City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair
Karen Gotzler, Vice Chair
Jackie Burrell, Ald. Sharlen Moore, Howard Snyder, James Nelson, Sr. and Ayanna N. Ellzey, Esq.

Wednesday, November 18, 2026 | **4:00 PM** | **City Hall, Room 301-B**

Live Stream Link:
https://milwaukee.granicus.com/player/camera/4?publish_id=6&redirect=true

Meeting Link for Live Stream – City of Milwaukee Live Stream One
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. R13819 Approval of the minutes of the regular Board meeting held on October 21, 2026

Attachments: HACM Meeting Minutes for October 21, 2026

2. R13820 Approval of the minutes of the Public Listening Session Board meeting held on November 5, 2026

Attachments: HACM Meeting Minutes for November 5, 2026 Public Listening Session

3. R13821 Documents shared with the Travaux Board of Directors in October 22, 2026

Attachments: Travaux Board October 22, 2026 Agenda
Travaux Meeting Minutes for September 24, 2026
Travaux Projects

Highland Gardens Buyout and Change Order Tracking

Highland Gardens Change Order Log

Summary Occupancy Report

Public Housing 12Mo Occupancy & 2Mo Work Order Report

Affordable 12Mo Occupancy & 2Mo Work Order Report

Market Rate 12Mo Occupancy & 2Mo Work Order Report

B. REPORTS AND DISCUSSION ITEMS

1. R13822 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 as soon as it is feasible.

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.

2. R13823 Resolution approving the 2027 Schedule of Utility Allowances and 2027 Schedule of Payment Standards for the Housing Choice Voucher Program, with both effective January 1, 2027

Attachments: Memorandum - Proposed 2027 Payment Standards & Rent Burden Analysis

2027 Payment Standards

2027 Utility Allowance Schedule

3. R13824 A motion to approve the proposed 2027 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee

Attachments: 2027 HACM Board Schedule - Tentative

4. R13825 Report from the Secretary-Executive Director

- Harvest Fest

Attachments: Sustainability Plan Update Summary
Sustainability Plan Update 10-30-2026
Finance and Accounting Update
CVR Monthly Report
Summary of Occupancy Report
Public Housing 12Mo Occupancy & 2Mo Work Order Report
Affordable LLC 12Mo Occupancy & 2Mo Work Order Report
Market Rate 12Mo Occupancy & 2Mo Work Order Report
Public Safety Analytics and Initiatives Report

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.