



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

Irma Yopez Klassen, Jackie Burrell, Ald. Sharlen Moore, Howard Snyder, and James Nelson, Sr.

Wednesday, July 8, 2026

4:00 PM

City Hall, Room 301-B

Live Stream Link:

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

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

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

The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.

Call to Order

Roll Call

A. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

(All items listed under the Consent Agenda will be enacted by one motion unless a Commissioner requires otherwise, in which event, the item will be removed from the Consent Agenda and considered separately.)

1. [R13783](#) Approval of the minutes of the regular Board meeting held on June 10, 2026

Attachments: [HACM Meeting Minutes for June 10, 2026](#)

2. [R13784](#) Documents Shared with the Travaux Board of Directors in June 2026

Attachments: [Travaux Meeting Minutes for April 23, 2026](#)
[Travaux Projects as of June 18, 2026](#)
[Highland Gardens Buyout and Change Order Tracking](#)
[Public Housing 12Mo Occupancy & 2Mo Work Order Report](#)
[Affordable LLC 12Mo Occupancy & 2Mo Work Order Report](#)
[Market Rate 12Mo Occupancy & 2Mo Work Order Report](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13785](#) Public Listening Session

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

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

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

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

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

2. [R13787](#) Resolution authorizing a request to the Department of Housing and Urban Development's Special application center (SAC) to rescind the remaining ten Scattered Sites units from the approved Section 32 Homeownership Program

HACM received approval for 40 units to be sold under the Section 32 Homeownership Program. To date, 30 units have been sold to eligible first-time homebuyers. Because the program has been suspended indefinitely, the units need to be moved back into the general inventory section of the Public and Indian Housing Information Center (PIC). The SAC has asked for a Board resolution to move the units and effectually close-out the current program. Any future proposed Section 32 sale to an occupying resident or to an eligible family would require the submission of a new application.

Attachments: [Section 32 Rescission Narrative](#)

3. [R13789](#) Report from the Secretary-Executive Director

-Introduction of Chief Operations Officer - Real Estate, Zena Farah
-Update on the Pre-Meeting Option

Attachments: [CVR Monthly Report](#)

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

[HACM Sustainability Plan Periodic Report](#)

[HACM Recovery Agreement - May 2026](#)

4. [R13788](#) Resolution commending Mr. Ken Barbeau for 27 years of dedicated service to the Housing Authority of the City of Milwaukee

Adjournment

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Housing Authority ADA Coordinator at 286-5824, (FAX) 286-0833, (TDD) 286-3504 or by writing to the Coordinator at PO Box 324, Milwaukee, WI 53201-0324.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.

Be hereby notified that three (3) members of the Crucible, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on both boards. While a quorum of the Crucible, Inc. Board may be present at the HACM meeting, they will not exercise the responsibilities, authority, or duties vested in the Crucible, Inc. Board of Directors.