



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, and James Nelson, Sr.

Wednesday, September 16, 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. [R13798](#) Approval of the minutes of the regular Board meeting held on August 19, 2026

Attachments: [HACM Meeting Minutes for August 19, 2026](#)

2. [R13799](#) Documents shared with the Travaux Board of Directors in August 27, 2026

Attachments: [Travaux Board August 27, 2026 Agenda](#)
[Travaux Meeting Minutes for July 23, 2026](#)
[Travaux Projects](#)
[Highland Gardens Buyout and Change Order Tracking](#)
[Public Housing 12Mo Occupancy & 2Mo Work Order Report](#)
[Affordable LLC 12Mo Occupancy & 2Mo Work Order Report](#)
[Market Rate 12Mo Occupancy & 2Mo Work Order Report](#)
[Summary Occupancy Report](#)
[HACM-HUD Repayment Agreement re HCV HAP Funds](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13800](#) 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. [R13801](#) Public Hearing for the Housing Authority of the City of Milwaukee's 2027 Public Housing Authority (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

Attachments: [Att A. Summary of Changes to ACOP and Admin Plan](#)
[C. 1. Resident Advisory Board Comments and HACM Responses](#)
[All PHA Annual Plan Docs \(except ACOP & Admin Plan\)](#)
[ACOP \(Public Housing\)](#)
[Administrative Plan \(Voucher Programs\)](#)

3. [R13802](#) Resolution approving the submission to the U.S. Department of Housing and Urban Development of the Housing Authority of the City of Milwaukee's 2027 Public Housing Authority (PHA) Annual Plan, which includes the Admissions and Continued Occupancy Policy, the Section 8 Administrative Plan, and all other associated documents

Attachments: [Att A. Summary of Changes to ACOP and Admin Plan](#)
[C.1. Resident Advisory Board Comments and HACM Responses](#)
[All PHA Annual Plan Docs \(except the ACOP & Admin Plan\)](#)
[ACOP \(Public Housing\)](#)
[Administrative Plan \(Voucher Programs\)](#)

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

Attachments: [Cover Memo](#)
[Resident Participant ADA 504 Policy Procedures Manual](#)
[HACM RA Employee Training](#)
[HACM RA Employee Training Workbook](#)
[Staff Explanation Script](#)
[Summary for Residents](#)

5. [R13804](#) Resolution approving the Housing Authority of the City of Milwaukee's (HACM) participation in the state's Wisconsin Retirement System (WRS) effective January 1, 2027 and authorizing the Secretary-Executive Director and his designees to take all action necessary to implement HACM's WRS participation

Attachments: [Cover Memo](#)
[Wisconsin Retirement System ET - 1319 Document](#)

6. [R13805](#) Resolution approving an award of contract to Roman Electric Company, Inc. (West Allis) for the fire alarm replacement at College Court in the amount of \$1,677,564.00 (Official Notice 58156)
Attachments: [Fire Alarm Replacement at College Court Narrative \(Official Notice 58156\)](#)
7. [R13806](#) Resolution approving an award of contract to Roman Electric Company, Inc. (West Allis) for the fire alarm replacement at Mitchell Court in the amount of \$896,929.00 (Official Notice 58157)
Attachments: [Mitchell Court Fire Alarm Replacement Narrative \(Official Notice 58157\)](#)
8. [R13807](#) Discussion regarding survey of Board Members
Attachments: [2026 HACM Board Survey](#)
9. [R13808](#) Report from the Secretary-Executive Director
Attachments: [CVR Monthly Report](#)
[Public Safety Department 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.