



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

Irma Yepez Klassen, Jackie Burrell, and Ald. Sharlen Moore

Wednesday, February 26, 2025

4:00 PM

Becher Court Community Room
1802 West Becher Street, Milwaukee, WI

Public Listening Session

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

Meeting called to order at 4:15 p.m.

Roll Call

Present: 5 - Gotzler, Yepez Klassen, Moore, Hayslett, Burrell

1. [R13569](#) Public Listening Session

Persons who wish to comment may do so in person. The Listening Session is an opportunity for the public to provide input to the Board, for the Board to receive that information for consideration.

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, 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.

Sponsors: THE CHAIR

Ms. Betty Newton – RAB, Convent Hill: Stated that residents are completing their recertifications but are receiving 5-Day Eviction Notices and they can't get through to talk to someone in the Rent Assistance Department. Also, since moving from Becher Court to Convent Hill she has not received a Rent Statement from Convent and many residents there have not had a new lease for several years. She asked why HACM takes so long to process personal checks submitted for rent.

Ms. Rebecca Davis – Becher Court: Shared that the site office is not open and residents can't get their paperwork done because the site manager comes in the morning, turns the lights on, leaves and then doesn't return until the end of the day when it is time to get off work. Also, the resident liaison did not do the job and take or meet residents at the bank, so now the bank account is closed. Finally, there is violence in the building and violence occurring at resident meetings.

Ms. Chris 'Roye' Logan – Mitchell Court, RO President: Pointed out that the Resident Organization Election Ballots do not have a place to write in a candidate name. She feels this is not fair to residents who might want to run but don't want the person in the position to know. She wants the elections to be legal.

Mr. Cornelius Sawyer – RAB, Highland Gardens: Asked that residents and resident leaders be respectful to each other and to understand that resident leaders are representing them. He stated any Resident Organization can reach out to the Resident Advisory Board if they have questions.

Ms. Carmen Morocho – Becher Court: Expressed concern about a letter she received for her lease renewal that stated if she didn't sign the lease by the end of February, she would need to move. She asked why the letter has to be worded in a way that is not easy to understand and that scares the people.

Ms. Genea (Gina) Williams – Becher Court: Stated that her former Section 8 case worker forged her name for a certification and when she reported it, the worker retaliated by sending a 30-Day notice, the worker was released, but each year she keeps receiving a notice letter until she calls to straighten things out. Also, there are 3 generations in the building and each one thinks differently, it used to be quiet when it was only 50 and older – we have issues, but if we can right them and start addressing them, it would be better, but overall this is one of the best buildings.

Ms. Nicole Binns – College Court, RO President: Stated that there are big security problems at all of the sites. At Highland there is an issue with the homeless and prostitutes. One security guard for over 300 people is not enough. People talk about the budget – what is a budget when you don't have security?

Ms. Rhonda Downey – Waitlist Applicant: Stated she was on the waitlist for 12 years and she finally was called. She supplied all that they asked and was told it would proceed and then was denied, but they didn't tell her why she was denied. There were special circumstances in her case that were not taken into consideration. She asks that the application process have better oversight and that applicants be informed of next steps and if denied, be informed of the reason they were denied.

Mr. Terrell Litt – RAB, Cherry Court RO President: Asked who residents should call on the weekend when something is wrong with the building? We are told to call Public Safety, but Public Safety can't shovel the snow or fix something in the building. So, who do we call, other than Public Safety, when something is needed in the building over the weekend?

Mr. Hernandez – Becher Terrace: Shared that the building is dirty and has infestations and someone should do something about it.

Ms. Sherina Venable – Becher Court / Terrace / Sec. 8: Asked how HACM will be restructured so it is more accountable. She states that managers do not do things, and because the buildings are not being inspected, there is no one to hold them accountable and that you can personally hand someone paperwork and the paperwork gets lost.

Ms. Teddi Minor – Becher Court: Expressed that when she first moved in, there was black mold in her unit and management would not reimburse her for her furnishings stating she should have renter's insurance. She stated her other concern is the interaction amongst the different generations in the building – the elders talk to the younger residents without respect – she would like it addressed.

Mr. Sergio Fusco: Expressed that he does see the disrespect between the generations in the building and that some interactions get heated. He stated when he first moved, the building was 55 and older and wondered what happened.

Ms. Barb Valley – Lincoln Court: Said that there is a \$1 million-dollar elevator renovation and she wasn't aware that the elevator was that out of sorts. Different things have been placed in the building, like the fence gate to keep the homeless out, but the residents were neither asked nor made aware. She asked that the site managers be more transparent with residents and to share important information with them.

Ms. Mildred Hudson – Becher Court / Sec. 8: Asked what the difference is between a moving voucher and one where she has to stay in the building? When she first moved in 4 years ago, they said after a year she could move anywhere she wanted with the voucher, but when she asked later, they told her no and didn't want to explain it to her.

Commissioner Burrell stated she has had a number of the other Resident Organization (RO) Presidents mention to her that they have asked their Property Managers to meet one-on-one with the RO President, and have been told that the Manager does not have time to meet with them. Commissioner Burrell believes they are obliged to meet with the RO President (they can schedule based on their availability, but they must make some time for the meeting). She asks that this information be shared with the Managers, and that the Managers agree to meet with the RO Presidents, monthly preferably.

Adjournment

There being no further business, Commissioner Moore made a motion to adjourn the meeting at 4:57 p.m. Commissioner Yopez Klassen seconded the motion. There being no objections, the motion carried.

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, Marquette Treadway at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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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.