



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

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

Wednesday, January 21, 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 Two

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

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

Call to Order

Roll Call

A. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

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

1. [R13712](#) Approval of the minutes of the Annual Board meeting held on December 10, 2025

Attachments: [HACM Meeting Minutes for December 10, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13713](#) Presentation of an Organizational Structure Review from MRA, The Management Association - Item Gov-05(a) of the HACM Sustainability Plan

Attachments: [HACM's Organizational Structure Review Findings Report](#)
[Housing Authority of the City Milwaukee's Organizational Chart](#)

2. [R13714](#) Public Listening Session - General Comments

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

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

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

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

3. [R13715](#) Discussion regarding the Creation of a Finance Committee by the Board of Commissioners of the Housing Authority of the City of Milwaukee, including how the Board may model its duties, members, structure, and processes
4. [R13716](#) Presentation of the December documents from the Travaux Board Meeting

Attachments: [1.0 Travaux Board Agenda](#)

[1.1 Travaux Meeting Minutes for November 20, 2025](#)

[4.0 2026 Travaux Board Schedule](#)

[5.1 Travaux Projects](#)

[5.2 Highland Gardens G703 Buyout Tracking](#)

[5.3 Public Housing 12Mo Occupancy & 2Mo Work Order Report](#)

[5.4 Affordable LLC -12Mo Occupancy & 2Mo Work Order Report](#)

[5.5 Market Rate -12Mo Occupancy & 2Mo Work Order Report](#)

5. [R13709](#) Presentation of the agenda and documents from the December and January HACM Executive Search Committee meetings

Attachments: [1. HACM Exec Search Cmte AGENDA December 2, 2025.pdf](#)
[1.a. HACM Exec Search Cmte Minutes November 11, 2025.pdf](#)
[2. HACM Exec Search Cmte AGENDA December 9, 2025.pdf](#)
[2.a. HACM Exec Search Cmte Minutes December 2, 2025.pdf](#)
[3. HACM Exec Search Cmte AGENDA December 29, 2025.pdf](#)
[4. HACM Exec Search Cmte AGENDA December 30, 2025.pdf](#)
[5. HACM Exec Search Cmte AGENDA January 6, 2026.pdf](#)
[5.a.1. HACM Exec Search Cmte Minutes December 9, 2025.pdf](#)
[5.a.2. HACM Exec Search Cmte Minutes December 29, 2025.pdf](#)
[5.a.3. HACM Exec Search Cmte Minutes December 30, 2025.pdf](#)
[6. HACM Exec Search Cmte MINUTES January 6, 2026.pdf](#)

6. [R13717](#) Report from the Secretary-Executive Director

Attachments: [Public Safety Analytics & Initiatives 2025 Year End Report](#)
[CVR Monthly Report](#)
[Sustainability Plan Update](#)
[Asset Management Plan Update](#)
[Suitability and Corrective Action Plan updates](#)

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.