



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, and Ald. Sharlen Moore

Wednesday, July 9, 2025

4:00 PM

City Hall, Room 301-B

Live Stream Link:

https://milwaukee.granicus.com/player/camera/4?publish_id=6&redirect=true

City of Milwaukee Livestream One

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. [R13609](#) Approval of the minutes of the regular Board meeting held on June 11th, 2025

Attachments: [HACM Meeting Minutes for June 11, 2025](#)

2. [R13610](#) Approval of the minutes of the Special Board meeting held on June 24th, 2025

Attachments: [HACM Meeting Minutes for June 24, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13611](#) Discussion with Clifton Larson Allen regarding the Reperformance Observations and Recommendations Report for 2017 to 2022 (a.k.a. the 100% financial transaction review for the voucher program)

Attachments: [CLA HCV 100% Financial Transaction Review – Reperformance Report](#)

2. [R13612](#) Resolution approving amended and restated Bylaws and Articles of Incorporation for Crucible, Inc
- Attachments:** [Crucible Inc. Amended and Restated Bylaws - Redline](#)
[Crucible Inc. Amended and Restated Bylaws - All Changes Accepted](#)
[Crucible, Inc. Amended and Restated Articles of Incorporation - Redline](#)
[Crucible, Inc. Amended and Restated Articles of Incorporation - All Changes](#)

3. [R13613](#) 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 Contribution Contract, with the goal of increased utilization

4. [R13614](#) Public Listening Session

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.

5. [R13615](#) Presentation of the June Travaux Board Meeting Documents

Attachments: [June 26, 2025 Travaux Board Agenda](#)

[1a. Travaux Meeting Minutes for May 29, 2025](#)

[2a. Travaux Inc. Restated Articles of Incorporation - Redline](#)

[2b. Travaux Inc. - Restated Articles of Incorporation - All Changes Accepted](#)

[2c. Travaux Inc Amended and Restated Bylaws - Redline](#)

[2d. Travaux Inc. Amended and Restated Bylaws - All Changes Accepted](#)

[3a. 2024 Audit Recap - Distributed at 6-26-25 Meeting](#)

[3b. 2024 Financial Audit Lapham Park LLC](#)

[3c. 2024 Financial Audit WL Renaissance LLC](#)

[3d. 2024 Financial Audit WL Renaissance II LLC](#)

[3e. 2024 Financial Audit WL Renaissance III LLC](#)

[3f. 2024 Financial Audit WL Renaissance IV LLC](#)

[3g. 2024 Financial Audit WL Renaissance V LLC](#)

[3h. 2024 Financial Audit WL Renaissance VI LLC](#)

[3i. 2024 Financial Audit WL Renaissance VII LLC](#)

[4a. Travaux Project Summary as of June 13, 2025](#)

[4b. Highland Gardens Buyout & Change Order Tracking](#)

[4c. Section 8 Project-Based Voucher Utilization Update](#)

[4d. Public Housing Days Vacant & Move Ins / Move Outs](#)

[4e. Public Housing 12MO Occupancy & 2MO Work Order Report](#)

[4f. Affordable Housing 12MO Occupancy & 2MO Work Order Report](#)

[4g. Market Rate Housing 12MO Occupancy & 2MO Work Order Report](#)

6. [R13616](#) Report from the Secretary-Executive Director

Attachments: [Summary of HACM Income Statement Dec 2024](#)

[Income Statement December 2024](#)

[Public Safety Analytics & Initiatives Report](#)

[2025 Sustainability Plan Update](#)

[CVR Update](#)

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.