

ASSET MANAGEMENT PLAN 9/30/2025
HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

This Asset Management Plan focuses on ensuring the long-term financial stability and physical integrity of our housing portfolio by monitoring the individual properties current financial, physical and operational performance. It describes HACM’s current plans for repositioning developments in our portfolio and making the best use of HACM’s limited financial resources in best accomplishing HACM’s mission and overall goals.

This Asset Management Plan, created in September 2025, will need to be updated regularly and modified as property performance or business needs change.

That said, HACM may also need to occasionally consider unique, opportunistic, and unscheduled acquisitions or dispositions that may arise, if they are supportive of our overall agency goals.

This Plan originally focuses on the 13 public housing developments, but may be expanded to include the RAD/LIHTC and market rate properties (Northlawn, Southlawn, Berryland) in the future.

Executive Summary:

Housing Development	AMP #	Address, Mgmt office	# units	Strategy	Pages
Arlington Court	WI002000013	1633 N. Arlington Place	230	Hold and reposition	Pages 3-7
College Court	WI002000011	3334 W. Highland Blvd.	251	Hold and reposition	Pages 8-12
Lincoln Court	WI002000019	2325 S. Howell Ave.	110	Hold and reposition	Pages 13-17
Locust Court	WI002000015	1350 E. Locust St.	230	Hold and reposition	Pages 18-22
Mitchell Court	WI002000017	2600 W. National Ave.	100	Hold and reposition	Pages 23-27
Riverview	WI002000062	1300 E. Kane Place	180	Hold and reposition	Pages 28-32
Parklawn	WI002000007	4434 W. Marion St.	380	Hold and reposition	Pages 33-37
Hillside Terrace	WI002000001	1419 N. 8 th Street	470	Hold and reposition	Pages 38-43
Highland Homes Scattered Sites	WI002000060	5003 W. Lisbon Ave.	56	Hold and reposition	Pages 44-48
Scattered Sites- South (688)	WI002000061	5003 W. Lisbon Ave.	63	Review for potential disposition	Pages 49-53
Scattered Sites- North & West (691)	WI002000016	5003 W. Lisbon Ave.	134	Review for potential disposition	Pages 54-58
Scattered Sites- Milwaukee (694)	WI002000010	5003 W. Lisbon Ave.	50	Review for potential disposition	Pages 59-63
Scattered Sites - Cherry (693)	WI002000063	5003 W. Lisbon Ave.	68	Hold and reposition	Pages 64-68

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Due to HACM's current troubled status, the organization will need to take a pause on repositioning AMPs from public housing to RAD/PBV or RAD/Section 18 blend for a few years while we stabilize the organization as well as our finances. This also means a pause on LIHTC applications for a year or two.

However, we can take this time in the next few years to perform strategic planning regarding the future of these developments to establish future plans and priorities. If one examines capital needs that were identified during the recent Physical Needs Assessments (PNAs) done by a third party, the total capital needs for the next 20 years amount to over \$267 million for these 13 public housing developments, which is more than the amount of capital funds that would be expected to be received.

Most of the public housing developments are still desirable affordable housing and the general strategy we are suggesting is holding the property at this time for potential future repositioning via RAD or RAD/Section 18 blend.

Due to the decentralized nature of "Scattered site" public housing, "scattered sites"-type properties can be more difficult to manage and maintain than housing development where the units are all in one location. Additionally, maintenance costs can be higher cost than normal, due to the travel time between units and the lack of uniformity of systems --HVAC systems, plumbing, flooring, etc. may be different between units. This is more complicated than a development in which the materials/systems are typically uniform. For many of our scattered sites AMPs, you will also see a history of lower inspection scores that drives down HACM's overall PHAS score.

Finally, the average amount of 20-year capital needs per unit for scattered sites per the recent PNAs is higher than most other types of units (Scattered Sites AMPs vary from about \$137,000 for Scattered Sites -North & West to \$224,000 for Highland Homes. Parklawn and Hillside are also high at \$153,000 and \$125,000 per unit.

For all of these reasons, HACM recommends that we examine several scattered sites developments--Scattered Sites-South (688), Scattered Sites-North & West (691), and Scattered Sites-Milwaukee (694) --to evaluate the cost/benefit of disposition, either as units become vacant or as a general Section 18 disposition application.

We have identified Highland Homes and Scattered Sites -Cherry (693) as developments that have concentrations of units in close proximity to one another that may be less costly to manage if we can get a handle on maintenance/repairs and the inspection scores. Therefore, we may examine a strategy of hold and reposition for these newer scattered sites developments.

PUBLIC HOUSING DEVELOPMENTS

A. ARLINGTON COURT

Arlington Court continues to be a desirable location for residents, given the neighborhood and surrounding amenities. HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT-Arlington Court

AMP #: WI002000013

Address: 1633 N. Arlington Place, Milwaukee, WI 53202

Year Built: 1969 (last renovated in 1997)

Size: 1 acre site, containing 230 one-bedroom units; 24 floors with 10 units per floor; each unit is approximately 465 sq. feet per unit

Arlington Court is a single, 24-floor circular high-rise tower located in the lower east side Brady Street neighborhood. Many of the apartments have an excellent view of Lake Michigan. The housing development is located within a half block of the Brady Street business district, making shopping convenient. Close to drugstores (Walgreens and CVS), restaurants, grocery stores, and other amenities. Public transportation is convenient, with a bus stop a half block away on Brady Street.

The site is small for 230 units and stands out as a highrise in a neighborhood of duplexes and single-family homes, with limited spaces for resident parking.

2. FINANCIAL OVERVIEW-Arlington Court

In 2024, Arlington Court had a net operating loss of \$158,695—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$865,495	\$3,763.02
2024 HUD PHA Operating Subsidy Revenue	\$591,558	\$2,571.99
2024 HUD Capital Fund Revenue	\$369,892	\$1,608.23
2024 Total Revenues	\$1,906,960	\$8,291.13
2024 Total Operating Expense-Administrative	\$614,096	\$2,669.98
2024 Operating Expense-Utilities	\$311,709	\$1,355.26
2024 Operating Expense-Maintenance	\$847,621	\$3,685.40
2024 Operating Expense-Protective Services	\$93,487	\$406.47
2024 Operating Expense—Insurance and other General Expenses	\$198,742	\$864.10
2024 Total Operating Expenses	\$2,065,655	\$8,981.11
2024 Net Operating Income (Loss)	(\$158,695)	(\$689.98)

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3. PHYSICAL CONDITION

A. Recent NSPIRE Inspection for Arlington Court

Historical HQS Inspection Scores

2002 – 93; 2003 – 93; 2004 – 94; 2005 – 94; 2006 – 37; 2007 – 86; 2008 – 95; 2009 – 99; 2010 – 90;
2011 – 66; 2012 – 78; 2013 – 83; 2014 – 83; 2015 – 67; 2016 – 90; 2017- 90; 2018 – 90; 2019 – 63;
2020 – N/A; 2021 – N/A; 2022 – N/A; 2023 – 84

2024 NSPIRE Inspection ---NSPIRE inspection not scheduled by HUD in 2024

2025 NSPIRE Inspection: NSPIRE inspection held 7/15/2025

units inspected: 29

Estimated NSPIRE score: 77/100

Final NSPIRE Score: 86/100

of Work Orders: 35

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	0	0	2	0	2
Outside	0	0	1	0	1
Units	5	14	25	3	47
Total	5	14	28	3	50

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

B. Physical Needs Assessment for Arlington Court

Per 7/2025 report by Bureau Veritas:

Summary of Capital Needs Assessment: On-site amenities include, a community room, an exercise room, and a laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of unit renovations.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Arlington Court:

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade	\$3,400	\$82,600			\$1,101,200	\$1,187,200
Roofing			\$134,400			\$134,400
Interiors		\$300	\$922,200	\$1,108,100	\$1,746,900	\$3,777,400
Conveying			\$30,300		\$1,055,300	\$1,085,600
Plumbing		\$10,900	\$65,500	\$4,436,900	\$583,500	\$5,096,700
HVAC			\$35,800	\$1,700	\$1,251,300	\$1,288,700
Fire Protection				\$311,200	\$10,500	\$321,800
Electrical		\$900	\$28,500	\$535,500	\$883,900	\$1,448,800
Fire Alarm & Electronic Systems			\$572,600	\$910,000	\$868,700	\$2,351,400
Equipment & Furnishings		\$24,600	\$303,800	\$449,000	\$947,700	\$1,725,100
Special construction & demo					\$79,800	\$79,800
Site Pavement			\$78,000	\$101,300	\$68,800	\$248,100
Site Development				\$8,100	\$42,600	\$50,600
Site Utilities				\$33,100		\$33,100
Follow-up Studies	\$21,500					\$21,500
Accessibility	\$448,900					\$448,900
Total	\$473,800	\$119,300	\$2,171,000	\$7,894,900	\$8,640,200	\$19,299,200

Additional comments from the Vice President of Construction as well as property management regarding the PNA:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered into the old building code.
- The façade repair needs to happen sooner than suggested in the PNA (in the next couple years) and is currently in the design phase.
- Flooring will be replaced as needed, at unit turn or during a full remodel.
- All MEP systems (mechanical, electrical and plumbing) are being well maintained and will be replaced on an as-needed basis.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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B. Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Arlington Court. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Replacement of 4 rooftop HVAC units	\$280,000					
Repair and realignment of damaged Chimney Walls. Includes brick replacement and tuckpointing.	\$50,000					
Installation of security cameras and safety lights	\$50,000					
Pest Control on all units		\$10,000				
Full Parking lot replacement		\$202,684				
Due to deferred maintenance extensive rehab of approximately 40 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, and tub replacement as needed.		\$290,000				
Renovation of the Main entrance- Replace automatic sliding entry doors with safety controls and energy-efficient glass		\$350,000				
Recaulk/Replace as deemed necessary of approximately 460 vinyl windows		\$500,000				
Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. Repairs would be considered based on contractor recommendation.		\$200,000				
Façade Repair			\$188,713			
Replace & install new code compliant smoke and carbon monoxide detectors in all units.			\$114,000			
Tuck-Pointing or mortar where failing on the exterior of the building. Replacement of brick to match façade when deemed necessary by contractor.			\$200,000			
Trash Compactor Replacement and Installation			\$75,000			
Repair/replace two 2,500 elevators.					\$465,157	
Total 2023-27 CFP = \$3,035,554	\$380,000	\$1,552,684	\$637,713	\$0	\$465,157	

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4. MANAGEMENT/OPERATIONS-- Arlington Court:

Occupancy as of 8/31/2025:

Description	#	%
# of Units	230	
Less: # of non-dwelling units approved (#208 for Resident Org. and #406 for LSS)	2	
Total available dwelling units	228	
Less: Units on approved hold for repairs	2	
Total units not on hold	226	
Units occupied/# not on hold	216	95.6%
Units vacant/# not on hold	10	4.4%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	6	5	9
Open-Web	0	0	0
Open—On Hold	0	0	0
Open -Requested Reassignment	0	0	0
Open -Scheduled	4	6	0
Cancelled	1	5	11
Close/Work Completed	117	236	204
Total Work Orders	128	252	224
➤ 60 days old	0	0	2
➤ 90 days old	0	1	0

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B. COLLEGE COURT

College Court has made strides in improving the physical condition of the building, resulting in good NSPIRE scores in the past two years. HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—College Court

AMP #: WI002000011

Address: 3334 W. Highland Blvd, Milwaukee, WI 53208

Year Built: 1968

Size: 1 ½ acre site, containing 251 one-bedroom units; twin towers with 13 floors with approximately 10 units per floor; each unit is approximately 453 sq. feet per unit

College Court has twin cilar high-rise towers connected by one-story common area (management, office, community room, etc.). College Court is located on Highland Boulevard in the Near West Side of Milwaukee in a residential area. The housing development is located close to drugstores (Walgreens), restaurants, small grocery stores, and other amenities. Larger grocery stores are accessible via public transportation. Public transportation is convenient, with a bus stop a little over a block away on 35th Street.

