

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO. 1379
DATE ADOPTED: March 9, 2021

Resolution to approve amending the Administrative Plan for the Section 8 Housing Choice Voucher Program.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority") acts as the Public Housing Authority and administers the U.S. Department of Housing and Urban Development's (HUD's) Section 8 Housing Choice Voucher ("HCV") Program for the City of West Allis; and,


WHEREAS, the Authority is desirous of providing affordable housing and regulating policies and procedures in order to provide fair housing opportunities; and,

WHEREAS, the Resident Advisory Board held a meeting on February 19, 2021 and recommended amendments to the Administrative Plan, hereby attached as Exhibit 1.

WHEREAS, the Authority approves hereby said amendments to the Administrative Plan.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Authority of the City of West Allis hereby approves said amendments to the Administrative Plan for the Section 8 Housing Choice Voucher Program.

Approved: _____


Patrick Schloss, Executive Director
Community Development Authority



Planning & Zoning
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EXHIBIT 1

Proposed Administrative Plan changes:

Chapter 4 Applications, Waiting List and Tenant Selection

4-1.C.ACCESSIBILITY OF THE APPLICATIONS PROCESS

Eligible for Placement on the Waiting List

Proposed change due to HUD wanting the waiting list open every 2-3 years to keep it fresh:

Change from:

Applicants will be placed on the waiting list using a lottery system. Once each application has been randomly assigned a number, the applications will be placed on the waiting list in order of the assigned numbers and according to the PHA preference(s). The lottery system will limit the number of accepted applications to 1500.

To:

Applicants will be placed on the waiting list using a lottery system. Once each application has been randomly assigned a number, the applications will be placed on the waiting list in order of the assigned numbers and according to the PHA preference(s). The lottery system will limit the number of accepted applications to **800**.

4-II.C.OPENING AND CLOSING THE WAITING LIST [24 CFR 982.206]

Reopening the Waiting List

Proposed change due to change in suitable media outlets and the way information is distributed.

Change from:

Official City newspaper responsible for the publication of Legal Notices
Milwaukee Journal
West Allis NOW
The Spanish Journal
City of West Allis website
Local government access cable television channel



To:

Milwaukee Journal
The Spanish Journal
City of West Allis website
Local government access cable television channel
Social Media Sites: Facebook, Twitter, and Instagram

4-II.F.UPDATING THE WAITING LIST

Purging the Waiting List

Proposed change to keep the waiting list fresh and provide a better list of applicants at all times.

Change from:

The waiting list will be updated every 24 months to ensure that all applicants and applicant information is current and timely.

To:

The waiting list will be updated **every 12-18** months to ensure that all applicants and applicant information is current and timely.

4-III.B.SELECTION AND HCV FUNDING SOURCES

Local Preferences [24 CFR 982.207; HCV p.4-16]

Proposed change to establish local preferences to better serve the West Allis residents.

Change from:

The PHA will offer a preference for a family who has been displaced by local government action.

The PHA will offer a preference for a family whose head of household is elderly.

The PHA will offer a preference for a family who is homeless, as defined by HUD.

The PHA will offer a preference for a family that includes a family member who is a person with disabilities, as defined by HUD.

The PHA will offer a preference for a family that includes a family member who is a victim of domestic violence.

The PHA will offer a preference for preference for veterans or surviving spouses of veterans.

The PHA will offer a preference to families displaced by a national disaster (as declared by the President).

The PHA will offer a preference to families who are renting, and have been displaced by bank foreclosure.



The PHA will offer a preference to families who owned a home, and have been displaced by bank foreclosure.

To:

The PHA will offer a preference for a family whose head of household is elderly.

The PHA will offer a preference for a family who homeless, as defined by HUD

The PHA will offer a preference for a family that includes a head, spouse, or co-head who is a person with disabilities, as defined by HUD.

The PHA will offer a preference for veterans or surviving spouses of veterans.

The PHA will offer a preference to families who reside in the City of West Allis.