

Housing Authority of the City of Milwaukee

2021 Annual Board Meeting – Strategic Update



WELCOME

HACM Board of Commissioners

July 14, 2021



HACM Initiatives (2021 – 2025)



Optimize Organizational Structures and Business Processes



Implement Portfolio Repositioning



Transform Westlawn Gardens and Surrounding Neighborhood Through Choice Neighborhood Initiative



Promote Socio-economic and Racial Diversity of the Neighborhoods and Personal Mobility of Residents



Establish and Execute Communication Strategy to Promote a Positive Image of the Housing Authority



Optimize Organizational Structures and Business Processes

- HACM Organization – Hiring Key Executives
- Asset & Property Management Functions
- Section 8 Structure
- Yardi Voyager Optimization
- New Board Agenda Format



Implement Portfolio Repositioning

- Scattered Sites Portfolio Repositioning – through Homeownership and Section 18 Disposition
- RAD Conversion – continued feasibility evaluation
- Hillside Preservation
- Parklawn Preservation



Transform Westlawn Gardens and Surrounding Neighborhood Through Choice Neighborhood Initiative

- Meet CNI Grant Obligation and Expenditure Deadlines
- Continue implementation of CNI Housing Goals
 - Complete RAD Replacement Housing Units
 - Build the Market Rate Rental – co-development partnership
 - Build Home Ownership Phase
- Continue implementation of CNI People Goals
 - Case Management to include relocation, employment, education and other supportive service needs
- Continue oversight of CNI Neighborhood Goals
 - Complete the critical community improvements plan including revolving loan program, façade improvement program and place making activities

