



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, and Ald. Sharlen Moore

Wednesday, May 14, 2025

4:00 PM

City Hall, Room 301-B

Live Stream Link:

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

City of Milwaukee Livestream One

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

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

Call to Order

Roll Call

A. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

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

1. [R13585](#) Approval of the minutes of the regular board meeting held on April 9, 2025
Attachments: [HACM Meeting Minutes for April 9, 2025](#)
2. [R13586](#) Approval of the minutes of the public listening session held on April 17, 2025
Attachments: [HACM Public Listening Session Meeting Minutes for April 17, 2025](#)
3. [R13587](#) Approval of the minutes of the public listening session held on April 25, 2025
Attachments: [HACM Public Listening Session Meeting Minutes for April 25, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13588](#) Resolution approving the submission by the Housing Authority of the City of Milwaukee to the Department of Housing and Urban Development of a Disposition Application for the release of the Leasehold Interest in the property located at 1916 North Vel R. Phillips Avenue
Attachments: [Disposition of Long term lease interest in 1916 N Vel Phillips Ave](#)

2. [R13591](#) Presentation of the March Travaux Board Meeting Documents
Attachments: [March 27, 2025 Travaux Meeting Minutes](#)
[March 27, 2025 Travaux Board Agenda](#)
 - 1a. [Section 8 Voucher Utilization Update](#)
 - 1b. [Summary of DNS Violations & Data Report](#)
 - 1c. [Monthly Recovery Report](#)
 - 1d. [Public Housing 12 Mo Occupancy & 2Mo Work Order Report](#)
 - 1e. [Public Housing Occupancy and Work Order Report](#)
 - 1f. [Affordable Housing 12Mo Occupancy & 2Mo Work Order Report](#)
 - 1g. [Affordable Housing Occupancy and Work Order Report](#)
 - 1h. [Market Rate Housing 12Mo Occupancy & 2Mo Work Order Report](#)
 - 1i. [Market Rate Housing Occupancy and Work Order Report](#)
 - 2a. [HACM Recovery Agreement Sustainability Plan](#)
 - 2b. [WI002 HACM 2025 Recovery Agreement](#)

3. [R13592](#) Presentation of the April Travaux Board Meeting Documents
Attachments: [April 24, 2025 Travaux Board Agenda](#)
 - 1a. [March 6, 2025 Travaux Meeting Minutes](#)
 - 2a. [March 27, 2025 Travaux Meeting Minutes 2nd Publish](#)
 - 3a. [CLPHA FY25 Comparative Funding Chart](#)
 - 3b. [Highland G703 Buyout & Change Order Tracking](#)
 - 3c. [Section 8 Project-Based Voucher Utilization Update](#)
 - 3d. [Summary of DNS Violations & Data Report](#)
 - 3e. [Public Housing Days Vacant & Move-in / Move-out Reports New Format 3.2](#)
 - 3f. [Public Housing 12Mo Occupancy & 2Mo Work Order Report](#)
 - 3g. [Affordable LLC 12Mo Occupancy & 2Mo Work Order Report](#)
 - 3h. [Market Rate 12Mo Occupancy & 2Mo Work Order Report](#)

4. [R13593](#) Public Listening Session

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

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

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

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

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

5. [R13594](#) Secretary-Executive Director Report

Attachments: [Housing Choice Voucher Report \(PII Redacted\)](#)
[Rent Assistance Progress Tracker](#)
[Section Eight Management Assessment Program Indicators](#)
[2025 Quarter 1 Housing Choice Voucher CAP Report and SEMAP Scoring](#)
[Development Crime Report](#)

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.