners Luckett and Yépez Klassen and an opportunity for each to introduce themselves to the Board.

Commissioner Luckett introduced himself as a Milwaukee native with a passion for assisting in the development and the progress of the city. Commissioner Luckett stated that he looks forward to adding his expertise and experience to help develop solutions and strategies for the agenda Mr. Hines has set before the Board.

Commissioner Yépez Klassen introduced herself as a person whose work has been rooted in the Milwaukee affordable housing and community economic development non-profit sector for over 25 years. Commissioner Yépez Klassen stated her focus has

been on promoting homeownership and the preservation of homeownership and looks forward to working with HACM to help residents.

Mr. Hines introduced the Monthly Recovery Plan Update. Mr. Hines explained the origin of the report as a requirement by the U.S. Department of Housing and Urban Development (HUD) after HACM's occupancy rate fell below 92%. He further explained that modifications to systems and staffing resulted in an improved occupancy rate. While HUD is now satisfied and no longer requires the report, the Board has requested to keep receiving it monthly.

Greg Anderson, Travaux's Senior Asset Manager, summarized the document included with the agenda. Mr. Anderson explained that the occupancy rate is slightly below the target of 98% due to factors including staff shortages, which directly affect the ability to turn around vacant units, and the summer season, when more move-outs occur.

Mr. Anderson presented a Housing Performance Highlight which included a brief summary and metrics on the Low Income-, Affordable- and Market-Rate Housing programs.

Mr. Hines stated that HACM's Maintenance Division may explore modifying HACM's YouthBuild program to train the participants for some more complex custodial and maintenance work needed in HACM's developments. Mr. Hines also mentioned additional job training programs that HACM has previously and could again partner with to both train youth in the trades and improve HACM's properties, such as the Milwaukee Community Service Corps, Milwaukee Christian Center, Northcott Neighborhood House and some others.

Vice Chair Daniels thanked Mr. Hines for the Staff Appreciation Event, stating she had a wonderful time and that she appreciates all the hard work that Mr. Hines and staff do for HACM.

Mr. Hines explained that over the last several years, times have been difficult due to the COVID-19 pandemic and although many at HACM have been personally affected by the pandemic, staff stepped up to continue providing essential services. Senior Staff wanted to tell HACM's employees "Thank you" and that they were appreciated for helping to keep HACM open and operating. Mr. Hines added that recognition of staff's good works also results in improved service to HACM's residents.

Adjournment

There being no further business, Commissioner Luckett made a motion to adjourn the meeting at 2:21 p.m. Chair Wagner seconded the motion. There being no objections, the motion carried.

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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.