City of West Allis

Meeting Agenda

Community Development Authority

Tuesday, October 13, 2026 | **5:30 PM** | **City Hall, Room 220 Conference Room 7525 W. Greenfield Ave.**

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. 26-0453 September 8, 2026 (draft minutes)

Attachments: September 8, 2026 (draft minutes)

D. MATTERS FOR DISCUSSION/ACTION

2. 26-0466 Resolution to approve the Community Development Authority of the City of West Allis 2027 Annual Plan for the U.S. Department of Housing and Urban Development Housing Choice Voucher Program.

Attachments: CDA Res. No. 1543 - Annual Plan - Voucher Prg (10-13-26)

3. 26-0467 Resolution to amend the Administrative Plan for the Community Development Authority of the City of West Allis Housing Choice Voucher Program.

Attachments: CDA Res. No. 1544 - Approve Admin Plan Changes (10-13-26)

4. 26-0468 Resolution to consider the renewal of the computer and management housing program software with MRI Software LLC in the amount of $35,257.59 for the Housing Choice Voucher Program.

Attachments: CDA Res. No. 1545 - MRI Renewal (10-13-26)

5. 26-0469 Resolution to consider establishing the 2027 Payment Standards for the Housing Choice Voucher Program, effective January 1, 2027.

Attachments: CDA Res. No. 1546 - Proposed 2027 Payment Standards (10-13-26)

6. 26-0471 Discussion on the redevelopment of the former Motor Castings properties.

7. 26-0472 Resolution to amend the professional services contract with Ramboll Americas Engineering Solutions, Inc., for up to $40,000 for environmental consulting services for the former Motor Castings Site.

Attachments: CDA Res. No. 1548 - Ramboll Environ - Motor Castings $40,000 (10-13-26)

8. 26-0473 Resolution to amend the professional services contract with Foley & Lardner LLP for up to $36,500 for legal services relative to the former Motor Casting Site.

Attachments: CDA Res. No. 1549 - Foley - $36,500 Legal Services - Motor Castings (10-13-2

9. 26-0474 Resolution to approve up to $500,000 from the City of West Allis HOME Program for the Housing For All, LLC proposed residential development at the former Longfellow School at 2211 S. 60th St.

Attachments: CDA Res. No. 1550 - HOME funding - $500,000 - Housing 4 All LLC (10-13-26)

10. 26-0475 Discussion regarding 6771 W. National Ave., CDA owned property.

11. 26-0476 Discussion regarding projected operational shortfall for the Housing Choice Voucher Program.

12. 26-0007 Consideration relative to Report on Redevelopment Initiatives:
a. 84th & Greenfield/TIF Number Eleven
b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
c. The Market/TIF Number Fifteen
d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/ TIF Number Sixteen
e. S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor / TIF Number Seventeen
f. Novonesis Expansion/TIF Number Eighteen
g. 86th and National/TIF Number Nineteen
h. 6400 Block of W. Greenfield Avenue/ TIF Number Twenty
i. 92nd and Greenfield TIF including surrounding properties
j. SoNa II Redevelopment TIF Number Twenty-Two
k. Hwy. 100 Corridor
l. Beloit Road Senior Housing Complex
m. W. National Ave. Corridor
m. Motor Castings Site – 1323 S. 65 St.
o. 116th & Morgan Ave.

For agenda items 6,7,8,9,10,11 the committee may convene in closed session pursuant to the provisions of Section 19.85(1)(e) of the state statutes for the purpose of deliberating the investing of public funds whenever competitive or bargaining reasons require a closed session. This committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

NOTICE IS HEREBY GIVEN that a possible quorum of the City of West Allis Common Council may gather for the purpose of attending the Community Development Authority Meeting of Tuesday, October 13, 2026, at 5:30 p.m. at City Hall in the Economic Development Conference Room 220. This is not intended to be a formal meeting of the Common Council. The Common Council will not take any formal action at this event.

