



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair
Karen Gotzler, Vice Chair
Irma Yepez Klassen, Jackie Burrell, Ald. Sharlen Moore, Howard Snyder, and James Nelson, Sr.

Wednesday, October 8, 2025

4:00 PM

City Hall, Room 301-A

Live Stream Link:

<https://milwaukee.granicus.com/player/camera/5?redirect=true>

Meeting Link for Live Stream – City of Milwaukee Live Stream Two

Cable Subscriber Options: Spectrum: Channel 25 and AT&T Channel 99

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

Roll Call

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. [R13642](#) Approval of the minutes of the regular Board meeting held on September 10, 2025

Attachments: [HACM Meeting Minutes for September 10, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13643](#) Resolution approving a revised Declaration of Trust/Restrictive Covenant for various Housing Authority of the City of Milwaukee Developments

Attachments: [Release of Declaration of Trust](#)

2. [R13644](#) Resolution approving a Memorandum of Lease for Lincoln Court, 2325 South Howell Avenue, Milwaukee, WI

Attachments: [Memorandum of Lease](#)

3. [R13645](#) Resolution approving the submission to the U.S. Department of Housing and Urban Development of the Housing Authority of the City of Milwaukee's 2026 PHA Annual Plan, which includes the Admissions and Continued Occupancy Policy, the Section 8 Administrative Plan, and all other associated documents.
- Attachments:** [2026 Agency Plan - All Docs w- Redline ACOP and Admin Plan](#)
[2026 Agency Plan - All Docs w- All Changes Accepted ACOP and Admin Plan](#)
[Summary of Changes to ACOP and Admin Plan](#)
[RAB Comments on 2026 Annual Agency Plan and ACOP and Admin Plan](#)
[2026 Agency Plan Public Comment - Connor Goggans Milwaukee County](#)
[Public Hearing Comments on 2026 PHA Plan and HACM Responses](#)
[Addendum to RAB Comments on 2026 Annual Agency Plan and ACOP Admin Plan](#)

4. [R13646](#) Resolution Approving Change Orders to AJ Development Group LLC, Insulation Technologies Inc., Lakeside Remodeling LLC, and Integral Construction and Development LLC as General Contractors for Various Repairs at Scattered Sites, in the amount not to exceed \$800,000.00
- Attachments:** [Bid Tab - Change Orders for Scattered Sites - Various Repairs](#)

5. [R13647](#) Resolution approving the submission by the Housing Authority of the City of Milwaukee to the U.S. Department of Housing and Urban Development of a Disposition Application for the sale of the Scattered Sites single-family properties for fair market value located at 1302 South 21st Street, Milwaukee, WI in the amount \$104,000 and at 4331 North 69th Street, Milwaukee, WI in the amount of \$66,000
- Attachments:** [RAB Comments on Disposition application to HUD](#)
[Rehab Estimates for Scat Sites 1302 South 21st Street](#)
[Rehab Estimates for Scat Sites 4331 North 69th Street](#)

6. [R13648](#) Public Listening Session - General Comments

The Listening Session is an opportunity for the public to provide input to the Board; for the Board to receive that information for their consideration. Persons who wish to comment may do so in person, via eComment on the internet, and via mail.

Those wishing to speak in person should register in person at the meeting and will be called in the order in which they signed up. As a courtesy to others and to ensure the widest breadth of input, all speakers will be limited to speak for two minutes.

Those wishing to provide written comment in person may provide the comments to the staffer who is also registering speakers, and those comments will be shared with the Board of Commissioners.

Those wishing to provide written comment via mail should send their correspondence to: Attention Public Comment, Housing Authority of the City of Milwaukee, P.O. Box 324, Milwaukee WI 53201-0324. In order to be included in this meeting, all written comments for this meeting must be received two days before the meeting. If any comments are received after that date, they will be shared with the Board of Commissioners prior to their next regular meeting.

Those wishing to provide comment via the internet must do so prior to 11am the day of the Board Meeting by visiting the City's eComment system and accessing this agenda, once made available, at <http://milwaukee.legistar.com/calendar>. After 11am the day of the Board Meeting, no further comment will be able to be taken via the internet for this meeting.

7. [R13649](#) Presentation of the September Travaux Board Meeting

Attachments: [September 25, 2025 Travaux Board Agenda](#)

[August 28, 2025 Notes from Non-Quorum Travaux Brd Gathering](#)

[3a. Discussion - Conflict of Interest Policy](#)

[3b. Conflict of Interest Disclosure Form for Board Members or Employees](#)

[3c. Sample form for Requesting PH or S8 Exception from HUD for Conflict of Int](#)

[4a. Travaux Projects 9.12.25](#)

[4b. Highland Gardens G703 REv 09-12-25 Ties to Proforma-Buyout tracking](#)

[4c. Public Housing 12Mo Occupancy & 2Mo Work Order Sept 2024 -Aug 2025](#)

[4d. Affordable LLC -12Mo Occupancy & 2Mo Work Order Sep 2024 - Aug 2025](#)

[4e. Market Rate -12Mo Occupancy & 2Mo Work Order Sep 2024 - Aug 2025](#)

[4f. 2024 UnAudited Executive Summary - 9-10](#)

[4g. Project Revenue and Expense Summary](#)

[4h. 2024 FDS Legend](#)

[4i. Entity Wide Revenue & Expense Summary](#)

8. [R13650](#) Presentation of the September Agendas and Documents of the HACM Board Executive Search Committee

Attachments: [September 9,2025 Exec Search Cmte Agenda](#)

[WI Open Meeting Law Brief](#)

[September 23,2025 Exec Search Cmte Mtg Agenda](#)

[September 9,2025 Minutes Exec Search Cmte Meeting](#)

[HACM Job Announcement](#)

[HACM Job Description](#)

[HACM Milw Marketing and Outreach](#)

[HACM Recruitment Brochure for ED](#)

9. [R13651](#) Report from the Secretary-Executive Director

Attachments: [Public Safety Department Analytics and Initiatives Report](#)
[CVR Report for HACM Board of Commissioners](#)
[Income Statement Berryland, Northlawn, Southlawn](#)
[Income Statement Central Office Cost Center](#)
[Income Statement Public Housing](#)
[Fiscal 2024 UnAudited Executive Summary](#)
[Project Revenue and Expense Summary](#)
[2024 FDS Legend](#)
[Entity Wide Revenue & Expense Summary](#)
[Sustainability Plan GOV-07 - Asset Management Plan](#)

Adjournment

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 at 286-5824, (FAX) 286-0833, (TDD) 286-3504 or by writing to the Coordinator at PO Box 324, Milwaukee, WI 53201-0324.

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.