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/

Final Score Letter

Date: 05/15/2026

Harold Ince, Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Dear Mr. Ince:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **MILWAUKEE HA**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **MILWAUKEE HA** final SEMAP score for the fiscal year ended **12/31/2025** is **34**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	**15**
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	**0**
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	**0**
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	**5**
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	**5**
Indicator	6	HQS Enforcement (24 CFR 982.404)	**0**
Indicator	7	Expanding Housing Opportunities	**0**
Indicator	8	Payment Standards(24 CFR 982.503)	**5**
Indicator	9	Timely Annual Reexaminations(24 CFR 5.617)	**0**
Indicator	10	Correct Tenant Rent Calculations(24 CFR 982, Subpart K)	**0**
Indicator	11	Pre-Contract HQS Inspections(24 CFR 982.305)	**0**
Indicator	12	Annual HQS Inspections(24 CFR 982.405(a))	**0**
Indicator	13	Lease-Up	**20**
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	**0**
Indicator	15	Deconcentration Bonus	**0**

Your overall performance rating is **Troubled**.

We have recorded that your PHA has been rated zero on at least one of the performance indicators. Please take the necessary corrective action to ensure compliance with program rules. For each zero rating, you must send HUD a written report describing the corrective action taken within 45 calendar days of the date of this letter or HUD may require a written corrective action plan.

Thank you for your cooperation with the SEMAP process.

Sincerely,

5/15/2026

X Shirley Wong

Shirley Wong
PH Director
Signed by: SHIRLEY WONG

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