



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

SHERRI L. DANIELS, Chair
Brooke VandeBerg, Vice Chair
Darian Luckett and Irma Yopez Klassen

Wednesday, October 11, 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

Meeting called to order at 1:30 p.m.

Roll Call

Present: 4 - Reed Daniels, VandeBerg, Yopez Klassen, Luckett

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. [R13421](#) Approval of the minutes of the regular meeting held on September 13, 2023

Sponsors: THE CHAIR

Attachments: [HACM Minutes for September 13, 2023](#)

A motion was made by Irma C. Yopez Klassen, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Reed Daniels, VandeBerg, Yopez Klassen, and Luckett

No: 0

B. REPORTS AND DISCUSSION ITEMS

- 1. [R13422](#) Resolution approving the submission of the Housing Authority of the City of Milwaukee's 2024 Agency Plan to the U.S. Department of Housing and Urban Development

Sponsors: THE CHAIR

Attachments: [2024 Agency Plan Plus Little Docs Minus ACOP Admin Plan](#)
[2024 ACOP Draft - All Changes Accepted](#)
[2024 ACOP Draft - Redline](#)
[2024 Admin Plan Draft - All Changes Accepted](#)
[2024 Admin Plan Draft - Redline](#)

Ken Barbeau, HACM's Chief Operation Officer- Program Services, summarized two main changes made to the 2024 Agency Plan since the public hearing last month. The first change added 17 comments from a resident and HACM's responses to them. The second change was to the Administrative Plan for the voucher program, which allows participants an additional 30-day extension for a unit search after the 120-day allotment has run out. Commissioners asked about the number of requests for extensions, timeframes for leasing, and unit inspections.

A motion was made by Brooke VandeBerg, seconded by Irma C. Yepez Klassen, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - Reed Daniels, VandeBerg, and Yepez Klassen

No: 0

Abstain: 1 - Lockett

- 2. [R13423](#) Resolution authorizing the adoption of the Pregnant Workers Fairness Act; and Pump Act as additional workplace laws by the Housing Authority of the City of Milwaukee (HACM)

Sponsors: THE CHAIR

Crystal Reed-Hardy, HACM's Chief Human Resources Officer, informed the Board of the Pregnant Workers Fairness Act and Pump Act provided with the agenda. Ms. Hardy stated that HACM had already put into practice the changes outlined in the Act, such as making accommodations at designated areas for nursing mothers to be able to pump milk during business hours.

A motion was made by Brooke VandeBerg, seconded by Irma C. Yepez Klassen, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Reed Daniels, VandeBerg, Yepez Klassen, and Lockett

No: 0

3. [R13426](#) Presentation regarding Wisconsin Act 12, retirement contributions for employees hired on or after January 1, 2024, and R13424, R13427

Sponsors: THE CHAIR

Patricia Dee explained that Fernando Aniban, HACM's Assistant Secretary, Crystal Reed-Hardy, Chief Human Resources Officer, and Julie Wilson, Assistant City Attorney would present an informative summary regarding the next two mutually-exclusive resolutions related to Wisconsin Act 12 and retirement contributions for HACM employees and that Commissioners would then most likely vote for one, but could not vote for both of the following resolutions.

Attorney Wilson stated that the legislation will affect new HACM hires on and after January 1, 2024. She explained that one of the requirements in Act 12 stated that if the City of Milwaukee voted to pass the 2% city sales tax, that one of the conditions would be that the City's pension system would close to new employees at the end of the same year the tax was passed and that going forward new City employees would be enrolled in the State's Wisconsin Retirement System (WRS). For entities like HACM, separate from the City, but currently enrolled in the City's pension plan, they may elect to join WRS, or they may elect to provide some other retirement plan, but the entity must choose one or the other option, as the City's pension fund will be closing to new employees. If WRS would be selected, there is work staff must do before a November 15th WRS deadline.

Fernando Aniban stated that staff recommends adoption of the 401(k) retirement benefits option for all new HACM employees hired on or after January 1, 2024. He explained that the WRS employee contribution would be 6.9%, whereas the employee contribution for the plan currently offered for employees of HACM's subsidiary organizations, Travaux and Crucible, would be 5%.