College Court stands out as a highrise in a neighborhood of duplexes and single-family homes, with limited spaces for resident parking.

2. FINANCIAL OVERVIEW—College Court

In 2024, College Court had a net operating loss of \$95,932—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$957,302	\$3,813.95
2024 HUD PHA Operating Subsidy Revenue	\$807,371	\$3,216.62
2024 HUD Capital Fund Revenue	\$910,525	\$3,627.59
2024 Total Revenues	\$2,785,002	\$11,095.63
2024 Total Operating Expense-Administrative	\$604,276	\$2,407.47
2024 Operating Expense-Utilities	\$397,948	\$1,585.45
2024 Operating Expense-Maintenance	\$1,487,172	\$5,924.99
2024 Operating Expense-Protective Services	\$160,959	\$641.27
2024 Operating Expense—Insurance and other General Expenses	\$230,579	\$918.64
2024 Total Operating Expenses	\$2,880,934	\$11,477.82
2024 Net Operating Income (Loss)	(\$95,932)	(\$382.20)

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3. PHYSICAL CONDITION—College Court

a. Recent NSPIRE Inspection for College Court

Historical HQS Inspection Scores

2004 – 98; 2005 – N/A; 2006 – 94; 2007 – N/A; 2008 – 89; 2009 – 94; 2010 – 94; 2011 – 98; 2012 – 98;
2013 – 98; 2014 – 77; 2015 – 46; 2016 – 32; 2017- N/A; 2018 – 55; 2019 – 38; 2020 – N/A; 2021 – N/A;
2022 – 67; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 3/11/2024

2024 Final NSPIRE Score: 86/100

2025 NSPIRE Inspection: NSPIRE inspection held 4/22/2025

units inspected: 29

Estimated NSPIRE score: 67/100

2025 Final NSPIRE Score: 85/100

of Work Orders: 265

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	4	2	0	0	6
Outside	0	0	0	0	0
Units	8	12	8	0	28
Total	12	14	8	0	34

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for College Court

Per 6/2025 report by Bureau Veritas:

Summary of Capital Needs Assessment: On-site amenities include, a community room, an exercise room, and a laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of unit renovations.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for College Court

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade		\$518,600	\$60,600	\$6,500	\$544,000	\$1,129,700
Roofing			\$131,000	\$113,800	\$12,000	\$256,900
Interiors	\$156,800		\$963,500	\$1,292,500	\$2,151,100	\$4,563,900
Conveying			\$1,547,700			\$1,547,700
Plumbing	\$6,200	\$2,754,100	\$29,300	\$911,400	\$1,172,300	\$4,873,300
HVAC			\$65,600	\$61,300	\$1,348,300	\$1,475,200
Fire Protection				\$25,600	\$96,600	\$122,200
Electrical			\$152,100	\$136,900	\$471,600	\$760,700
Fire Alarm & Electronic Systems			\$119,300	\$707,400	\$160,300	\$987,000
Equipment & Furnishings		\$11,400	\$102,300	\$805,700	\$1,010,200	\$1,929,600
Special construction & demo					\$148,100	\$148,100
Site Pavement		\$9,200		\$10,600	\$143,200	\$162,900
Site Development				\$2,100	\$52,600	\$54,700
Site Utilities				\$66,100		\$66,100
Follow-up Studies						N/A
Accessibility	\$504,600					\$504,600
Total	\$667,600	\$3,293,300	\$3,171,400	\$4,139,800	\$7,310,500	\$18,582,600

Additional comments from the Vice President of Construction as well as property management regarding the PNA for College Court:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered into the old building code.
- The façade repair will be happening in the next couple years as it is currently in the design phase.
- The elevators are being modernized starting October 2025.
- Flooring needs to be replaced in all units that have older flooring in them. The flooring in the building is asbestos containing and the new flooring will need to be laid over the existing flooring or the existing flooring will need to be abated prior to installation of new flooring. This will be worked into the CFP 5-Year Plan.
- Kitchen casework needs to be replaced and will be worked into the CFP 5-Year Plan.
- Bathroom fixtures need to be replaced. This scope will be worked into the CFP 5-Year Plan.
- All windows need to be re-caulked. Will perform in-house or by a contractor.

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- h. All MEP (mechanical, electrical, plumbing) systems are being well maintained and will be replaced on an as-needed basis.
 - i. All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.
- c. **Current Capital Fund Plan—5 Year Action Plan**—The current 5-Year Action Plan has the following items currently in the plan for College Court. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Repair and replace sidewalk cracks and tripping hazards in the front of the building. Repair damaged fencing in courtyard that sits between both buildings		\$75,000				
Installation of security cameras and safety lights on each floor		\$25,000				
Installation of Security Cameras on each floor and safety lights.		\$50,000				
Pest Control on all units		\$10,000				
Extermination of the entire development, considered unaddressed non-routine maintenance		\$100,000				
Due to deferred maintenance extensive rehab of approximately 20 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed		\$150,000				
Extensive roof patching/partial replacement on both highrise buildings. Repair will include Class A 30-year Asphalt Architectural shingles and membrane repair as needed.		\$150,000				
Façade Repair			\$124,256			
Replace & install new code compliant smoke and carbon monoxide detectors in all units.		\$124,000				
Tuck-Pointing or mortar where failing on the exterior of the buildings. Replacement of brick to match façade when deemed necessary by the contractor			\$75,000			
Trash Compactor Replacement and Installation			\$75,000			

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Repair/replace of four 2,500 elevators. Two are located in each tower, (including elevator room a/c) if determined necessary.					\$375,000	
Total 2023-27 CFP = \$1,333,256	\$0	\$684,000	\$274,256	\$0	\$375,000	

4. MANAGEMENT/OPERATIONS for College Court:

Occupancy as of 8/31/2025

Description	#	%
# of Units	251	
Less: # of special use units approved (#113 for LSS and #117 for Resident Org.)	2	
Total available dwelling units	249	
Less: Units on approved hold for repairs	17	
Total units not on hold	232	
Units occupied/# units not on hold	213	91.8%
Units vacant/# units not on hold	19	8.2%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	34	44	67
Open-Web	1	1	0
Open—On Hold	2	2	2
Open -Requested Reassignment	0	0	0
Open -Scheduled	58	36	31
Cancelled	1	2	5
Close/Work Completed	66	107	91
Total Work Orders	162	192	196
➤ 60 days old	31	17	16
➤ 90 days old	14	14	69

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C. LINCOLN COURT

Lincoln Court continues to be a desirable location for residents, given the neighborhood and surrounding amenities. HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Lincoln Court

AMP #: WI002000019

Address: 2325 S. Howell Ave., Milwaukee, WI 53207

Year Built: 1971

Size: 1 acre site, containing 110 one-bedroom units; 12 floors with approximately 10 units per floor; each unit is approximately 465 sq. feet per unit

Lincoln Court is located on South Howell Avenue near the intersection of Kinnickinnic, Howell, and Lincoln Avenue in the Bayview neighborhood of Milwaukee. Residents have a beautiful view with many having a view of Lake Michigan.

The housing development is across the street from Collectivo Coffee shop and is located in a neighborhood with several stores and restaurants. The parking lot has limited spaces for resident parking. Public transportation is convenient with several bus lines in front of the development. Larger grocery stores are accessible via public transportation. Both Humboldt Park and Baran Park are close to the development.

2. FINANCIAL OVERVIEW—Lincoln Court

In 2024, Lincoln Court had a net operating loss of \$93,853—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$413,137	\$3,755.79
2024 HUD PHA Operating Subsidy Revenue	\$325,066	\$2,955.15
2024 HUD Capital Fund Revenue	\$143,591	\$1,305.37
2024 Total Revenues	\$976,265	\$8,875.14
2024 Total Operating Expense-Administrative	\$275,066	\$2,500.60
2024 Operating Expense-Utilities	\$135,416	\$1,231.05
2024 Operating Expense-Maintenance	\$485,204	\$4,410.95
2024 Operating Expense-Protective Services	\$78,079	\$709.81
2024 Operating Expense—Insurance and other General Expenses	\$96,353	\$875.94
2024 Total Operating Expenses	\$1,070,118	\$9,728.35
2024 Net Operating Income (Loss)	(\$93,853)	(\$853.21)

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3. PHYSICAL CONDITION—Lincoln Court

a. Recent NSPIRE Inspection for Lincoln Court

Historical HQS Inspection Scores

2002 – 96; 2003 – 96; 2004 – 81; 2005 – 81; 2006 – 59; 2007 – 94; 2008 – 92; 2009 – 93; 2010 – 91;
2011 – 88; 2012 – 88; 2013 – 96; 2014 – 96; 2015 – 96; 2016 – 89; 2017- 89; 2018 – 81; 2019 – 81;
2020 – N/A; 2021 – N/A; 2022 – N/A; 2023 – 85;

2024 NSPIRE Inspection ---NSPIRE inspection not scheduled by HUD in 2024

2025 NSPIRE Inspection: NSPIRE inspection held 7/15/2025

units inspected: 25

Estimated NSPIRE score: 48/100

2025 Final NSPIRE Score: 82/100

of Work Orders: 52

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	2	6	6	0	14
Outside	0	0	0	0	0
Units	4	49	18	7	78
Total	6	55	24	7	92

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Lincoln Court:

Per 6/2025 report by Bureau Veritas:

On-site amenities include a community room, an exercise room, and a laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of unit renovations.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Lincoln Court:

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade	\$293,200			\$40,400	\$184,800	\$518,400
Roofing			\$80,600			\$80,600
Interiors			\$509,600	\$338,800	\$944,400	\$1,792,800
Conveying			\$733,600	\$22,700		\$756,300
Plumbing			\$1,140,400	\$643,900	\$341,300	\$2,125,300
HVAC			\$12,100		\$707,600	\$719,700
Fire Protection			\$90,800	\$25,600	\$70,900	\$187,300
Electrical				\$221,400	\$710,700	\$932,100
Fire Alarm & Electronic Systems			\$17,800	\$764,400	\$27,800	\$810,000
Equipment & Furnishings		\$1,500	\$196,100	\$117,500	\$627,200	\$942,200
Special construction & demo				\$68,900		\$68,900
Site Pavement		\$4,900		\$53,900	\$100,000	\$158,800
Site Development	\$600			\$15,200	\$16,400	\$32,200
Site Utilities			\$28,500	\$3,300		\$31,800
Follow-up Studies						N/A
Accessibility	\$216,900					\$216,900
Total	\$510,700	\$6,400	\$2,809,300	\$2,315,800	\$3,731,200	\$9,373,400

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Lincoln Court:

