



# 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.**

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Wednesday, September 10, 2025

4:00 PM

City Hall, Room 301-A

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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. [R13632](#) Approval of the minutes of the regular Board meeting held on August 13, 2025

#### B. REPORTS AND DISCUSSION ITEMS

1. [R13633](#) Public Hearing for the Housing Authority of the City of Milwaukee's Public Housing Authority (PHA) 2026 PHA Annual Plan, the Admissions and Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan, and all other associated documents for the purpose of receiving comments as required by the U.S. Department of Housing and Urban Development 2026 Agency Plan

**Attachments:** [Summary of Changes to ACOP and Admin Plan](#)

[RAB Comments on 2026 Annual Agency Plan and ACOP and Administrative Plan](#)

[2026 Agency Plan Public Comment - Connor Goggans, Milwaukee County](#)

[2026 Agency Plan - All Docs w- Redline ACOP and Admin Plan](#)

[2026 Agency Plan - All Docs w- All Changes Accepted ACOP and Admin Plan](#)

2. [R13634](#) Public Listening Session

3. [R13635](#) Resolution approving the creation of an Executive Search Committee by the Board of Commissioners of the Housing Authority of the City of Milwaukee to assist with the search for a permanent Secretary-Executive Director

4. [R13636](#) Presentation of the August Travaux Board Meeting Documents

**Attachments:** [August 28, 2025 Travaux Board Agenda](#)

[1a. Conflict of Interest Policy](#)

[1b. Conflict of Interest Disclosure Form for Board Members or Employees](#)

[1c. Sample form for Requesting PH or S8 Exception from HUD for Conflict](#)

[3a. Travaux Project Summary as of August 13, 2025](#)

[3b. Highland Gardens Buyout & Change Order Tracking](#)

[3c. Public Housing 2Mo Occupancy & 2 Mo Work Order Report Aug 2024 -Jul 2](#)

[3d. Affordable LLC 12Mo Occupancy & 2 Mo Work Order Report Aug. 2024 - Ju](#)

[3e. BNS Market Rate 12Mo Occupancy & 2Mo Work Order Report Aug. 2024 - .](#)

[3f. HUD Letter PHARS Update 8/22/2025](#)

[3g. HUD Letter SEMAP Update 8/22/2025](#)

[3h. NSPIRE Property Summary Report](#)

5. [R13637](#) Report from the Secretary-Executive Director

**Attachments:** [Public Safety Department Analytics and Initiatives Report](#)

[Updated NSPIRE Property Summary Report](#)

[HUD Letter PHARS Update 8/22/25](#)

[HUD Letter SEMAP Update 8/22/25](#)

[Thank you card](#)

## 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.