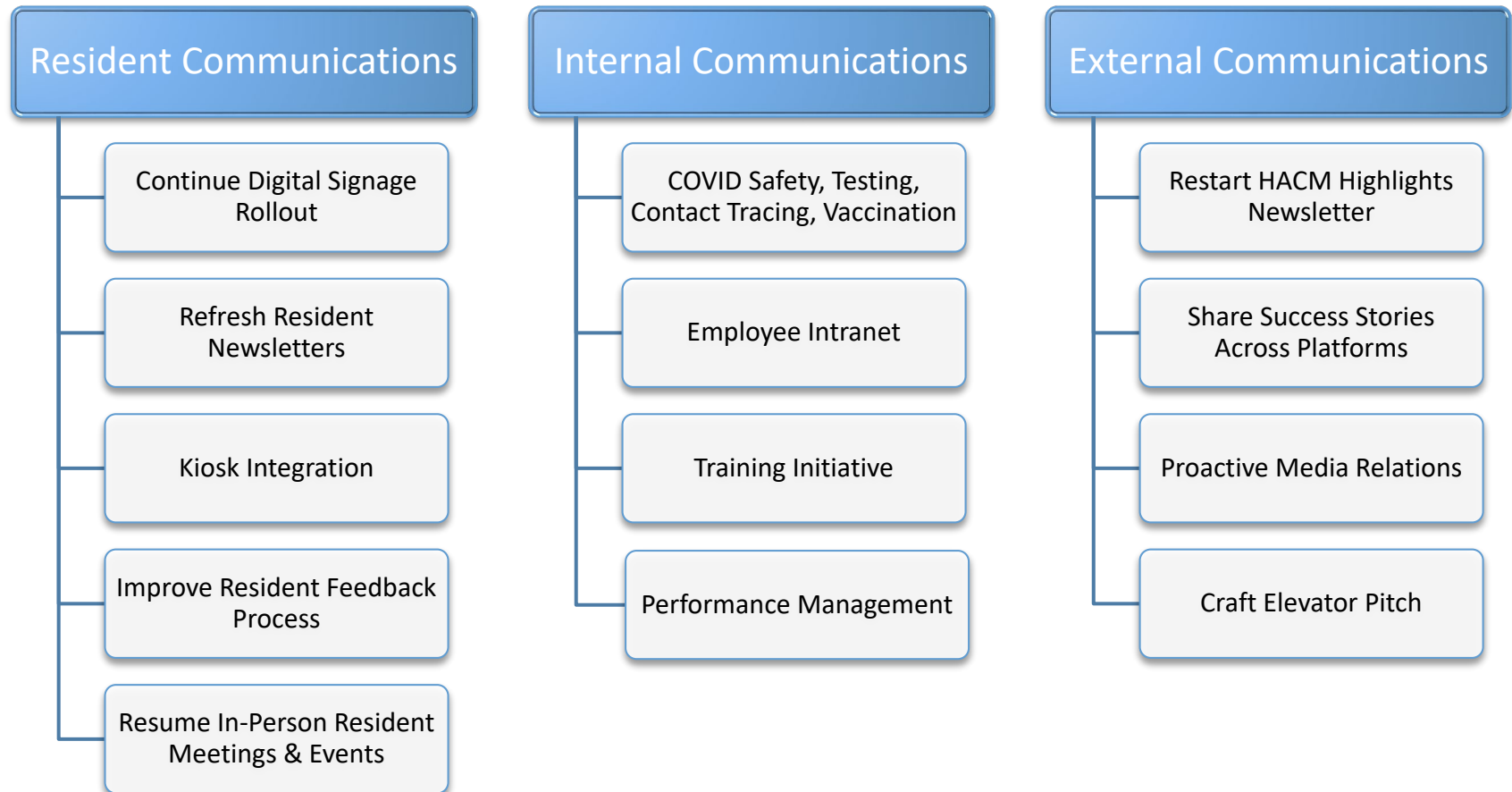


Promote Socio-economic and Racial Diversity of the Neighborhoods and Personal Mobility of Residents (Crucible Inc.)

- Nonprofit Establishment:
 - Hire Development Director
 - Develop structure of new 501 (c)(3) resident services instrumentality, including name, mission, branding
 - Recruitment of 3-5 additional board members
- Develop Website
- Develop Outcomes Reporting
- Coordinate Partnerships to Support Foster Youth
- Maintain efforts to exceed Section 3 and EBE Goals and expand partnerships



Establish and Execute Communication Strategy to Promote a Positive Image of the Housing Authority



HACM AGENDA ITEMS

ROLL CALL

CONSENT ITEMS

- Minutes of Previous Meeting
- Bids/Contract Awards
- Receivable/Fixed Asset Write offs
- Others

POLICY ACTION ITEMS

- Annual Meeting
- PHA Annual/5 Year Plan
- Five Yar Capital Plan
- Strategic Plan - Update
- Annual Budget
- Approval of Annual Audit Report
- Others

Refer to Work Plan
Monitor Tab for
schedule

ACTION ITEMS FOR OPEN DISCUSSION

Any actions items that the Board does not want to include in Consent Items

MONITORING ITEMS

- Quarterly Financial Report
- Low Income Public Housing Performance
- Affordable Housing Performance
- Market Rate Housing Performance
- Rental Assistance Program Performance
- Development Activities - Status Report [Travaux]
- Self Sufficiency Programs - Status Report [Crucible]

Refer to Work Plan
Monitor Tab for
schedule

EXECUTIVE DIRECTORS REPORT

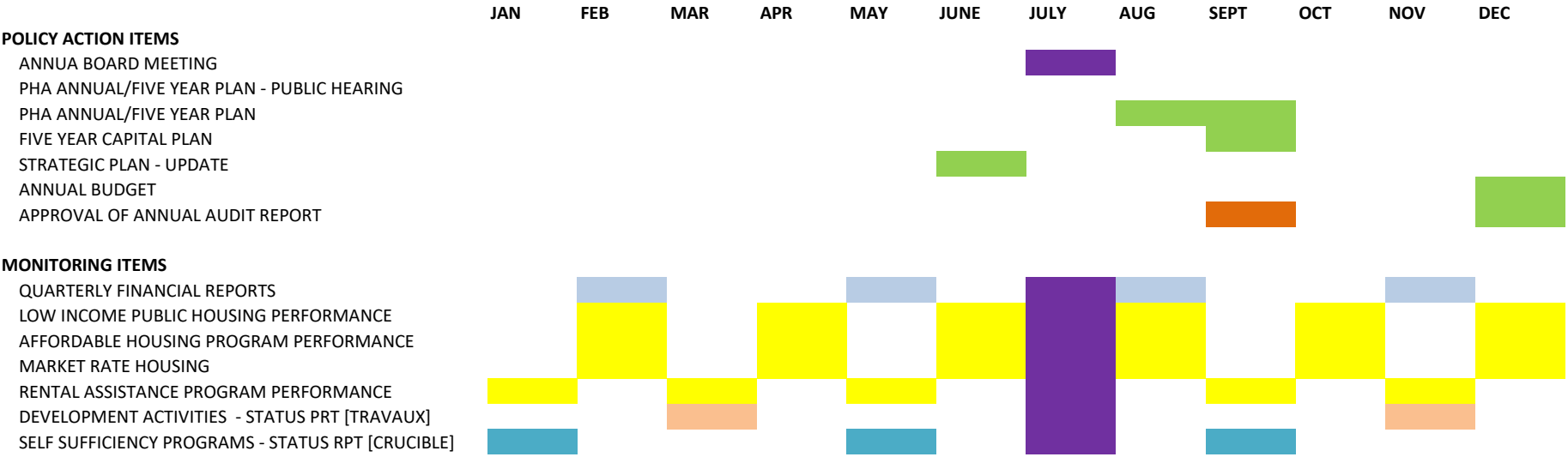
- Any informational items for Board consideration
- Updates on Stragic Initiatives [not covered under monitoring items]

CLOSED SESSION

Only if needed

ADJOURNMENT

HACM
WORK PLAN - BOARD ITEMS



Note: The July report will cover all programs on high level basis only. Financials will cover previous years whole operations