- a. All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- b. The façade repair will be happening in the next couple years as it is currently in the design phase.
- c. The elevators are being modernized starting December 2025.
- d. Kitchen casework needs to be replaced and will be worked into the CFP 5-Year Plan.
- e. A full window replacement is needed. Will work this into the CFP 5-Year Plan.
- f. All MEP systems are being well maintained and will be replaced on an as-needed basis.
- g. All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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- c. **Current Capital Fund Plan—5 Year Action Plan**—The current 5-Year Action Plan has the following items currently in the plan for Lincoln Court. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Installation of security cameras and safety lights on each floor		\$30,000				
Pest Control on all units		\$10,000				
Due to deferred maintenance extensive rehab of approximately 40 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed		\$300,000				
Recaulk and replacement of unit upper floor windows as necessary. Estimated 120 windows and 50 recaulked.		\$300,000				
Replacement of old obsolete plumbing piping approximately 10 units.			\$50,000			
Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. Repairs would be considered based on contractor recommendation.			\$150,000			
Façade Repair			\$59,829			
Trash Compactor Replacement and Installation			\$75,000			
Repair/replace of two 2,500 elevators (including elevator room a/c if determined necessary).		\$500,000				
Common Area 1st floor replacement. Remove and Abate 9x9 tile flooring in common areas and replace with 12x12 vinyl flooring.			\$55,000			
Rehab office for safety and security, including adding resident window, flooring and drywall replacement.			\$25,000			
Replace & install new code compliant smoke and carbon monoxide detectors in all units.					\$54,000	
Total 2023-27 CFP = \$1,608,829	\$0	\$1,140,000	\$414,829	\$0	\$54,000	

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4. MANAGEMENT/OPERATIONS for Lincoln Court:

Occupancy as of 8/31/2025

Description	#	%
# of Units	110	
Less: # of special use units approved (#204 for LSS and #209 for Resident Org.)	2	
Total available dwelling units	108	
Less: Units on approved hold for repairs	2	
Total units not on hold	106	
Units occupied/# units not on hold	102	96.2%
Units vacant/# units not on hold	4	3.8%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	2	17	7
Open-Web	0	0	2
Open—On Hold	0	2	0
Open -Requested Reassignment	1	0	0
Open -Scheduled	66	54	19
Cancelled	0	5	6
Close/Work Completed	61	98	89
Total Work Orders	130	176	123
➤ 60 days old	7	5	3
➤ 90 days old	4	3	0

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D. LOCUST COURT

HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Locust Court

AMP #: WI002000015

Address: 1350 E. Locust Street, Milwaukee, WI 53212

Year Built: 1969

Size: 4 acre site, containing 230 one-bedroom units; 24 floors with approximately 10 units per floor; each unit is approximately 465 sq. feet per unit

Locust Court stands tall on a bluff overlooking the Milwaukee River. It is close to Gordon Park and is a short walk from the Oakland Avenue shopping district, with a Walgreens and numerous restaurants and stores. Larger grocery stores are accessible via public transportation. Public transportation is convenient, with a bus stop in front of the building.

2. FINANCIAL OVERVIEW—Locust Court

In 2024, Locust Court had a net operating loss of \$318,962—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$755,029	\$3,282.73
2024 HUD PHA Operating Subsidy Revenue	\$647,982	\$2,817.31
2024 HUD Capital Fund Revenue	\$383,182	\$1,666.01
2024 Total Revenues	\$1,890,690	\$8,220.39
2024 Total Operating Expense-Administrative	\$513,722	\$2,233.57
2024 Operating Expense-Utilities	\$333,642	\$1,450.62
2024 Operating Expense-Maintenance	\$908,386	\$3,949.50
2024 Operating Expense-Protective Services	\$229,345	\$997.15
2024 Operating Expense—Insurance and other General Expenses	\$224,557	\$976.33
2024 Total Operating Expenses	\$2,209,652	\$9,607.18
2024 Net Operating Income (Loss)	(\$318,962)	(\$1,386.79)

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3. PHYSICAL CONDITION—Locust Court

a. Recent NSPIRE Inspection for Locust Court

Historical HQS Inspection Scores

2002 – 94; 2003 – 94; 2004 – 54; 2005 – 54; 2006 – 77; 2007 – 79; 2008 – 88; 2009 – 96; 2010 – 87; 2011 – 85; 2012 – 85; 2013 – 78; 2014 – 56; 2015 – 44; 2016 – 54; 2017- N/A; 2018 – 48; 2019 – 56; 2020 – N/A; 2021 – N/A; 2022 – 42; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 2/9/2024

2024 Final NSPIRE Score: 86/100

2024 work orders created: 24

2025 NSPIRE Inspection: NSPIRE inspection not scheduled yet for 2025 for Locust Court

2025 Work orders created prior to inspection : 128

During the 2025 inspection, the following deficiencies were noted (N/A due to no inspection held to date):

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	N/A	N/A	N/A	N/A	N/A
Outside	N/A	N/A	N/A	N/A	N/A
Units	N/A	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A	N/A

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Locust Court

Per 7/2025 report by Bureau Veritas:

On-site amenities include a community room with kitchen, social workers office, nurses office and resident laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Locust Court

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade			\$764,600	\$147,700	\$707,200	\$1,619,500
Roofing				\$126,700		\$126,700
Interiors	\$8,000	\$60,400	\$1,048,300	\$862,800	\$1,648,900	\$3,628,300
Conveying		\$6,500		\$12,600	\$8,800	\$27,900
Plumbing	\$18,500	\$432,500	\$2,181,700	\$734,900	\$724,300	\$4,091,900
HVAC		\$116,300	\$44,200	\$536,700	\$2,225,200	\$2,925,400
Fire Protection			\$31,400	\$314,100		\$345,500
Electrical		\$367,400	\$158,900	\$739,700	\$447,400	\$1,713,400
Fire Alarm & Electronic Systems		\$90,000	\$848,900	\$18,900	\$855,800	\$1,813,600
Equipment & Furnishings		\$140,300	\$47,900	\$771,500	\$173,200	\$1,132,500
Special construction & demo						N/A
Site Pavement		\$15,500	\$123,900	\$17,900	\$44,900	\$202,100
Site Development			\$6,300	\$1,800	\$10,500	\$18,500
Site Utilities				\$66,100		\$66,100
Follow-up Studies	\$20,200					\$20,200
Accessibility	\$21,900					\$21,900
Total	\$68,500	\$1,228,900	\$5,255,700	\$4,288,300	\$6,887,900	\$17,729,300

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Locust Court:

- a. All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- b. The façade repair will be happening in the next couple years as it is currently in the design phase.
- c. Interior doors with damage need to be replaced through maintenance.
- d. Bathroom fixtures need to be replaced. This scope will be worked into the CFP 5-Year Plan.
- e. Kitchen casework needs to be replaced and will be worked into the CFP 5-Year Plan.
- a. Flooring needs to be replaced in all units that have older flooring in them. The flooring in the building is asbestos containing and the new flooring will need to be laid over the existing flooring or the existing flooring will need to be abated prior to installation of new flooring. This work will be performed at unit turnover.

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- f. A full window replacement is needed. Will work this into the CFP 5-Year Plan.
- g. Fungal growth has been identified. This will need to be fully investigated and remediated.
- h. All MEP systems are being well maintained and will be replaced on an as-needed basis.
- i. All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Locust Court. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Full Parking Lot Replacement, including overlay, underlay, if deemed necessary by contractor, seal coat and striping of parking lot.	\$140,000					
Installation of Security Cameras on each floor and safety lights. Gates to be installed in stairwell entry floors		\$50,000				
Pest Control on all units		\$10,000				
Due to deferred maintenance extensive rehab of approximately 25 units including kitchen/bathroom sink and counter replacement, new cabinets, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, painting, tub replacement as needed		\$182,660				
Façade Repair					\$242,894	
Replace & install new code compliant smoke and carbon monoxide detectors in all units.					\$115,000	
Trash Compactor Replacement and Installation			\$75,000			
Repair/replace of two 2,500 elevators, (including elevator room a/c if determined necessary.	\$500,000					
Replacement of Building Automation System and VAV box that controls the temperature of the building.		\$230,000				
Repair and replace sidewalk cracks and tripping hazards in the front of the building.		\$50,000				
Replace Acoustic ceiling tiles and Vinyl floor in 1st-floor common areas.		\$50,000				
Total 2023-27 CFP = \$1,645,554	\$640,000	\$522,660	\$125,000	\$0	\$357,894	

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4. MANAGEMENT/OPERATIONS for Locust Court:

Occupancy as of 8/31/2025

Description	#	%
# of Units	230	
Less: # of special use units approved	0	
Total available dwelling units	230	
Less: Units on approved hold for repairs	22	
Total units not on hold	208	
Units occupied/# units not on hold	182	87.5%
Units vacant/# units not on hold	26	12.5%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	29	16	52
Open-Web	0	0	1
Open—On Hold	0	0	0
Open -Requested Reassignment	0	0	0
Open -Scheduled	32	32	10
Cancelled	0	2	5
Close/Work Completed	88	159	114
Total Work Orders	149	209	182
➤ 60 days old	5	16	22
➤ 90 days old	14	19	2

E. MITCHELL COURT

One challenge is that the neighborhood surrounding Mitchell Court has changed over the past few years, with some increase in drugs and prostitution. At this time, HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Mitchell Court

AMP #: WI002000017

Address: 2600 W. National Ave., Milwaukee, WI 53204

Year Built: 1971

Size: 1 acre site, containing 100 one-bedroom units; 11 floors with approximately 10 units per floor; each unit is approximately 453 sq. feet per unit

Mitchell Court located on the south side of Milwaukee and is close to shops, banks, restaurants and churches. Mitchell Park, with the famous domed horticultural conservatory, is located a block away. The parking lot has limited spaces for resident parking. Larger grocery stores are accessible via public transportation. Public transportation is convenient, with a bus stop on the block.

2. FINANCIAL OVERVIEW—Mitchell Court

In 2024, Mitchell Court had a net operating loss of \$139,873—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$373,435	\$3,734.35
2024 HUD PHA Operating Subsidy Revenue	\$299,358	\$2,993.58
2024 HUD Capital Fund Revenue	\$130,025	\$1,300.25
2024 Total Revenues	\$813,066	\$8,130.66
2024 Total Operating Expense-Administrative	\$273,204	\$2,732.04
2024 Operating Expense-Utilities	\$147,542	\$1,475.42
2024 Operating Expense-Maintenance	\$350,783	\$3,507.83
2024 Operating Expense-Protective Services	\$107,277	\$1,072.777
2024 Operating Expense—Insurance and other General Expenses	\$74,133	\$741.33
2024 Total Operating Expenses	\$952,939	\$9,529.39
2024 Net Operating Income (Loss)	(\$139,873)	(\$1,398.73)

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3. PHYSICAL CONDITION—Mitchell Court

a. Recent NSPIRE Inspection for Mitchell Court

Historical HQS Inspection Scores

2002 – 65; 2003 – 65; 2004 – 91; 2005 – 91; 2006 – 96; 2007 – 81; 2008 – 93; 2009 – 92; 2010 – 96;
2011 – 76; 2012 – 97; 2013 – 97; 2014 – 97; 2015 – 79; 2016 – 95; 2017- 95; 2018 – 95; 2019 – N/A;
2020 – 84; 2021 – N/A; 2022 – 82; 2023 – N/A;

2024 NSPIRE Inspection ---No NSPIRE inspection held in 2024 by HUD

2025 NSPIRE Inspection: NSPIRE inspection held 7/15/2025

units inspected: 25

Estimated NSPIRE score: 79/100

2025 Final NSPIRE Score: 93/100

of Work Orders: 52

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	1	0	0	0	1
Outside	0	0	2	0	2
Units	0	29	7	2	38
Total	1	29	9	2	41

