



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, August 13, 2025

4:00 PM

City Hall, Room 301-A

Live Stream Link:

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

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. [R13626](#) Approval of the minutes of the regular Board meeting held on July 9, 2025

Attachments: [HACM Meeting Minutes for July 9, 2025](#)

2. [R13627](#) Approval of the minutes of the Public Listening Session meeting held on July 23rd, 2025

Attachments: [HACM Public Listening Session Meeting Minutes for July 23, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13619](#) Resolution approving the fourth quarter 2024 write-off of delinquent former resident accounts for low-income Housing Authority developments in the amount of \$304,495.31

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2024, to December 31, 2024. Although these accounts are written-off for accounting purposes, the City Attorney's Office seeks judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, may be sent to the Department of Revenue to intercept tax returns.

Attachments: [Fourth Quarter - Low Income Public Housing - Write Off Analysis Report](#)

2. [R13620](#) Resolution approving the fourth quarter 2024 write-off of delinquent former resident accounts for Southlawn, Northlawn, and Berryland in the amount of \$136,909.47

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2024, to December 31, 2024. Although these accounts are written-off for accounting purposes, the City Attorney's Office seeks judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, may be sent to the Department of Revenue to intercept tax returns.

Attachments: [Fourth Quarter - BNS Market Rate - Write Off Analysis Report](#)

3. [R13621](#) Resolution approving the sale of the single-family Scattered Site unit located at 3156 North 24th Place, to AHA 1, LLC, a subsidiary of Acts Housing, in the amount of \$1,000.00

Attachments: [HUD Letter of Approval for 3156 N 24th Pl Sec 32](#)

[Amendment of Offer to Purchase](#)

[Original Offer to Purchase AHA 1 LLC Redlined](#)

4. [R13628](#) Discussion - Third-Party Investigation Report Regarding a Complaint About HACM Personnel

Attachments: [Investigation Report, Addendum and Memo](#)

5. **The Board may receive a motion to convene in closed session, pursuant to Section 19.85(1)(g) Wis. Stats., to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the Closed Session.**

6. [R13622](#) Resolution approving the revised Conflict of Interest Policy for the Housing Authority of the City of Milwaukee's Existing Employee Handbook

Attachments: [Conflict of Interest Policy](#)

[Conflict of Interest Disclosure Form for Board Members or Employees](#)

[Sample form for Requesting PH or S8 Exception from HUD for Conflict of Interest](#)

7. [R13623](#) Presentation of the documents shared in July with the Travaux Board of Directors

As there was no business requiring action for the July 31st meeting of the Travaux Board of Directors, the meeting was canceled, but these documents were shared with the Directors.

Attachments: [Travaux Projects Summary](#)

[Highland Gardens G703](#)

[Summary of DNS Violations Status & Data per Developments](#)

[Public Housing -12Mo Occupancy & 2 Mth Work Order Reports Jul 2024 -Jun 2](#)

[Affordable LLC -12Mo Occupancy & 2 Mth Work Order Reports Jul. 2024 - Jur](#)

[BNS Market Rate -12Mo Occupancy & 2 Mth Work Order Reports Jul. 2024 - Ju](#)

8. [R13624](#) 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.

9. [R13625](#) Report from the Secretary-Executive Director

Attachments: [CVR Monthly Report](#)

[Second Quarter 2025 HUD CAP Report and SEMAP Scoring](#)

[Public Safety Analytics and Initiatives Report](#)

[NAHRO News-House Releases FY 2026 THUD Bill](#)

[NAHRO News-Senate Releases FY 2026 THUD Appropriations Bill](#)

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.