



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, October 21, 2026

4:00 PM

City Hall, Room 301-A

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. [R13811](#) Approval of the minutes of the regular Board meeting Session held on September 16, 2026
Attachments: [HACM Meeting Minutes for September 16, 2026](#)
2. [R13812](#) Approval of the minutes of the Special Board meeting held on October 2, 2026
Attachments: [HACM Meeting Minutes - Special Mtg October 2, 2026](#)
3. [R13813](#) Documents shared with the Travaux Board of Directors in September 24, 2026.
Attachments: [Travaux Board Agenda](#)
[Travaux Meeting Minutes For August 27, 2026](#)
[Travaux Projects](#)
[Highland Gardens G703 Buyout tracking](#)
[Public Housing 12 Mo Occupancy & 2 Mo Work Order Report](#)
[Affordable Housing 12 Month Occupancy & 2 Mo Work Order Report](#)
[Market Rate 12 Mo Occupancy & 2 Mo Work Order Report](#)
[Summary Occupancy Report](#)

B. REPORTS AND DISCUSSION ITEMS**1. [R13814](#) Public Listening Session - General Comments**

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. [R13803](#) Resolution approving the adoption of the Reasonable Accommodation Case System Policy & Procedural Manual

Attachments: [Cover Memo to the Board](#)

[Sec 504 Reasonable Accommodation Policy & Procedures](#)

[Accessible Summary for Residents](#)

[Sample of Script for Staff Explanation](#)

[Training Resident RA Cases - Employee Workbook](#)

3. [R13815](#) Resolution approving Standard Operating Procedures (SOP) for Maintenance Operations, Inventory Control, and Procurement, Solicitation and Contract Management and procedural guidance for the Baseline Establishment of the Maintenance Inventory Management

Attachments: [SOP - Maintenance Ops Standard Operating Procedure](#)
[SOP - Inventory Control Standard Operating Procedure](#)
[SOP - Procurement Etc Standard Operating Procedure](#)
[Guidance - Maint Inventory Mgmt. Baseline Establishment](#)

4. [R13816](#) Communication regarding HACM's evictions process and quarterly update on HACM's evictions
5. [R13817](#) Report from the Secretary-Executive Director

Attachments: [HUD Failure to Comply Letter](#)
[Executive Director Report](#)
[Summary of Occupancy Report](#)
[i. Public Housing Occupancy & 2Mo Work Order Report](#)
[ii. Affordable Occupancy & 2Mo Work Order Report](#)
[iii. Market Rate Occupancy & 2Mo Work Order Report](#)
[Public Safety Framework for the Analytics & Initiatives Report](#)
[Public Safety Analytics and Initiatives Report](#)
[Public Safety Westlawn Analytics and Initiatives Report](#)
[CVR Monthly 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.