E. ADJOURNMENT

All meetings of the Community Development Authority are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

Meeting Minutes
Community Development Authority

Tuesday, September 8, 2026 | **6:00 PM** | **City Hall, Room 128, 7525 W. Greenfield Ave.**

REGULAR MEETING (draft minutes)

A. CALL TO ORDER

The meeting was called to order at 6:03 p.m.

B. ROLL CALL

Richard Badger arrived during item #3

Present 5 - Michael Suter, Danna Kuehn, Richard Badger, Thomas Medley, Wayne Clark

Excused 2 - Gerald C. Matter, Martin J. Weigel

Others Attending

Ald. Turner

Staff

Patrick Schloss, Economic Development, Executive Director
Shaun Mueller, Economic Development, Project Manager

C. APPROVAL OF MINUTES

1. 26-0411 August 18, 2026 (draft minutes)

Attachments: August 18, 2026 (draft minutes)

Ald. Kuehn moved to approve this matter, Suter seconded, motion carried.

D. MATTERS FOR DISCUSSION/ACTION

2. 26-0417 Reappointments by Patrick Schloss, Executive Director of the Community Development Authority, of the Resident Advisory Board Members, for three-year terms to expire July 19, 2029. Antonette Brown, Beatrice Chestnut, Michelle Anderson, Jerome Bunker, Sandra Rice.

Ald. Kuehn moved to approve this matter, Suter seconded, motion carried.

3. 26-0418 Discussion regarding existing Development Agreement between Lincoln Hospitality Group, LLC and The City of West Allis in regards to TID #17, the S. 102 St. and W. Lincoln Ave. – West Lincoln Corridor.

Patrick Schloss presented.

Indicated the development has come up short of agreed upon Value Guarantee the last three years. Developer is requesting that CDA consider waiving the shortfall payment requirement. Mr. Schloss indicated that due to negotiating information it is best to discuss this in closed session.

This matter was Discussed in Open and Closed Session.

4. 26-0419 Discussion regarding the former Motor Castings properties located along S. 65th St.

Shaun Mueller indicated that the City Subcommittee sent the environmental report to the WDNR and WDNR has responded. Three additional testing requirements: 1) Addition soil testing. 2) Additional Groundwater testing and; 3) Vapor testing at four additional adjacent residential properties. Additionally the WDNR indicated the CDA could separate out the parking lot parcels allowing for a faster track to develop them.

This matter was Discussed.

5. 26-0420 Resolution to approve the Third Amendment to an Amended and Restated Indenture of Trust and Bond Agreement between the CDA and U.S. Bank Trust Company relative to Renaissance Faire II LLC and the property at Renaissance Faire Office Complex at 809 S. 60th St.

Attachments: CDA Res. No. 1542 - RenFaire - Third Amendment to Amended and Restated Indenture of Trust & Bond (9-8-26)
Ren Faire- Third Amendment to an Amended & Restated Indenture of Trust & Bond (9-8-26)

Patrick Schloss presented.

Badger moved to approve this matter, Ald. Kuehn seconded, motion carried.

6. 26-0421 Update on CDA owned property located at 6771 W. National Ave.

Shaun Mueller presented.

Outlined the timeline towards construction start. Major decision by the tenants on the feasibility of the project expected by Nov. 1, 2026.

This matter was Discussed.

7. 26-0422 Discussion regarding Element 84, TIF #11.

Mr. Schloss indicated that this item is best discussed in closed session as it related to a negotiation on the detailed terms of the loan between the CDA and Ogden.

This matter was Discussed in Open and Closed Session.

8. 26-0007 Consideration relative to Report on Redevelopment Initiatives:

a. 84th & Greenfield/TIF Number Eleven
b. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
c. The Market/TIF Number Fifteen
d. S. 70th St. & W. Washington St. Corporate Office Corridor Plan/ TIF Number Sixteen
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l. