



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, June 7, 2023

3:00 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

Meeting called to order at 3:02 p.m.

Roll Call

Present: 4 - Wagner, Reed Daniels, VandeBerg, Luckett

Excused: 1 - 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. [R13399](#) Approval of the minutes of the regular meeting held on May 10th, 2023

Sponsors: THE CHAIR

Attachments: [May 10, 2023 Meeting Minutes](#)

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

B. REPORTS AND DISCUSSION ITEMS

1. [R13400](#) Public Hearing regarding a proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency Plan and to the Admissions and Continued Occupancy Plan in order to implement regulatory changes regarding over-income households in low-income public housing

Sponsors: THE CHAIR

Attachments: [2023 Agency Plan Amended Over Income-Redline](#)
[2023 Agency Plan Amended Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 8 Leasing Revision Over Income-Redline](#)
[2023 ACOP Chapter 8 Leasing Revision Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 9 Reexaminations Over Income-Redline](#)
[2023 ACOP Chapter 9 Reexaminations Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 11 Community Service Over Income-Redline](#)
[2023 ACOP Chapter 11 Community Service Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 13 Lease Terminations Over Income-Redline](#)
[2023 ACOP Chapter 13 Lease Terminations Over Income-All Changes Accepted](#)
[2023 Agency and ACOP Summary of Comments from the Resident Advisory Board Over Income](#)

Commissioner VandeBerg made a motion to open the public hearing for the purpose of receiving comments as required by the U.S. Department of Housing and Urban Development (HUD) on a proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency Plan and to the Admissions and Continued Occupancy Plan in order to implement regulatory changes regarding over-income households in low-income public housing. Vice Chair Daniels seconded the motion, and it carried.

Ken Barbeau, HACM's Chief Operating Officer of Program Services, summarized the documents included with the agenda. He provided background information for the regulatory changes to the low-income public housing over-income limits made by HUD, discussed the comments made during meetings with the Resident Advisory Board and answered Commissioner questions. There were no questions or comments from the public made during the public comment period and no written comments were received.

There being no comments, Commissioner Luckett moved to close the public hearing on the proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency Plan and to the Admissions and Continued Occupancy Plan in order to implement regulatory changes regarding over-income households in low-income public housing. Vice Chair Daniels seconded the motion, and it carried.

2. [R13401](#)

Resolution approving the submissions of a proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency Plan and to the Admissions and Continued Occupancy Plan in order to implement regulatory changes regarding over-income households in low-income public housing

Sponsors: THE CHAIR

Attachments: [2023 Agency Plan Amended Over Income-Redline](#)
[2023 Agency Plan Amended Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 8 Leasing Revision Over Income-Redline](#)
[2023 ACOP Chapter 8 Leasing Revision Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 9 Reexaminations Over Income-Redline](#)
[2023 ACOP Chapter 9 Reexaminations Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 11 Community Service Over Income-Redline](#)
[2023 ACOP Chapter 11 Community Service Over Income-All Changes Accepted](#)
[2023 ACOP Chapter 13 Lease Terminations Over Income-Redline](#)
[2023 ACOP Chapter 13 Lease Terminations Over Income-All Changes Accepted](#)
[2023 Agency and ACOP Summary of Comments from the Resident Advisory Board Over Income](#)

During the public hearing in item R13400, Ken Barbeau, HACM's Chief Operating Officer of Program Services, summarized the documents included with the agenda for this item. He explained that the proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency Plan and to the Admissions and Continued Occupancy Plan would follow the new regulatory changes for low-income public housing, make low-income units available to families who need housing, and encourage over-income households into the public market or homeownership.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - Wagner, VandeBerg, and Luckett

No: 0

Excused: 1 - Yepez Klassen

Abstain: 1 - Reed Daniels

3. [R13402](#)

Resolution approving an increased contract amount for mold remediation between A J Development Group, LLC (Whitefish Bay, WI) and the Housing Authority of the City of Milwaukee, HUD properties, in an amount not to exceed \$300,000

Sponsors: THE CHAIR

Kent Britton, HACM's Procurement and Contract Director, explained that the original contract's \$50,000 not-to-exceed award amount was effective August 1, 2021 and had not required Board approval. The original award amount was based on an estimated cost factor, but due to staffing shortages, increased pricing and more remediation requests, the costs have resulted in a new purchase order amount of \$300,000 not-to-exceed. This now exceeds the \$250,000 threshold requiring Board approval.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Reed Daniels, VandeBerg, and Luckett

No: 0

Excused: 1 - Yepez Klassen

4. [R13403](#) Resolution approving the sale of the vacant lot located at 1519 North 13th Street to the City of Milwaukee

Sponsors: THE CHAIR

Attachments: [Site Map](#)
[Title Report](#)
[Email-Project Brief](#)

Fernando Aniban, HACM's Assistant Secretary, explained that the Redevelopment Authority of the City of Milwaukee approached HACM regarding the vacant lot at 1519 North 13th Street as a potential parking lot for a new Mental Health Facility. A title search was done and finding no restrictions and with HACM having no intention to develop the lot in future, HACM would like to sell the lot to the City for \$1.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Reed Daniels, VandeBerg, and Luckett

No: 0

Excused: 1 - Yepez Klassen

5. [R13404](#) Resolution approving and authorizing the acquisition of membership interests in Scattered Sites LLC

Sponsors: THE CHAIR

Attachments: [Assignment and Assumption of Membership Interests and Third Amendment to the Amended and Restated Operating Agreement](#)

Fernando Aniban, HACM's Assistant Secretary, provided background information regarding the acquisition of membership interests in Scattered Sites LLC. He explained that the 24 single family homes were funded with Low Income Housing Tax Credits and that the LLC has reached the end of its 15-year tax credit compliance period. HACM would like to acquire the Investor Member's 99.991% membership stake for the purchase price of \$42,000.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Reed Daniels, VandeBerg, and Luckett

No: 0

Excused: 1 - Yepez Klassen

6. [R13405](#) Resolution approving and authorizing the acquisition of membership interests in Scattered Sites II LLC

Sponsors: THE CHAIR

Attachments: [Assignment and Assumption of Membership Interests and Third Amendment to the Amended and Restated Operating Agreement Compliance and Indemnity Agreement- Scattered Sites II](#)

Fernando Aniban, HACM's Assistant Secretary, provided background information regarding the acquisition of membership interests in Scattered Sites II LLC. He explained that the 24 single family homes were funded with Low Income Housing Tax Credits and the LLC will reach the end of its 15-year tax credit compliance period in December of 2023. HACM would like to acquire the Investor Member's 99.991% membership stake for the purchase price of \$43,000.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Reed Daniels, VandeBerg, and Luckett

No: 0

Excused: 1 - Yepez Klassen

7. [R13407](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Rent Assistance Voucher Program Overview](#)
[HACM 2023 Updated Recovery Plan Submission](#)
[HUD PHAS Score for 2022](#)
[Recovery Plan Monthly Update](#)
[Low Income Public Housing Performance](#)
[Affordable Housing Program Performance](#)
[Market Rate Housing Performance](#)

Ken Barbeau, HACM's Chief Operating Officer of Program Services, summarized the Rent Assistance Voucher Program Overview included with the agenda. He provided the Commissioners an update on the U. S. Department of Housing and Urban Development (HUD) audits, HUD's reports of findings, and where HACM was in the process of the Corrective Action Plans in response to those audits.

Gregory Anderson, Travaux's Vice President of Asset Management, summarized the Recovery Plan Monthly Update included with the agenda. He stated the occupancy numbers are on the rise and HACM is encouraging residents who are behind on rent to enter into repayment plans. He informed the Board that HACM is asking its managers to provide exit surveys to residents moving out to receive their feedback on HACM's delivery of services.

Gregory Anderson, Travaux's Vice President of Asset Management, summarized the HACM 2023 Updated Recovery Plan Submission included with the agenda. He informed the Board of the new benchmarks recently added by HUD. In addition to the

pre-existing benchmarks to achieve and maintain a Public Housing occupancy rate of 97% and to reduce and maintain a turnaround time of vacant units to 30 days, HUD added three new ones: 1) to correct 2022's failed REAC Inspections, which HUD has since confirmed were completed, 2) to complete the paperwork related to the budget and expenditure documentation for the 2022 Emergency Safety & Security grant, and 3) to develop a plan to address the Recommendations, Concerns and Observations noted on HUD's 2023 Physical Condition Assessments of three developments.

Willie L. Hines, Jr., HACM's Secretary-Executive Director, shared that HACM had recently received its Public Housing Assessment System (PHAS) score for 2022 from HUD. The PHAS score represents HUD's review specifically of the Low-Income Public Housing Program. HACM's previous PHAS status was Substandard, which prompted the current Recovery Plan Monthly Update above. The 2022 score returns HACM up to the Standard Performer category. He introduced Rick Koffarnus, HACM's Finance Director, who gave insight into the components of the PHAS score report included with the agenda.

Mr. Hines thanked staff and congratulated them for their work resulting in the Standard Performer status. He stated that HACM will find out how this impacts the Recovery Plan currently in place.

Adjournment

There being no further business, Commissioner VandeBerg made a motion to adjourn the meeting at 4:04 p.m. Commissioner Luckett 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.