



**U.S. Department of Housing
and Urban Development**
Milwaukee Field Office
Suite W950
310 West Wisconsin Avenue
Milwaukee, WI 53203-2289
<http://www.hud.gov/local/mil/>

August 22, 2025

SENT VIA EMAIL

Board of Commissioners
c/o Charlotte Hayslett, Chair
Housing Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Re: PHARS Recovery and Sustainability Plan Update

Dear Ms. Hayslett:

The HUD Milwaukee Field Office has reviewed the documentation provided and actions taken by the HACM Board of Commissioners and Staff. The Milwaukee Field Office has **closed** the following PHARS Recovery and Sustainability Findings.

Governance: GOV-02, GOV-03, GOV-04, GOV-06.

Financial: FIN-01, FIN-03, FIN-04.

Physical: PHYS-01, PHYS-02, PHYS-03, PHYS-04, PHYS-06.

Capital Fund: CFP-03

HACM staff have been supplying the Field Office with monthly updates to the PHARS Sustainability and Recovery Plan. As noted above, a review of this report and the documentation provided by HACM has allowed for the closure of several findings.

Currently HACM staff are working on the following findings that remain **open**. Staff have provided the Field Office with anticipated closure dates of these outstanding findings.

Governance: GOV-01, GOV-05, GOV-07.

Management: MGMT-01, MGMT-02.

Financial: FIN-02, FIN-05.

Physical: PHYS-05, PHYS-07.

Capital Fund: CFP-01, CFP-02.

We appreciate your ongoing cooperation during the recovery process. If you have any questions, please contact Portfolio Management Specialist, Luke Radomski, at luke.b.radomski@hud.gov.

Sincerely,

8/22/2025

 Shirley Wong

Shirley Wong

PH Director

Signed by: SHIRLEY WONG

Shirley Wong, PIH Director
Wisconsin Public Housing
Program Center, 5IPH

ENCLOSURE

CC via email:

Karen Gotzler, HACM Board Vice Chair
Jackie Burrell, HACM Board Member
Alderwoman Sharlen Moore, HACM Board Member
Irma Yépez-Klassen, HACM Board Member
James Nelson, HACM Board Member
Howard Snyder, HACM Board Member
Kenneth Barbeau, HACM Interim Secretary-Executive Director