



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Darian Luckett, Brooke VandeBerg, and Irma Yopez Klassen

Wednesday, March 15, 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.

"HACM will be following the City of Milwaukee's face covering protocol for City Hall for any Board meetings taking place there. Currently, members of the public may wear a face covering at their own discretion. Members of the public who are unvaccinated are encouraged to wear a face covering while inside City of Milwaukee facilities. Members of the public who are immunocompromised are strongly encouraged to wear a face covering. Members of the public with symptoms, a positive COVID-19 test, or direct exposure to someone with COVID-19 should follow Center for Disease Control and Prevention (CDC) guidelines and continue to wear a face covering. For more information, please see <https://city.milwaukee.gov/coronavirus> or call the MHD COVID Hotline at 414-286-6800 for more information."

Call to Order

The meeting was called to order by Chair Wagner at 1:50 p.m. and upon roll call, it was determined that quorum had not been met. After a reasonable time there appeared to be no prospect that a quorum would be assembled. Items on the agenda requiring a vote were not acted upon and determined to be held over until the next regular meeting of the Housing Authority of the City of Milwaukee's (HACM) Board of Commissioners. As the Secretary-Executive Director's Report is a communication not requiring action by the Commissioners, it was able to be presented.

Roll Call

Present: 3 - Wagner, Reed Daniels, Luckett

Excused: 3 - Coggs, VandeBerg, Yopez Klassen

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

Sponsors: THE CHAIR

Attachments: [HACM Minutes for February 8, 2023](#)

This Motion was **NOT ACTED ON**

B. REPORTS AND DISCUSSION ITEMS

1. [R13381](#) Resolution approving amendments to the Housing Authority of the City of Milwaukee Bylaws

Sponsors: THE CHAIR

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

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

This Housing Authority Resolution was **NOT ACTED ON**

2. [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

Sponsors: THE CHAIR

This Housing Authority Resolution was **NOT ACTED ON**

3. [R13383](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update](#)
[HOTMA Highlights of the Final Rule](#)
[HOTMA Frequently Asked Questions on Final Rule](#)
[AFFH Memo on Proposed Rule Comments-Questions](#)
[HUD Choice Neighborhoods Spotlight -Westlawn](#)

Willie L. Hines, Jr., HACM's Secretary-Executive Director, summarized the Monthly Recovery Plan Update included with the agenda. Mr. Hines explained the occupancy rate is below the targeted 98% but it is anticipated it will increase with the spring and summer months when more move-ins tend to occur. Mr. Hines stated that decreasing the number of days for the turn-around time is a main objective for 2023.

Ken Barbeau, HACM's Chief Operating Officer of Program Services, presented the Housing Opportunity Through Modernization Act of 2016 (HOTMA) Final Rule Highlights included with the agenda. Mr. Barbeau summarized the HOTMA Final Rule, stating it streamlines procedures to benefit tenants and reduces administrative burden on housing authorities.

Ken Barbeau, HACM's Chief Operating Officer of Program Services, summarized the Affirmatively Furthering Fair Housing (AFFH) Proposed Rule included with the agenda. Mr. Barbeau stated the proposed version of the rule would require public housing authorities and municipalities to investigate local barriers to fair housing and to develop an Equity Plan to address the impediments discovered in those investigations.

Paul Williams, HACM's Choice Neighborhoods Initiative Coordinator, presented an article featured nationally by HUD in its Choice Neighborhoods Spotlight about the Westlawn CNI Business Loan Program. Mr. Williams included a brief history of the program in the Westlawn neighborhood and how this partnership with Wisconsin Women's Business Initiative Corporation (WWBIC) not only lends to existing small businesses in the neighborhood but also recruits new businesses to the area. He concluded with a story of Thomas Green, Jr., a former Westlawn public housing resident, who utilized a Choice Neighborhood loan to start a custom food truck.

Adjournment

A motion to adjourn was made by Commissioner Luckett at 2:20 p.m. Chair Wagner seconded the motion. There being no objections, 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.