The Commissioners asked questions about the options. They requested more information comparing the total costs of the options, the number of new employees added in 2024, and the next three to five years, differences in employee's rights to opt in or opt out, and what penalties and fees exist.

A motion was made by Vice Chair VandeBerg, seconded by Commissioner Yopez-Klassen that these Housing Authority resolutions R13424 and R13427 be HELD IN COMMISSION

4. [R13424](#) Resolution authorizing the Housing Authority of the City of Milwaukee (HACM) to institute a defined contribution 401(k) plan for all employees hired on or after January 1, 2024, rather than join the Wisconsin Retirement System at this time.

Sponsors: THE CHAIR

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A motion was made by Brooke VandeBerg, seconded by Irma C. Yopez Klassen, that this Housing Authority Resolution be HELD IN COMMISSION. This motion PREVAILED by the following vote:

Aye: 4 - Reed Daniels, VandeBerg, Yopez Klassen, and Luckett

No: 0

5. [R13427](#) Resolution authorizing the Housing Authority of the City of Milwaukee (HACM) to opt in to the Wisconsin Retirement System for all employees hired as of January 1, 2024

Sponsors: THE CHAIR

Attachments: [Pension - Resolution of Inclusion](#)
[Pension - Designation of Agent](#)

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A motion was made by Brooke VandeBerg, seconded by Irma C. Yopez Klassen, that this Housing Authority Resolution be HELD IN COMMISSION. This motion PREVAILED by the following vote:

Aye: 4 - Reed Daniels, VandeBerg, Yopez Klassen, and Lockett

No: 0

6. [R13425](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Monthly Recovery Report Metrics](#)
[Public Housing Performance Update](#)
[Affordable Housing Performance Update](#)
[Market Rate Housing Performance Update](#)
[Section 8 Monthly Update](#)
[Summary PIH-HCV-Landlord-Lease-Up-Process](#)
[Townhomes at Carver Park Relocation Summary](#)
[Article The Guardian re McCarthy Ousted as US House Speaker 10-3-2023](#)

Greg Anderson, Travaux's Vice President of Asset Management summarized the Monthly Recovery Report Metrics included with the agenda. Mr. Anderson answered questions regarding the moveout survey and work orders.

Jackie Martinez, HACM's Section 8 Program Director, summarized the Section 8 Monthly Update and the Summary PIH-HCV-Landlord-Lease-Up-Process provided with the agenda. Chair Daniels requested a timeframe be added to the flowchart at each stage for staff turnaround. Mr. Barbeau offered to provide the Board with a copy of the resident briefing packet for a better understanding of the leasing process. Mr. Hines also advised the Board that the staff is preparing a resident contact sheet that will be distributed to the Commissioners in addition to the current information.

Willie L. Hines, Jr., HACM's Secretary-Executive Director, shared that the City of Milwaukee Common Council recently passed an ordinance, scheduled to be implemented in 2024 that will allow HACM residents to contact the Department of Neighborhood Services (DNS), for any potential code violations. Mr. Hines stated that HACM supports the ordinance and is looking forward to working with DNS. Commissioners discussed contractual obligations, fees, and how this new ordinance will impact HACM.

Mr. Hines also informed the Board that HACM is working on responses to HUD's audits both from HUD's Milwaukee office and the national Quality Assurance Division (QAD). The Milwaukee HUD office recently sent feedback on the staff's previous response, which the staff is addressing. One response is due on October 15th, and the next is due on November 1st. QAD will be visiting Milwaukee at the end of October to provide any technical assistance that is needed, answer questions, and provide recommendations. Also, HACM has put out a Request For Proposal to expand the third-party vendor services to aid the Section 8 program.

Mr. Hines concluded his report by sharing that HACM had received a dividend check from HAI Group, its insurance and risk control service which will allow HACM to address some pressing issues. He made some closing comments and ended his report.

Chair Daniels thanked the Board for their time and closed the meeting.

Adjournment

There being no further business, Chair Daniels made a motion to adjourn the meeting at 3:30 p.m. Vice Chair VandeBerg seconded the motion. There being no objection, 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, 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.