



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

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

Wednesday, May 20, 2026

4:00 PM

City Hall, Room 301-A

<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. [R13763](#)** Approval of the minutes of the regular Board meeting held on March 25, 2026
Attachments: [HACM Meeting Minutes for March 25, 2026](#)
- 2. [R13764](#)** Approval of the minutes of the regular Board meeting held on April 15, 2026
Attachments: [HACM Meeting Minutes for April 15, 2026](#)
- 3. [R13765](#)** Resolution designating and authorizing the following staff to sign documents including as signatories to bank accounts on behalf of the Housing Authority of the City of Milwaukee (HACM) related to various LLCs where HACM holds ownership interest
Attachments: [Signatories to bank accounts and LLCs - EXHIBIT A and B](#)
- 4. [R13766](#)** Resolution approving and authorizing additional signatories to the bank

and financial accounts of the Housing Authority of the City of Milwaukee

B. REPORTS AND DISCUSSION ITEMS

1. [R13767](#) Communication regarding HACM's evictions process and quarterly update on HACM's evictions
2. [R13768](#) Presentation regarding Vacancies, Unit Turns and an Update regarding Maintenance

Attachments: [Vacant Unit Summary - Public Housing](#)

[Vacant Unit Summary - Affordable Housing](#)

[Vacant Unit Summary - Westlawn](#)

[Leasing & Compliance Update](#)

[Rent Collections vs Rent Billed- Public Housing](#)

[Rent Collections vs Rent Billed - LLCs](#)

[Rent Collections vs Rent Billed - Market Rate et al](#)

[Work Order Report - Public Housing](#)

[Work Order Report - LLCs](#)

[Routine Work Order Report - Westlawn](#)

[Vacant Unit Work Order Report - Westlawn](#)

3. [R13769](#) Resolution approving a request to the U.S. Department of Housing and Urban Development for the reallocation of twenty-five (25) Veterans Affairs Supportive Housing (VASH) vouchers from the Housing Authority of the City of Milwaukee (HACM) to the Wisconsin Housing and Economic Development Authority (WHEDA), removing them from HACM's Consolidated Annual Contributions Contract, with the goal of increased utilization
4. [R13770](#) Resolution approving the submission by the Housing Authority of the City of Milwaukee to the Department of Housing and Urban Development of a disposition application for the sale of vacant land at 2856 North 34th Street and 3125 North 26th Street at Fair Market Value

Attachments: [Narrative with Maps for Disposition of 2856 N. 34th St. and 3125 N. 26th St](#)

5. [R13771](#) 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 as soon as it is feasible.

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.

6. [R13772](#) Presentation of a Summary of HACM's Public Housing Capital Fund Program
Attachments: [CFP Budgets](#)

7. [R13773](#) Presentation of the April documents from the Travaux Board Meeting
Attachments: [Travaux Board April 23, 2026 Agenda](#)
[Travaux March 26, 2026 Meeting Minutes](#)
[Travaux Projects](#)
[Highland Gardens Buyout Tracking](#)
[Capital Funds Program Yearly Budgets](#)
[Capital Fund Program 2023 Summary](#)
[Capital Fund Program 2024 Summary](#)
[Capital Fund Program 2025 Summary](#)
[Capital Fund Program 2026 Summary](#)
[Capital Fund Program 2027 Summary](#)
[Public Housing 12Mo Occupancy & 2Mo Wrk Order Report](#)
[Affordable LLC 12Mo Occupancy & 2Mo Wrk Order Report](#)
[Market Rate 12Mo Occupancy & 2Mo Wrk Order Report](#)

8. [R13774](#) Discussion regarding the potential participation by a single Board member in staff meetings in advance of Board meetings to assist staff in preparing for their regular Board meeting presentations as well as the value for all Board members to review Board materials and submit questions to staff ahead of Board meetings

Attachments: [Pre-Meeting Options](#)

9. [R13775](#) Report from the Secretary-Executive Director

Attachments: [CVR Monthly Report](#)

[HACM Public Safety Department Analytics and Initiatives Report](#)

[HACM Public Safety Merrill Park Coordinated Safety Response to Resident Cor](#)

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.