

From: Connor Goggans

Sent: Wednesday, August 6, 2025 11:13 AM

To: communications <communications@milwaukee.gov>

Cc: Mathy, James; Eric Collins-Dyke; Damir Djidic

Subject: Public Comment on HACM 2026 Agency Plan and Administrative Plan – Proposal for Partnership Preference

Dear Mr. Barbeau and the HACM Board of Commissioners,

Thank you for the opportunity to provide public input on HACM's 2026 Annual Agency Plan and related policy documents. I would like to commend HACM for its continued commitment to serving Milwaukee's most vulnerable residents through both its Public Housing and Housing Choice Voucher (HCV) programs, among others.

As part of this public comment process, I personally and respectfully submit the following policy recommendation for inclusion in the 2026 Administrative Plan, as I have become aware of the possibility for PHA's to initiate and maintain a partnership preference, utilize mainstream to allocate a set aside of HCV's per year directly to partner agencies, with the benefit of such households being supported thru supportive services, which Milwaukee County Housing Services could at the very least fulfill. This was brought to light from a recent discussion I had with Columbus, Ohio's UFA/CoC Lead Agency, who receives a set aside of 94 HCV's per year – they claim both the CoC and PHA are happy with this arrangement, as it helps utilization, lease-up rates & timelines, as well as housing stability of the households, among other things.

Recommendation: Establish a "Partnership Preference" to enable direct HCV allocations to partner agencies for eligible populations

I propose that HACM update its Section 8 Administrative Plan to include a Partnership Preference category within its admissions preferences structure. This addition would allow HACM to establish written agreements with qualified partner organizations—such as Milwaukee County Housing Services—to facilitate the direct allocation of Housing Choice Vouchers to eligible households, particularly those experiencing or at risk of homelessness, institutionalization, or housing instability.

This model mirrors the successful approach adopted by Columbus Metropolitan Housing Authority (CMHA), which includes in its Administrative Plan:

Category N: CMHA Partnerships (30 Preference Points)

"CMHA will allocate vouchers for CMHA partnerships that are connected to housing homeless households or other agreed-upon special populations. CMHA, in conjunction with partners, may develop housing initiatives that receive a local preference... These housing initiatives may include a defined number of Housing Choice Vouchers that will be allocated to households meeting specific described criteria."

By creating a similar local priority preference, HACM could:

- Enhance its ability to leverage future HUD allocations (e.g., Mainstream, NED, or targeted HCV rounds); and
- Maximize coordination with Milwaukee County; and

- Increase housing access for vulnerable subpopulations; and
- Build transparent and accountable agreements for targeted voucher usage; and
- Create a structure to support housing outcomes aligned with local policy priorities.

Suggested Administrative Plan Language (New Section):

[Section 4: Preferences]

Partnership Preference – 30 Points

“HACM may enter into formal partnership agreements with qualified governmental entities operating within its jurisdiction to develop housing initiatives that meet the needs of specifically defined populations, including but not limited to individuals and families experiencing homelessness, persons with disabilities, or other HUD-targeted special populations. Under such agreements, HACM may allocate Housing Choice Vouchers on a preference basis to referred households that meet agreed-upon eligibility and screening criteria. These referrals may bypass the lottery pool and be prioritized for voucher issuance, subject to voucher availability and the terms of the partnership.”

I appreciate your consideration of this proposed revision, which I believe will strengthen HACM’s ability to meet local housing needs while aligning with best practices nationally. Please don’t hesitate to reach out if I can assist further in refining this proposal or supporting its implementation. I can get example agreement documents from Columbus if this would be considered further, and that would be helpful.

Sincerely,

Connor Goggans

Connor Goggans (he/him/his) [[Why are these here?](#)] | Senior Real Estate Project Manager

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