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## **FOR IMMEDIATE RELEASE**

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### **HACM TO PARTNER WITH HUD ON MILWAUKEE RECOVERY PLAN**

**Agreement aimed at improving housing facilities, upgrading operations, and improving financial controls**

**HACM BOARD CHAIR CALLS AGREEMENT “IMPORTANT TURNING POINT” THAT WILL REQUIRE “HEAVY LIFTING” ON TOUGH ISSUES**

**Board Chair Hayslett: Org chart may change, but the mission and commitment stronger**

The Housing Authority for the City of Milwaukee (HACM) today announced that it has reached an agreement to partner with the federal Department of Housing and Urban Development (HUD) on an effort to improve resident housing facilities, upgrade agency operations, and improve financial controls.

In addition to adopting the Milwaukee Recovery Plan with the HUD, HACM notified officials that previous fiscal management deficiencies and accounting errors had allowed restricted federal funds to be used incorrectly for some administrative costs and staff salaries. As a result of these previous decisions and a changed fiscal position, HACM also notified officials that its rating agency had adjusted its bonds to A- from its previous A+ ranking.

The Milwaukee Recovery Plan is meant to shore up management and the fiscal health of the agency and its real estate asset base. Specifically, the HUD-HACM agreement requires agency staff to follow a defined timeline and take distinct action steps to address a range of issues, including fiscal management, tenant services, housing conditions, facility operations, and related matters.

(MORE)



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Also included in the Milwaukee Recovery Plan are steps aimed at adding and improving financial controls and internal audit tools; adopting new efforts to increase occupancy rates; improving collections efforts; and upgrading the physical conditions of the various HACM properties. The Milwaukee Recovery Plan is a public document and is posted on the HACM website ([hacm.org/recoveryplan2025](http://hacm.org/recoveryplan2025)).

“Our newly constituted Board views this agreement as a turning point for HACM,” said Charlotte Hayslett, chair of the Board. “Working with our federal partners, we can implement new ideas, consider different approaches, and do a better job overall. Putting this plan in place will help us achieve our mission of serving people and being proper stewards of the important housing assets for which we are responsible. Let this be the start of a new approach with new leadership and a new and strengthened commitment to the citizens we serve.”

Hayslett said she is proud of how agency staff worked through the challenges of significant turnover and policy changes during the past year. She added that the successful implementation of the Milwaukee Recovery Plan will result in better resident services and improved housing.

“It’s clear that HACM needs to continue to evolve, and the implementation of the Milwaukee Recovery Plan will reshape the agency so that we can better provide the important services for which people count on us. The organizational chart may look different, but the mission and commitment will be stronger,” she said.

Hayslett said Board members and staff were actively engaged in sorting through the financial management issues related to the mistaken application of the federal funds and determining the best course of action. The board also is in the process of identifying a potential independent, third-party professional to conduct a forensic audit and help examine some past financial management issues. Hayslett said she is confident that HACM and HUD officials can work cooperatively to develop an appropriate approach.

Hayslett said that HACM officials have shared updated information about these topics with the Mayor’s Office, Council President Jose Perez, all members of the City Council, and other key stakeholders. She added that HACM is also reaching out to staff, residents, Common Ground, and other stakeholders to inform them of and update them on the developments.

“Let there be no doubt: we have some heavy lifting to do and some tough issues to tackle. Our Board pledges to openly address these matters as we move forward to do our best to improve and enhance the housing options and related services we provide to Milwaukee residents,” Hayslett added.

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