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Mitchell Court

Per 6/2025 report by Bureau Veritas:

On-site amenities include a community room, an exercise room, and a laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of unit renovations.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Mitchell Court

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Structure					\$100	\$100
Facade	\$3,500				\$2,218,600	\$2,222,000
Roofing			\$67,200			\$67,200
Interiors		\$4,900	\$425,300	\$626,400	\$767,300	\$1,823,800
Conveying			\$769,400	\$23,400		\$792,800
Plumbing		\$1,117,300		\$542,700	\$311,600	\$1,971,600
HVAC		\$18,700	\$12,100	\$7,500	\$603,500	\$641,800
Fire Protection			\$87,100		\$10,500	\$97,600
Electrical			\$38,600	\$539,800	\$175,700	\$754,000
Fire Alarm & Electronic Systems			\$42,800	\$636,900	\$57,500	\$737,200
Equipment & Furnishings				\$280,400	\$515,900	\$796,300
Special construction & demo					\$55,500	\$55,500
Site Pavement		\$3,400		\$37,700	\$74,600	\$115,800
Site Development				\$40,600	\$4,600	\$45,300
Site Utilities			\$5,700			\$5,700
Follow-up Studies						N/A
Accessibility	\$191,200					\$191,200
Total	\$194,600	\$1,144,300	\$1,448,200	\$2,735,400	\$4,795,400	\$10,317,900

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Mitchell Court:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- The façade repair will be happening in the next couple years as it is currently in the design phase.
- The elevators are being modernized starting December 2025.
- Unit sliding doors need to be replaced – Will work this into the CFP -Year Plan.
- Bathroom fixtures need to be replaced. This scope will be worked into the CFP 5-Year Plan.
- The main plumbing lines need to be replaced. They are currently galvanized iron and need to be replaced with copper lines.
- The remaining MEP systems are being well maintained and will be replaced on an as-needed basis.

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h. All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

c) **Current Capital Fund Plan—5 Year Action Plan**—The current 5-Year Action Plan has following items currently in the plan for Mitchell Court. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Repair and replace damaged retaining wall behind building	\$25,000					
Installation of security cameras and safety lights on each floor		\$25,000				
Pest Control on all units			\$10,000			
Remove and Abate 9x9 tile flooring in common areas and replace with 12x12 vinyl flooring.			\$50,000			
Due to deferred maintenance extensive rehab of approximately 20 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed			\$150,000			
Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. Repairs would be considered based on contractor recommendation.			\$200,000			
Façade Repair		\$10,634				
Replace & install new code compliant smoke and carbon monoxide detectors in all units.					\$49,000	
Tuck-Pointing or mortar where failing on the exterior of the buildings. Replacement of brick to match façade when deemed necessary by the contractor			\$100,000			
Trash Compactor Replacement and Installation			\$75,000			
Repair/replace of two 2,500 elevators, including elevator room a/c if determined necessary.	\$500,000					
Replace Hot Water Heaters and Condenser Unit on first floor. Currently at Life Expectancy.			\$150,000			
Total 2023-27 CFP = \$1,344,364	\$525,000	\$35,364	\$735,000	\$0	\$49,000	

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4. MANAGEMENT/OPERATIONS for Mitchell Court:

Occupancy as of 8/31/2025

Description	#	%
# of Units	100	
Less: # of special use units approved (#1103 for LSS and #510 for Resident Org.)	2	
Total available dwelling units	98	
Less: Units on approved hold for repairs	0	
Total units not on hold	98	
Units occupied/# units not on hold	96	98.0%
Units vacant/# units not on hold	2	2.0%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	31	23	13
Open-Web	1	1	1
Open—On Hold	0	0	0
Open -Requested Reassignment	1	0	0
Open -Scheduled	35	42	15
Cancelled	4	0	3
Close/Work Completed	65	76	73
Total Work Orders	137	142	105
➤ 60 days old	18	9	0
➤ 90 days old	9	0	0

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F. RIVERVIEW

Riverview continues to be a desirable location for residents, given the neighborhood and surrounding amenities. HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Riverview

AMP #: WI002000062

Address: 1300 E. Kane Place, Milwaukee, WI 53202

Year Built: 1966

Size: 3 acre site, containing 180 one-bedroom units; 19 floors with approximately 10 units per floor; each unit is approximately 412 sq. feet per unit

Riverview is in a residential neighborhood, overlooking the Milwaukee River above the North Avenue Dam. Riverview is located close to Brady Street on Milwaukee's lower east side. Closeby are two pharmacies (Walgreens and CVS), restaurants, shopping, and other amenities. Larger grocery stores are accessible via public transportation. Public transportation is convenient, within two blocks.

2. FINANCIAL OVERVIEW—Riverview

In 2024, Riverview had a net operating loss of \$30,797—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$743,331	\$4,129.62
2024 HUD PHA Operating Subsidy Revenue	\$483,691	\$2,687.17
2024 HUD Capital Fund Revenue	\$283,613	\$1,575.63
2024 Total Revenues	\$1,527,140	\$8,484.11
2024 Total Operating Expense-Administrative	\$417,630	\$2,320.16
2024 Operating Expense-Utilities	\$260,917	\$1,449.54
2024 Operating Expense-Maintenance	\$666,887	\$3,704.93
2024 Operating Expense-Protective Services	\$98,776	\$548.76
2024 Operating Expense—Insurance and other General Expenses	\$113,727	\$631.82
2024 Total Operating Expenses	\$1,557,937	\$8,655.21
2024 Net Operating Income (Loss)	(\$30,797)	(\$171.09)

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3. PHYSICAL CONDITION—Riverview

a. Recent NSPIRE Inspections for Riverview

Historical HQS Inspection Scores

2004 – 91; 2005 – N/A; 2006 – 82; 2007 – N/A; 2008 – 90; 2009 – 84; 2010 – 99; 2011 – 72; 2012 – 85; 2013 – 85; 2014 – 78; 2015 – N/A; 2016 – 70; 2017- N/A; 2018 – 73; 2019 – 82; 2020 – N/A; 2021 – N/A; 2022 – N/A; 2023 – 76;

2024 NSPIRE Inspection ---NSPIRE inspection held 8/6/2024

2024 Final NSPIRE Score: 97/100

2025 NSPIRE Inspection: NSPIRE inspection not scheduled in 2025 by HUD

units inspected: N/A

Estimated NSPIRE score: N/A

2025 Final NSPIRE Score: N/A

of Work Orders: N/A

During the 2025 inspection, the following deficiencies were noted (N/A due to no 2025 inspection scheduled by HUD):

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	N/A	N/A	N/A	N/A	N/A
Outside	N/A	N/A	N/A	N/A	N/A
Units	N/A	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A	N/A

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Riverview

Per 7/2025 report by Bureau Veritas:

On-site amenities include, a community room, an exercise room, and a laundry room.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of unit renovations.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Riverview.

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade				\$137,700	\$102,400	\$240,000
Roofing			\$83,200		\$79,800	\$163,000
Interiors	\$114,800	\$7,300	\$726,200	\$783,800	\$1,432,800	\$3,064,900
Conveying			\$1,253,600			\$1,253,600
Plumbing			\$1,400	\$695,000	\$1,067,400	\$1,763,800
HVAC			\$56,800	\$61,400	\$945,600	\$1,063,700
Fire Protection				\$243,200	\$10,500	\$253,700
Electrical			\$59,400	\$352,200	\$428,700	\$840,200
Fire Alarm & Electronic Systems			\$103,400	\$877,100	\$142,700	\$1,123,200
Equipment & Furnishings		\$19,600	\$273,800	\$328,600	\$736,100	\$1,358,100
Special construction & demo					\$92,600	\$92,600
Site Pavement		\$17,600		\$194,000	\$265,400	\$477,000
Site Development			\$5,000	\$2,100	\$79,200	\$86,300
Site Utilities						N/A
Follow-up Studies	\$5,100					\$5,100
Accessibility	\$362,900					\$362,900
Total	\$482,800	\$44,500	\$2,562,700	\$3,675,000	\$5,383,300	\$12,148,300

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Riverview:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- The façade repair will be happening in the next couple years as it is currently in the design phase.
- The flooring needs to be replaced in most units. This work will be performed at unit turnover.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Riverview. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Partial Parking Lot Replacement of select areas in need. includes overlay, underlay, if deemed necessary by contractor, seal coat and striping of parking lot.			\$70,000			
Installation of security cameras and safety lights on each floor			\$40,000			
Pest Control on all units			\$10,000			
Due to deferred maintenance extensive rehab of approximately 15 units when residents vacant including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, and tub replacement as needed.			\$112,500			
Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay. replacement of gutters and downspouts included. Repairs would be considered based on contractor recommendation	\$185,000					
Façade Repair					\$222,106	
Replace & install new code compliant smoke and carbon monoxide detectors in all units.	\$90,000					
Tuck-Pointing or mortar where failing on the exterior of the buildings. Replacement of brick to match façade when deemed necessary by the contractor			\$75,000			
Trash Compactor Replacement and Installation			\$75,000			
Repair/replace of two 2,500 elevators, including elevator room a/c if determined necessary.		\$210,000				
Repair/replace exterior fencing and gating			\$50,000			
Total 2023-27 CFP = \$1,139,606	\$275,000	\$210,000	\$432,500	\$0	\$222,106	

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4. MANAGEMENT/OPERATIONS for Riverview

Occupancy as of 8/31/2025

Description	#	%
# of Units	180	
Less: # of special use units approved	0	
Total available dwelling units	180	
Less: Units on approved hold for repairs	0	
Total units not on hold	180	
Units occupied/# units not on hold	169	93.9%
Units vacant/# units not on hold	11	6.1%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	40	61	24
Open-Web	2	3	4
Open—On Hold	0	0	0
Open -Requested Reassignment	1	0	0
Open -Scheduled	31	33	9
Cancelled	4	2	2
Close/Work Completed	70	50	117
Total Work Orders	148	149	156
➤ 60 days old	14	18	3
➤ 90 days old	10	3	0

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G. PARKLAWN

Parklawn is the oldest housing development (built in 1937) and received some updating with a HOPE VI grant in 1998 to 2002. It continues to be a desirable location. HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Parklawn

AMP #: WI002000007

Address: Management Office is 4434 W. Marion Street, Milwaukee, WI 53216

Year Built: 1937

Size: 380 rowhouse units

Parklawn, built in 1937, is the oldest public housing development in Milwaukee. It was owned and operated by the federal government for 13 years before it was turned over to the Housing Authority. The development has a lot of open green space. It also has a charter elementary/middle school and a child care center within the development.

2. FINANCIAL OVERVIEW—Parklawn

In 2024, Parklawn had a net operating income of \$456,412—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$1,610,356	\$4,237.78
2024 HUD PHA Operating Subsidy Revenue	\$1,471,703	\$3,872.90
2024 HUD Capital Fund Revenue	\$681,050	\$1,792.24
2024 Total Revenues	\$4,236,013	\$11,147.40
2024 Total Operating Expense-Administrative	\$997,003	\$2,623.69
2024 Operating Expense-Utilities	\$532,694	\$1,401.83
2024 Operating Expense-Maintenance	\$1,571,436	\$4,135.36
2024 Operating Expense-Protective Services	\$32,033	\$84.30
2024 Operating Expense—Insurance and other General Expenses	\$331,325	\$871.91
2024 Total Operating Expenses	\$3,779,601	\$9,946.32
2024 Net Operating Income (Loss)	\$456,412	\$1,201.08

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3. PHYSICAL CONDITION—Parklawn

a. Recent NSPIRE Inspection for Parklawn

Historical HQS Inspection Scores

2002 – 84; 2003 – 84; 2004 – 86; 2005 – 86; 2006 – 70; 2007 – 57; 2008 – 81; 2009 – 62; 2010 – 62;
2011 – 62; 2012 – 78; 2013 – 98; 2014 – 98; 2015 – 98; 2016 – 51; 2017- N/A; 2018 – 37; 2019 – N/A;
2020 – N/A; 2021 – N/A; 2022 – 59; 2023 – N/A;

2024 NSPIRE Inspection ---NSPIRE inspection held 3/19/2024

2024 Final NSPIRE Score: 59/100

2024 Work orders created: 414

2025 NSPIRE Inspection: *2025 NSPIRE inspection has not yet been scheduled by HUD for Parklawn*

units inspected:

Estimated NSPIRE score:

2025 Final NSPIRE Score:

of Work Orders: 275 to date

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside					
Outside					
Units					
Total					

b. Physical Needs Assessment for Parklawn

Per 7/2025 report by Bureau Veritas:

On-site amenities include the leasing office, a child care center as well as a charter elementary/middle school.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Parklawn

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Structure	\$8,200		\$900	\$15,200	\$8,700	\$33,000
Facade	\$6,800	\$2,600	\$1,191,500	\$909,200	\$5,267,900	\$7,378,000
Roofing	\$3,400	\$1,454,500	\$421,000		\$80,800	\$1,959,700
Interiors	\$126,300	\$173,900	\$2,044,700	\$4,648,300	\$7,341,600	\$14,334,900
Conveying	\$9,200		\$89,100	\$23,400	\$14,400	\$136,100
Plumbing	\$25,800	\$332,100	\$1,478,200	\$3,325,900	\$5,535,500	\$10,697,500
HVAC	\$286,800	\$460,000	\$2,656,700	\$6,875,800	\$2,483,800	\$12,763,200
Fire Protection			\$124,000	\$2,800		\$126,700
Electrical		\$55,200	\$343,500	\$299,700	\$1,557,600	\$2,256,100
Fire Alarm & Electronic Systems	\$35,300		\$45,000	\$866,100	\$890,500	\$1,836,900
Equipment & Furnishings		\$126,600	\$35,100	\$2,853,100	\$235,500	\$3,250,200
Special construction & demo						N/A
Site Pavement	\$72,200	\$53,400		\$283,400	\$1,870,900	\$2,279,800
Site Development	\$17,900		\$6,900	\$423,400	\$44,700	\$492,900
Site Utilities					\$87,700	\$87,700
Follow-up Studies	\$5,000					\$5,000
Accessibility	\$643,900					\$643,900
Total	\$1,240,800	\$2,658,300	\$8,436,700	\$20,526,300	\$25,419,600	\$58,281,700

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Parklawn:

- a. All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- b. Fire alarm devices need to be replaced. This will be worked into the CFP 5-Year Plan.
- c. Masonry retaining wall needs repairs. Will work with maintenance to get this resolved.
- d. The roofing needs to be replaced. This will be worked into the CFP 5-Year Plan.
- e. Cyber School rooftop exhaust fan needs to be replaced. Will work with maintenance.
- f. Bathroom exhaust fan need to be replaced. This scope will be worked into the CFP 5-Year Plan.
- g. Water fountain needs to be replaced. Will work with maintenance.
- h. All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Parklawn. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Repair/Replaced damaged fence around the playground. Considered non-routine maintenance.	\$50,000					
Repair and replace Refuse Disposal Walls for 3 outside storage spaces at Parklawn.	\$50,000					
Replace Building Automation System in on-site development office. Non-routine maintenance and the unit is past its lifespan.	\$100,000					
Roof replacement and siding repair/replacement for approximately 100 structures. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment. if we encounter lead and asbestos it will be remediated or mitigated.	\$1,500,000					
Repair and replace sidewalk cracks and tripping hazards throughout the development.	\$100,000					
Partial Parking Lot Replacement for 75% of the parking lots and roads in development., including overlay, underlay, if deemed necessary by contractor, seal coat, and striping of the parking lot.	\$650,000					
Installation of security cameras and safety lights on each floor		\$25,000				
Replace and repair approximately 70 Building entry handrails throughout developments.		\$600,000				
Replace & install new code compliant smoke and carbon monoxide detectors in all units.			\$189,500			
Pest Control on all units				\$10,000		
Cleanout and replacement sewer/plumbing lines that connect to dwelling units				\$800,000		

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Due to deferred maintenance extensive rehab of approximately 100 units as unit becomes vacant. This includes kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed. Vinyl stair tread replacement for, interior door replacement. cooper baseboard tube as necessary					\$250,000	
Total 2023-27 CFP = \$4,299,500	\$2,450,000	\$600,000	\$189,500	\$810,000	\$250,000	

4. MANAGEMENT/OPERATIONS for Parklawn:

Occupancy as of 8/31/2025

Description	#	%
# of Units	380	
Less: # of special use units approved (4309 N. 46 th St. for Resident Org.)	1	
Total available dwelling units	379	
Less: Units on approved hold for repairs	19	
Total units not on hold	360	
Units occupied/# units not on hold	342	95.0%
Units vacant/# units not on hold	18	5.0%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	47	34	24
Open-Web	1	0	1
Open—On Hold	1	1	3
Open -Requested Reassignment	0	0	0
Open -Scheduled	2	9	0
Cancelled	18	14	8
Close/Work Completed	295	279	289
Total Work Orders	364	337	325
➤ 60 days old	20	16	2
➤ 90 days old	13	1	3

H. HILLSIDE TERRACE

Given its proximity to downtown, Hillside Terrace continues to be a desirable location for residents, given the neighborhood and surrounding amenities. During COVID, HACM began some planning discussions around the eventual redevelopment of Hillside Terrace in phases to create a mixed income community. While HACM's financial position has put that plan on hold for the moment, there is a lot of opportunity for redevelopment of the subsidized housing and incorporating affordable and market rate housing. HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Hillside Terrace

AMP #: WI002000001

Address: Management office at 1419 N. 8th Street, Milwaukee, WI 53205

Year Built: 1950 (between 6th and 7th Streets) and 1956 for addition (west of 7th Street)

Size: 26.25 acre site, containing a highrise building with 49 units and 421 rowhouse units

Hillside is conveniently located just north of the downtown area. A few blocks south of Hillside on 6th Street is the Fiserv Forum (home to the Milwaukee Bucks and a concert venue) as well as Milwaukee Area Technical College. Hillside is well-connected to many bus lines.

2. FINANCIAL OVERVIEW—Hillside Terrace

In 2024, Hillside Terrace had a net operating loss of \$116,599—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$2,160,601	\$4,597.02
2024 HUD PHA Operating Subsidy Revenue	\$2,012,128	\$4,281.12
2024 HUD Capital Fund Revenue	\$675,898	\$1,438.08
2024 Total Revenues	\$5,337,848	\$11,357.12
2024 Total Operating Expense-Administrative	\$1,081,299	\$2,300.64
2024 Operating Expense-Utilities	\$1,175,237	\$2,500.50
2024 Operating Expense-Maintenance	\$2,205,173	\$4,691.86
2024 Operating Expense-Protective Services	\$135,900	\$289.15
2024 Operating Expense—Insurance and other General Expenses	\$733,009	\$1,559.59
2024 Total Operating Expenses	\$5,454,447	\$11,605.21
2024 Net Operating Income (Loss)	(\$116,599)	(\$248.08)

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3. PHYSICAL CONDITION—Hillside Terrace

a. Recent NSPIRE Inspection for Hillside Terrace

Historical HQS Inspection Scores

2002 – 92; 2003 – 92; 2004 – 83; 2005 – 83; 2006 – 52; 2007 – 89; 2008 – 77; 2009 – 60; 2010 – 56; 2011 – 66; 2012 – 66; 2013 – N/A; 2014 – 56; 2015 – N/A; 2016 – 43; 2017- N/A; 2018 – 42; 2019 – N/A; 2020 – N/A; 2021 – N/A; 2022 – 68; 2023 – N/A;

2024 NSPIRE Inspection ---No 2024 Inspection was scheduled by HUD for Hillside Terrace

2025 NSPIRE Inspection: NSPIRE inspection held 7/22/2025

units inspected: 31

Estimated NSPIRE score: 69/100

2025 Final NSPIRE Score: ?? /100—(final score not yet received)

of Work Orders: 481

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	4	2	18	0	24
Outside	0	1	6	1	8
Units	18	4	44	10	76
Total	22	7	68	11	108

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Hillside Terrace

Per 8/2025 report by Bureau Veritas:

On-site amenities include a leasing/maintenance office, maintenance storage facility and resource center were observed as part of the assessment.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Hillside Terrace:

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Structure	\$2,400	\$84,600	\$490,200		\$370,100	\$947,300
Façade	\$226,900	\$455,300	\$302,400	\$118,300	\$4,625,100	\$5,728,000
Roofing	\$15,400	\$188,100	\$1,877,200	\$450,700	\$134,400	\$2,665,800
Interiors	\$44,700	\$483,600	\$3,008,100	\$4,550,800	\$5,100,300	\$13,187,500
Conveying		\$34,800			\$498,300	\$533,100
Plumbing	\$5,700	\$5,016,800	\$359,700	\$1,720,600	\$3,394,600	\$10,497,400
HVAC		\$694,100	\$2,387,000	\$2,152,500	\$5,365,800	\$10,599,500
Fire Protection				\$70,100	\$415,200	\$485,300
Electrical	\$671,500	\$670,400	\$1,003,100	\$955,200	\$786,600	\$4,086,800
Fire Alarm & Electronic Systems	\$16,100	\$161,700	\$1,406,600	\$21,700	\$2,413,000	\$4,019,000
Equipment & Furnishings	\$5,200	\$291,200	\$149,200	\$2,488,000	\$339,400	\$3,272,900
Special construction & demo						N/A
Site Pavement	\$39,500		\$311,900			\$351,400
Site Development	\$502,300		\$266,700	\$5,000	\$4,500	\$778,400
Site Utilities	\$21,300		\$237,700	\$701,000		\$959,900
Follow-up Studies	\$16,100					\$16,100
Accessibility	\$638,200					\$638,200
Total	\$2,205,200	\$8,080,700	\$11,799,600	\$13,233,800	\$23,447,200	\$58,766,500

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Hillside Terrace:

- a. All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- b. The façade repair will be happening in the next couple years as it is currently in the design phase.
- c. The elevators are being modernized. The work is in the design phase.
- d. Electrical upgrades are needed and will be worked into the CFP 5-Year Plan.
- e. Roof repairs needed. Will coordinate with maintenance.
- f. The balconies need to be assessed and repaired. This will be worked into the CFP 5-Year Plan.
- g. A full window replacement is needed. Will work this into the CFP 5-Year Plan.
- h. All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Hillside Terrace. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Installation of security cameras and safety lights on each floor		\$25,000				
Clean and Replace dryer vent on all units		\$50,000				
Replace & install new code compliant smoke and carbon monoxide detectors in all units.		\$235,000				
Pest Control on all units			\$10,000			
Due to deferred maintenance extensive rehab of units including kitchen/bathroom sink and counter and cabinet replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, replace light fixtures and outlets, replace pipes under kitchen and bathroom sinks, tub replacement as needed.			\$125,000			
HVAC replacement throughout Hillside Development, including 2 new water heaters, 6 boilers for the family developments. 4 heating units at the highrise and 3 A/C units at the highrise for approximately.			\$500,000			
Replace downspouts/gutters on all 66 buildings			\$100,000			
Façade Repair				\$293,735		
Remove floor tiles in management office & replace with new tiles and paint the office. Paint building/hallways of Day Care Center and Boys & Girls Club. Paint 1st floor of Resource Center.				\$140,000		
Replace garage doors on front of building.				\$10,000		
Due to deferred maintenance painting of 66 buildings at Hillside, interior, common, hallways, railings, doors and porches. This is considered non-routine maintenance.				\$1,000,000		
Sewer main cleanout/ partial replacement at highrise to help eliminate clogging issues.				\$800,000		

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Repair and replace narrow, cracked/tripping hazards in on units exterior walkways and sidewalks as deemed necessary.				\$41,157.25		
Extensive roof patching/partial replacement on both highrise buildings. Repair will include Class A 30-year Asphalt Architectural shingles and membrane repair as needed.					\$400,000	
Tuck-Pointing or mortar where failing on the exterior of various buildings throughout the development. Replacement of brick to match façade when deemed necessary by contractor.					\$250,000	
Replace outside railings on common outside patios throughout the development. Estimated 50 replacement or repairs of railings.					\$300,000	
Repair/replace of two 2,500 elevators, including elevator room a/c if determined necessary.					\$250,000	
Repair basement foundations that are deteriorated/ leaking for 66 four-family units.					\$1,875,000	
Partial Parking Lot Replacement, including overlay, underlay, if deemed necessary, seal coat and striping of parking lot.					\$100,000	
Replace entry doors on approximately 20 apartments and housing entrances that are rusted.					\$75,000	
Flooring replacement on units that currently have carpet for 100 units as units become vacant. This is considered non-routine deferred maintenance.					\$250,000	
Total 2023-27 CFP = \$6,829,892.25	\$0	\$310,000	\$735,000	\$2,284,892.25	\$3,500,000	

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4. MANAGEMENT/OPERATIONS for Hillside Terrace

Occupancy as of 8/31/2025

Description	#	%
# of Units	470	
Less: # of special use units approved	0	
Total available dwelling units	470	
Less: Units on approved hold for repairs	32	
Total units not on hold	438	
Units occupied/# units not on hold	403	92.0%
Units vacant/# units not on hold	35	8.0%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	68	311	103
Open-Web	26	27	34
Open—On Hold	0	1	0
Open -Requested Reassignment	0	0	2
Open -Scheduled	43	58	14
Cancelled	10	15	9
Close/Work Completed	227	324	209
Total Work Orders	374	736	371
➤ 60 days old	241	75	43
➤ 90 days old	46	35	32

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I. HIGHLAND HOMES (Code 625)

While Highland Homes is technically a scattered sites development since some of the units are off-site in the neighborhood surrounding the Highland Gardens development, many are also built on-site between 17th and 20th Streets. Additionally, the size of the units (3 to 5-bedroom units) makes it unique since it can be difficult to find larger bedroom sizes in Milwaukee. Highland Homes continues to be a desirable location for residents, given the neighborhood and surrounding amenities. HACM would need to increase the property's physical inspection scores, however. If that can be done, HACM plans to continue to hold the property and continue to evaluate potential for repositioning from public housing to project-based vouchers in the future.

1. BACKGROUND AND CONTEXT—Highland Homes

AMP #: WI002000060

Address: Management office is 5003 W. Lisbon Ave., Milwaukee, WI 53210

Year Built: Various

Size: 1 ½ acre site, containing 251 one-bedroom units; twin towers with 13 floors with approximately 10 units per floor; each unit is approximately 453 sq. feet per unit

During the FY 2002 Highland Park HOPE VI grant, 56 barracks style units of housing for larger families was demolished on the Highland site. To deconcentrate the site, some of the units were built back on-site between 17th and 20th Streets, and others were built on vacant lots in the surrounding neighborhood to Highland.

A total of 56 replacement rental units are in this AMP (Highland Homes), as follows:

- 3 3-bedroom units
- 38 4-bedroom units
- 15 5-bedroom units

2. FINANCIAL OVERVIEW—Highland Homes

In 2024, Highland Homes had a net operating loss of \$76,410—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$344,377	\$6,149.59
2024 HUD PHA Operating Subsidy Revenue	\$193,308	\$3,451.93
2024 HUD Capital Fund Revenue	\$94,565	\$1,688.66
2024 Total Revenues	\$653,654	\$11,672.39
2024 Total Operating Expense-Administrative	\$181,559	\$3,242.13
2024 Operating Expense-Utilities	\$101,687	\$1,815.84
2024 Operating Expense-Maintenance	\$485,204	\$8,664.36
2024 Operating Expense-Protective Services	\$78,079	\$1,394.27
2024 Operating Expense—Insurance and other General Expenses	\$96,353	\$1,720.59
2024 Total Operating Expenses	\$730,064	\$13,036.86
2024 Net Operating Income (Loss)	(\$76,410)	(\$1,364.46)

3. PHYSICAL CONDITION—Highland Homes

a. Recent NSPIRE Inspections for Highland Homes

Historical HQS Inspection Scores

2008 – 79; 2009 – 53; 2010 – 77; 2011 – 81; 2012 – 81; 2013 – 83; 2014 – 83; 2015 – 77; 2016 – 59;
2017- N/A; 2018 – 35; 2019 – N/A; 2020 – N/A; 2021 – N/A; 2022 – 54; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 3/11/2024

2024 Final NSPIRE Score: 30/100

2025 NSPIRE Inspection: NSPIRE inspection held 6/24/2025

units inspected: 21

Estimated NSPIRE score: 1/100

2025 Final NSPIRE Score: 17/100

of Work Orders: 15

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	0	0	0	0	0
Outside	11	1	15	0	27
Units	25	43	107	31	206
Total	36	44	122	31	233

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Highland Homes

Per 6/2025 report by Bureau Veritas:

On-site amenities include private parking for each residence.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, supporting documentation was not provided but some of the work is evident.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for the Highland Homes Scattered Sites:

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade			\$48,300	\$1,935,100	\$2,068,700	\$4,052,100
Roofing					\$1,050,800	\$1,050,800
Interiors		\$124,700	\$1,326,700	\$541,400	\$2,481,200	\$4,473,900
Conveying						NA
Plumbing				\$543,400	\$138,800	\$682,200
HVAC			66,400	\$342,300	\$356,300	\$765,100
Fire Protection						NA
Electrical				\$323,700	-	\$323,700
Fire Alarm & Electronic Systems						NA
Equipment & Furnishings			\$56,100	\$254,300	\$785,100	\$1,095,500
Special construction & demo						NA
Site Pavement					\$29,600	\$29,600
Site Development					\$78,900	\$78,900
Site Utilities						NA
Follow-up Studies						N/A
Accessibility						NA
Total	\$0	\$124,700	\$1,497,400	\$3,940,200	\$6,989,400	\$12,551,700

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Highland Homes:

- The flooring (carpet) needs to be replaced in most units. This will be working into the CFP 5-Year Plan.
- The facades need to be assessed by a structural engineer. This will be worked into the CFP 5-Year Plan.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Highland Homes Scattered Sites. This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Replace damaged leaned gates, estimated 5 gate replacement.	\$30,000					
Replace & install new code compliant smoke and carbon monoxide detectors in all units.			\$28,000			
Pest Control on all units				\$10,000		
Due to deferred maintenance extensive rehab of approximately 20 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed				\$250,000		
Replace/Replace roofs for 15 units. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment.				\$300,000		
Foundation repair on approximately 5 units including foundation sealing and basement underpinning, piercing and bracing if determined necessary by the contractor as well as proper grading.				\$150,000		
Water heater and furnace replacement and installation on approximately 15 units.				\$199,000		
Total 2023-27 CFP = \$1,333,256	\$30,000	\$0	\$28,000	\$909,000	\$0	

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4. MANAGEMENT/OPERATIONS for Highland Homes

Occupancy as of 8/31/2025

Description	#	%
# of Units	56	
Less: # of special use units approved	0	
Total available dwelling units	56	
Less: Units on approved hold for repairs	0	
Total units not on hold	56	
Units occupied/# units not on hold	56	100%
Units vacant/# units not on hold	0	0%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	8	18	60
Open-Web	1	1	2
Open—On Hold	0	0	1
Open -Requested Reassignment	0	0	0
Open -Scheduled	31	31	10
Cancelled	0	2	23
Close/Work Completed	8	24	110
Total Work Orders	48	76	207
➤ 60 days old	16	25	14
➤ 90 days old	18	14	0

J. SCATTERED SITES – SOUTH (Code 688)

Due to the decentralized nature of “Scattered site” public housing, these types of properties can be difficult to manage and maintain. Additionally, maintenance costs can be higher than normal, due to the travel time between units and the lack of uniformity of systems --HVAC systems, plumbing, flooring, etc. may be different between units. This is more complicated than a development in which the materials/systems are typically uniform. This scattered sites AMP has had lower scores over the years. For all of these reasons, HACM recommends that we examine this development to evaluate the cost/benefit of disposition, either as units become vacant or as a general Section 18 disposition application.

1. BACKGROUND AND CONTEXT—Scattered Sites-South

AMP #: WI002000061

Address: Management office at 5003 W. Lisbon Ave., Milwaukee, WI 53210

Year Built: Various

Scattered Sites-South (Code 688) consists of 63 units on Milwaukee’s south side:

- 6 2-bedroom units
- 52 3-bedroom units
- 3 4-bedroom units
- 2 5-bedroom units

2. FINANCIAL OVERVIEW—Scattered Sites -South

In 2024, Scattered Sites-South (688) had a net operating loss of \$224,701—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$324,623	\$5,152.75
2024 HUD PHA Operating Subsidy Revenue	\$134,951	\$2,142.08
2024 HUD Capital Fund Revenue	\$84,819	\$1,346.33
2024 Total Revenues	\$550,748	\$8,742.03
2024 Total Operating Expense-Administrative	\$133,740	\$2,122.86
2024 Operating Expense-Utilities	\$77,861	\$1,235.89
2024 Operating Expense-Maintenance	\$490,416	\$7,784.38
2024 Operating Expense-Protective Services	\$874	\$13.87
2024 Operating Expense—Insurance and other General Expenses	\$72,558	\$1,151.71
2024 Total Operating Expenses	\$775,449	\$12,308.71
2024 Net Operating Income (Loss)	(\$224,701)	(\$3,566.68)

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3. PHYSICAL CONDITION—Scattered Sites -South

a. Recent NSPIRE Inspections for Scattered Sites-South

Historical HQS Inspection Scores

2008 – 81; 2009 – 61; 2010 – 52; 2011 – 51; 2012 – 67; 2013 – 56; 2014 – 87; 2015 – 87; 2016 – 61;
2017- N/A; 2018 – 42; 2019 – N/A; 2020 – N/A; 2021 – N/A; 2022 – 48; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 3/14/2024

2024 Final NSPIRE Score: 4/100

2025 NSPIRE Inspection: NSPIRE inspection held 7/23/2025

units inspected: 22

Estimated NSPIRE score: 46/100

2025 Final NSPIRE Score: To be determined/100

of Work Orders: 19

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	3	1	0	0	4
Outside	0	0	7	0	7
Units	49	17	84	27	177
Total	52	18	91	27	188

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Scattered Sites-South

Per 6/2025 report by Bureau Veritas:

On-site amenities include private parking for each residence.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, supporting documentation was not provided but some of the work is evident

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Scattered Sites-South (688).

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade			\$1,157,600	\$548,400	\$3,284,200	\$4,990,200
Roofing				\$21,200	\$1,092,200	\$1,113,400
Interiors		\$118,600	\$907,800	\$472,000	\$1,917,100	\$3,415,500
Conveying						NA
Plumbing				\$323,800	\$244,600	\$568,400
HVAC			\$35,500	\$321,700	\$77,700	\$434,800
Fire Protection						NA
Electrical				\$294,300		\$294,300
Fire Alarm & Electronic Systems						NA
Equipment & Furnishings			\$48,900	\$287,500	\$861,100	\$1,197,500
Special construction & demo					\$103,800	\$103,800
Site Pavement					\$207,100	\$207,100
Site Development				\$73,100	\$78,900	\$152,000
Site Utilities						NA
Follow-up Studies						N/A
Accessibility	\$94,700					\$94,700
Total	\$94,700	\$118,600	\$2,149,800	\$2,341,900	\$7,866,700	\$12,571,700

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Scattered Sites-South:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- The facades need to be assessed by a structural engineer. This will be worked into the CFP 5-Year Plan.
- The flooring needs to be replaced in most units. This work will be performed at unit turnovers.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Scattered Sites-South (688). This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Replace & install new code compliant smoke and carbon monoxide detectors in all units.	\$31,500					
Replace and repair leaning fencing and gating at approximately 10 units	\$60,000					
Repair and replace sidewalk cracks and tripping hazards in walkways around 20 units.			\$100,000			
Water Heater and furnace repair/replacement for 20 unit			\$200,000			
Foundation repair on approximately 5 units including foundation sealing and \$150,000.00 basement underpinning, piling and bracing if determined necessary by the contractor as well as proper grading.			\$150,000			
Pest Control on all units				\$10,000		
Due to deferred maintenance extensive rehab of approximately 25 units as residents move out including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed.				\$231,265		
Replace/Replace roofs gutters and downspouts for 45 units. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment.				\$500,000		
Total 2023-27 CFP = \$1,282,765	\$91,500	\$0	\$450,000	\$741,265	\$0	

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4. MANAGEMENT/OPERATIONS for Scattered Sites-South

Occupancy as of 8/31/2025

Description	#	%
# of Units	63	
Less: # of special use units approved	0	
Total available dwelling units	63	
Less: Units on approved hold for repairs	0	
Total units not on hold	63	
Units occupied/# units not on hold	62	98.4%
Units vacant/# units not on hold	1	1.6%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	10	38	5
Open-Web	0	0	0
Open—On Hold	0	0	1
Open -Requested Reassignment	0	0	0
Open -Scheduled	31	31	11
Cancelled	2	4	0
Close/Work Completed	43	40	26
Total Work Orders	86	113	43
➤ 60 days old	33	2	4
➤ 90 days old	2	3	2

K. SCATTERED SITES – NORTH & WEST (Code 691)

Due to the decentralized nature of “Scattered site” public housing, these type of properties can be difficult to manage and maintain. Additionally, maintenance costs can be higher cost than normal, due to the travel time between units and the lack of uniformity of systems --HVAC systems, plumbing, flooring, etc. may be different between units. This is more complicated than a development in which the materials/systems are typically uniform. While the 2025 NSPIRE inspection score was high (84), this scattered sites AMP has had lower scores over the years on average. For all of these reasons, HACM recommends that we examine this development to evaluate the cost/benefit of disposition, either as units become vacant or as a general Section 18 disposition application.

1. BACKGROUND AND CONTEXT—Scattered Sites-North & West

AMP #: WI002000016

Address: Management office at 5003 W. Lisbon Ave., Milwaukee, WI 53210

Year Built: Various

Scattered Sites -North & West (691) is made up of 134 units as follows:

- 20 2-bedroom units
- 88 3-bedroom units
- 21 4-bedroom units
- 4 5-bedroom units
- 1 6-bedroom units

2. FINANCIAL OVERVIEW—Scattered Sites-North & West

In 2024, Scattered Sites-North & West had a net operating loss of \$48,563—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$614,381	\$4,584.93
2024 HUD PHA Operating Subsidy Revenue	\$438,018	\$3,268.79
2024 HUD Capital Fund Revenue	\$213,682	\$1,594.64
2024 Total Revenues	\$1,564,243	\$11,673.46
2024 Total Operating Expense-Administrative	\$333,925	\$2,491.98
2024 Operating Expense-Utilities	\$162,419	\$1,212.08
2024 Operating Expense-Maintenance	\$939,551	\$7,011.57
2024 Operating Expense-Protective Services	\$8,313	\$62.04
2024 Operating Expense—Insurance and other General Expenses	\$168,598	\$1,258.19
2024 Total Operating Expenses	\$1,612,806	\$12,035.87
2024 Net Operating Income (Loss)	(\$48,563)	(\$362.41)

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3. PHYSICAL CONDITION—Scattered Sites-North & West

a. Recent NSPIRE Inspections for Scattered Sites-North & West

Historical HQS Inspection Scores

2002 – 71; 2003 – 71; 2004 – 64; 2005- 64; 2006 – 46; 2007 -75; 2008 – 71; 2009 – 46; 2010 – 41; 2011 – 47; 2012 – 47; 2013 – N/A; 2014 – 48; 2015 – N/A; 2016 – 52; 2017- N/A; 2018 – 35; 2019 – N/A; 2020 – N/A; 2021 – N/A; 2022 – 45; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 4/2/2024

2024 Final NSPIRE Score: 37/100

2025 NSPIRE Inspection: NSPIRE inspection held 7/15/2025

units inspected: 27

Estimated NSPIRE score: 49/100

2025 Final NSPIRE Score: 84/100

of Work Orders: 31

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	0	0	0	0	0
Outside	0	0	1	0	1
Units	16	18	23	5	62
Total	16	18	24	5	63

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Scattered Sites-North & West

Per 6/2025 report by Bureau Veritas:

On-site amenities include private parking for each residence.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, supporting documentation was not provided but some of the work is evident.

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Scattered Sites-North & West.

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade		\$1,843,500	\$102,700	\$245,600	\$1,175,700	\$3,367,500
Roofing		\$3,600			\$2,340,600	\$2,344,200
Interiors			\$963,500	\$1,292,500	\$2,151,100	\$4,563,900
Conveying			\$1,939,200	\$925,800	\$3,592,300	\$6,457,400
Plumbing				\$926,200	\$467,100	\$1,393,300
HVAC			\$77,300	\$150,400	\$760,500	\$988,200
Fire Protection						NA
Electrical		\$102,300		\$624,300		\$726,600
Fire Alarm & Electronic Systems						NA
Equipment & Furnishings			\$106,700	\$547,000	\$1,877,300	\$2,531,000
Special construction & demo					\$700	\$700
Site Pavement					\$306,700	\$306,700
Site Development					\$80,900	\$80,900
Site Utilities						NA
Follow-up Studies						N/A
Accessibility	\$159,700					\$159,700
Total	\$159,700	\$1,949,400	\$2,225,900	\$3,419,400	\$10,601,800	\$18,356,200

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Scattered Sites-North & West:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- The facades need to be assessed by a structural engineer. This will be worked into the CFP 5-Year Plan.
- The electrical distribution panels need to be replaced. This will be worked into the CFP 5-Year Plan.
- Windows need to be replaced. This will be worked into the CFP 5-Year Plan.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Scattered Sites-North & West (691). This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Repair/Replace broken gating around yards of approximately 10 units	\$60,000					
Replacement and upgrade of HVAC units		\$50,000				
Due to deferred maintenance extensive rehab of approximately 25 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed.			\$250,000			
Foundation repair on approximately 5 units including foundation sealing and basement underpinning, and bracing if determined necessary by the contractor as well as proper grading.			\$150,000			
) Water Heater and furnace repair/replacement for 20 units			\$200,000			
Pest Control on all units				\$10,000		
Replace/Replace roofs for 15 units. This includes full tear off and replacement with Class A 30 year Asphalt Architectural shingles, with Ice and water membrane underlayment.				\$300,000		
Tree removal (non-routine)				\$50,000		
Replace & install new code compliant smoke and carbon monoxide detectors in all units.					\$67,000	
Total 2023-27 CFP = \$1,333,256	\$60,000	\$50,000	\$600,000	\$360,000	\$67,000	

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L. MANAGEMENT/OPERATIONS for Scattered Sites-North & West

Occupancy as of 8/31/2025

Description	#	%
# of Units	134	
Less: # of special use units approved	0	
Total available dwelling units	134	
Less: Units on approved hold for repairs	1	
Total units not on hold	133	
Units occupied/# units not on hold	122	91.8%
Units vacant/# units not on hold	11	8.2%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	28	44	23
Open-Web	1	0	3
Open—On Hold	1	0	0
Open -Requested Reassignment	0	0	0
Open -Scheduled	32	33	17
Cancelled	4	6	8
Close/Work Completed	76	101	60
Total Work Orders	142	184	111
➤ 60 days old	34	12	11
➤ 90 days old	12	10	3

M. SCATTERED SITES – MILWAUKEE (Code 694)

Due to the decentralized nature of “Scattered site” public housing, these type of properties can be difficult to manage and maintain. Additionally, maintenance costs can be higher cost than normal, due to the travel time between units and the lack of uniformity of systems --HVAC systems, plumbing, flooring, etc. may be different between units. This is more complicated than a development in which the materials/systems are typically uniform. While the 2025 NSPIRE inspection score was high (81), this scattered sites AMP has had lower scores over the years on average. For all of these reasons, HACM recommends that we examine this development to evaluate the cost/benefit of disposition, either as units become vacant or as a general Section 18 disposition application.

1. BACKGROUND AND CONTEXT—Scattered Sites-Milwaukee

AMP #: WI002000010

Address: Management office is 5003 W. Lisbon Ave., Milwaukee, WI 53210

Year Built: Various

This scattered sites development contains 50 scattered sites units in the following configurations:

- 37 3-bedroom
- 10 4-bedroom
- 3 5-bedroom

2. FINANCIAL OVERVIEW—Scattered Sites-Milwaukee

In 2024, Scattered Sites-Milwaukee (694) had a net operating loss of \$156,651—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$265,225	\$5,304.50
2024 HUD PHA Operating Subsidy Revenue	\$181,839	\$3,636.78
2024 HUD Capital Fund Revenue	\$98,733	\$1,974.66
2024 Total Revenues	\$564,196	\$11,283.92
2024 Total Operating Expense-Administrative	\$115,514	\$2,310.28
2024 Operating Expense-Utilities	\$61,918	\$1,238.36
2024 Operating Expense-Maintenance	\$452,494	\$9,049.88
2024 Operating Expense-Protective Services	\$1,977	\$39.54
2024 Operating Expense—Insurance and other General Expenses	\$88,944	\$1,778.88
2024 Total Operating Expenses	\$720,847	\$14,416.94
2024 Net Operating Income (Loss)	(\$156,651)	(\$3,133.02)

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3. PHYSICAL CONDITION—Scattered Sites-Milwaukee

a. Recent NSPIRE Inspection for Scattered Sites- Milwaukee

Historical HQS Inspection Scores

2002 – 58; 2003 – 58; 2004 – 58; 2005 – 58; 2006 – 66; 2007 – 72; 2008 – 65; 2009 – 51; 2010 – 44;
2011 – 51; 2012 – 51; 2013 – N/A; 2014 – 37; 2015 – N/A; 2016 – 40; 2017- N/A; 2018 – 42; 2019 – 37;
2020 – N/A; 2021 – N/A; 2022 – 44; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 6/25/2024

2024 Final NSPIRE Score: 54/100

2025 NSPIRE Inspection: NSPIRE inspection held 6/24/2025

units inspected: 20

Estimated NSPIRE score: 34/100

2025 Final NSPIRE Score: 81/100

of Work Orders: 22

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside	0	0	0	0	0
Outside	1	1	2	1	5
Units	15	7	36	20	78
Total	16	8	38	21	83

Work orders have been entered and/or completed for all deficiencies noted during the NSPIRE inspection.

b. Physical Needs Assessment for Scattered Sites-Milwaukee

Per 7/2025 report by Bureau Veritas:

On-site amenities include private parking for each residence.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, supporting documentation was not provided but some of the work is evident.

ASSET MANAGEMENT PLAN 9/30/2025
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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Scattered Sites-Milwaukee (Code 694):

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade		\$752,200	\$35,600	\$70,200	\$649,900	\$1,508,000
Roofing					\$57,600	\$57,600
Interiors		\$82,500	\$749,200	\$395,900	\$1,556,900	\$2,784,500
Conveying						N/A
Plumbing				\$381,700	\$174,300	\$556,000
HVAC			\$28,800		\$370,000	\$398,800
Fire Protection						N/A
Electrical				\$359,800		\$359,800
Fire Alarm & Electronic Systems			\$6,900		\$9,300	\$16,200
Equipment & Furnishings			\$39,800	\$256,800	\$700,500	\$997,100
Special construction & demo					\$295,900	\$295,900
Site Pavement					\$83,500	\$83,500
Site Development					\$80,900	\$80,900
Site Utilities						N/A
Follow-up Studies						N/A
Accessibility						N/A
Total	\$0	\$834,700	\$860,400	\$1,464,300	\$3,978,700	\$7,138,100

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Scattered Sites-Milwaukee:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- The facades need to be assessed by a structural engineer. This will be worked into the CFP 5-Year Plan.
- Windows need to be replaced. This will be worked into the CFP 5-Year Plan.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

ASSET MANAGEMENT PLAN 9/30/2025
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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Scattered Sites-Milwaukee (Code 694). This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Replace Damaged Fencing and Gating on Multiple Scattered Sites Units. Estimated 10 units	\$60,000					
Rebuild a damaged retaining wall at scattered-site development.	\$20,000					
Repair and replace sidewalk cracks and tripping hazards in the front of 20 units	\$80,000					
Due to deferred maintenance extensive rehab of approximately 14 units including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed.	\$172,871					
Replacement and upgrade of HVAC units		\$50,000				
Conduct pest control on all units			\$10,000			
Replace & install new code compliant smoke and carbon monoxide detectors in all units.				\$25,000		
Total 2023-27 CFP = \$417,871	\$332,871	\$50,000	\$10,000	\$25,000	\$0	

ASSET MANAGEMENT PLAN 9/30/2025
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4. MANAGEMENT/OPERATIONS for Scattered Sites-Milwaukee

Occupancy as of 8/31/2025

Description	#	%
# of Units	50	
Less: # of special use units approved	0	
Total available dwelling units	50	
Less: Units on approved hold for repairs	0	
Total units not on hold	50	
Units occupied/# units not on hold	49	98.0%
Units vacant/# units not on hold	1	2.0%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	10	8	74
Open-Web	2	0	2
Open—On Hold	0	0	1
Open -Requested Reassignment	0	0	0
Open -Scheduled	31	32	18
Cancelled	5	2	3
Close/Work Completed	15	12	44
Total Work Orders	63	54	142
➤ 60 days old	6	47	2
➤ 90 days old	40	2	0

N. SCATTERED SITES – CHERRY (Code 693)

These scattered sites were built with funding from two HOPE VI grants from HUD (FY2004 and FY2008). The majority of the units are concentrated in an area that surrounds HACM’s Cherry Court development. However, some of them are more scattered and are outside of that area. Since many of them were built during HOPE VI grants, they are newer properties, but inspection scores have been lower more recently. Due to the fact that there is a concentration in a neighborhood, this “Scattered Site” development may not be a priority for review of potential for disposition. However, HACM will need to examine the real reason for the low inspection scores, and the real physical condition of the properties. If that can be improved, it may make sense to keep the properties, or most of them. It may make sense to sell properties that are more distant from the majority of them. At the moment, HACM will hold the property and review for future repositioning if possible. We may examine the individual scattered sites to identify the true physical needs and if there are units that would make sense to sell as they become vacant.

1. BACKGROUND AND CONTEXT—Scattered Sites-Cherry

AMP #: WI002000063

Address: Management office at 5003 W. Lisbon Ave., Milwaukee, WI 53210

Year Built: Various

Scattered Sites-Cherry were replacement units that replaced older scattered sites. They built utilizing HOPE VI grant funds from grants awarded in 2004 and in 2008.

There are currently 68 units in this AMP as follows:

- 3 2-bedroom units
- 47 3-bedroom units
- 11 4-bedroom units
- 7 5-bedroom units

2. FINANCIAL OVERVIEW—Scattered Sites-Cherry

In 2024, Scattered Sites-Cherry (693) had a net operating loss of \$12,286—details are below:

Type	Total	Per unit per Year
2024 Net Tenant Rent Revenue	\$371,352	\$5,461.06
2024 HUD PHA Operating Subsidy Revenue	\$222,190	\$3,267.50
2024 HUD Capital Fund Revenue	\$95,993	\$1,411.66
2024 Total Revenues	\$702,903	\$10,336.81
2024 Total Operating Expense-Administrative	\$136,146	\$2,002.15
2024 Operating Expense-Utilities	\$125,467	\$1,845.10
2024 Operating Expense-Maintenance	\$358,994	\$5,279.32
2024 Operating Expense-Protective Services	\$2,418	\$35.56
2024 Operating Expense—Insurance and other General Expenses	\$92,164	\$1,355.35
2024 Total Operating Expenses	\$715,189	\$10,517.48
2024 Net Operating Income (Loss)	(\$12,286)	(\$180.68)

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3. PHYSICAL CONDITION—Scattered Sites-Cherry

a. Recent NSPIRE Inspections for Scattered Sites-Cherry

Historical HQS Inspection Scores

2008 – 91; 2009 – 83; 2010 – 81; 2011 – 73; 2012 – 80; 2013 – 80; 2014 – 95; 2015 – 95; 2016 – 95;
2017- N/A; 2018 – 39; 2019 – N/A; 2020 – N/A; 2021 – N/A; 2022 – 54; 2023 – N/A

2024 NSPIRE Inspection ---NSPIRE inspection held 3/21/2024

2024 Final NSPIRE Score: 36/100

2025 NSPIRE Inspection: *NSPIRE inspection not yet scheduled by HUD*

units inspected:

Estimated NSPIRE score:

2025 Final NSPIRE Score:

of Work Orders: 29

During the 2025 inspection, the following deficiencies were noted:

Inspectable Area	Life-Threatening	Severe	Moderate	Low	Total
Inside					
Outside					
Units					
Total					

b. Physical Needs Assessment for Scattered Sites-Cherry

Per 6/2025 report by Bureau Veritas:

On-site amenities include private parking for each residence.

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have been well maintained during recent years, and is in fair overall condition. According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, supporting documentation was not provided but some of the work is evident

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The table below from the Physical Needs Assessment shows the anticipated costs by trade or building system over the next 20 years for Scattered Sites-Cherry (Code 693).

System	Immediate	Short Term (1-2 Years)	Near Term (3 - 5 Years)	Med Term (6-10 years)	Long-Term (11-20 years)	Total
Facade			\$47,300		\$3,226,800	\$3,274,100
Roofing					\$936,000	\$936,000
Interiors		\$185,500	\$1,486,600	\$176,900	\$2,015,100	\$3,864,100
Conveying						NA
Plumbing			\$134,600	\$420,800	\$543,600	\$1,099,000
HVAC			\$400,900	\$296,600	\$117,000	\$814,500
Fire Protection						NA
Electrical				\$583,600	\$103,500	\$687,100
Fire Alarm & Electronic Systems						NA
Equipment & Furnishings			\$420,000	\$848,700	\$195,600	\$1,464,200
Special construction & demo						NA
Site Pavement					\$10,400	\$10,400
Site Development						NA
Site Utilities						NA
Follow-up Studies	\$7,000					\$7,000
Accessibility	\$59,700					\$59,700
Total	\$66,700	\$185,500	\$2,489,400	\$2,326,600	\$7,148,000	\$12,216,200

Additional comments from the Vice President of Construction as well as property management regarding the PNA for Scattered Sites-Cherry:

- All ADA items will be addressed on an as-needed basis or when the property receives a full remodel as the property is grandfathered in to old building code.
- The facades need to be assessed by a structural engineer. This will be worked into the CFP 5-Year Plan.
- The flooring needs to be replaced in most units. This work will be performed at unit turnover.
- Water infiltration at 2467 W. Hadley St. needs to be investigated. Will work with maintenance and others.
- Wall finishes/painting need attention. This work will be performed at unit turnover.
- All other listed items will be taken into account in the next modification to the 5-Year Capital Fund Action Plan or will be addressed as issues present themselves.

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c). Current Capital Fund Plan—5 Year Action Plan—The current 5-Year Action Plan has the following items currently in the plan for Scattered Sites-Cherry (694). This will be reviewed later in 2025.

Capital Item	2023	2024	2025	2026	2027	Status
Replace & install new code compliant smoke and carbon monoxide detectors in all units.	\$34,000					
Replace and repair leaning fencing and gating at approximately 10 units.	\$60,000					
Due to deferred maintenance extensive rehab of approximately 25 units as residents move out including kitchen/bathroom sink and counter replacement, toilet replacement (low flow toilets), flooring, caulking, appliance replacement, tub replacement as needed			\$248,359.25			
Roof Tear-off and replacement with Class A 30 year Asphalt Architectural singles with Ice and water membrane underlay for 15 units. Repairs would be considered based on contractor recommendations. Gutter and downspout repair/replacement will occur if necessary.			\$300,000			
Foundation repair on approximately 5 units including foundation sealing and basement underpinning, piercing and bracing if determined necessary by the contractor as well as proper grading			\$150,000			
Pest Control on all units				\$10,000		
Water Heater and furnace repair/replacement for 20 units. It is anticipated there will be no disturbance of hazardous materials				\$200,000		
Total 2023-27 CFP = \$1,333,256	\$94,000	\$0	\$698,359.25	\$210,000	\$0	

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4. MANAGEMENT/OPERATIONS for Scattered Sites-Cherry

Occupancy as of 8/31/2025

Description	#	%
# of Units	68	
Less: # of special use units approved	0	
Total available dwelling units	68	
Less: Units on approved hold for repairs	1	
Total units not on hold	67	
Units occupied/# units not on hold	65	97%
Units vacant/# units not on hold	2	3%

Work Order Summary:

Description	8/1/25 to 8/31/25	7/1/25 to 7/31/25	6/1/25 to 6/30/25
Open-Call	12	4	10
Open-Web	4	1	2
Open—On Hold	1	0	0
Open -Requested Reassignment	0	0	0
Open -Scheduled	32	32	10
Cancelled	2	2	4
Close/Work Completed	28	46	43
Total Work Orders	79	85	70
➤ 60 days old	3	8	8
➤ 90 days old	7	6	3