

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1512
DATE ADOPTED: NOVEMBER 11, 2025

Resolution to consider establishing the 2026 payment standards for the housing choice voucher program, effective January 1, 2026.

WHEREAS, the Community Development Authority (CDA) of the City of West Allis administers the Housing Choice Voucher (HCV) Program in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations, to provide rent assistance to individuals that are income eligible;

WHEREAS, on October 1, 2025, HUD's published FY 2026 Fair Market Rents (FMR's) for Milwaukee County became effective;

WHEREAS, the CDA of the City of West Allis uses the published FMR's as a guide to establish Payment Standards per bedroom size for the Housing Choice Voucher Program;

WHEREAS, the Payment Standards are used to calculate the monthly Housing Assistance Payment (HAP) that the CDA of the City of West Allis pays to an owner on behalf of a family;

WHEREAS, HUD regulations allow the CDA of the City of West Allis to establish Payment Standards between 90% and 110% of the published FMR's without obtaining HUD approval;

WHEREAS, the CDA of the City of West Allis must ensure that HCV program participants will be able to find safe, decent, and affordable units within the Payment Standards established;

WHEREAS, the Executive Director hereby recommends the Payment Standards be set to 110% of the published FY 2026 Fair Market Rents;

Bedroom Size	2025 Fair Market Rents	2025 Payment Standard	2026 Fair Market Rents	% of 2026 FMR	2026 Proposed Payment Standard
0	\$939	\$1,032	\$1,027	110%	\$1,129
1	\$1,056	\$1,161	\$1,119	110%	\$1,230
2	\$1,257	\$1,382	\$1,338	110%	\$1,471
3	\$1,558	\$1,713	\$1,648	110%	\$1,812
4	\$1,701	\$1,871	\$1,784	110%	\$1,962

NOW, THEREFORE, BE IT RESOLVED that the CDA of the City of West Allis, under Federal Housing and Urban Development regulations, is authorized to implement these new Payment Standards for the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED that the Community Development Authority of the City of West Allis hereby authorizes the establishment of the amended 2026 Payment Standards based on the 2026 Fair Market Rents, as stated above. This Resolution shall be effective January 1, 2026.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority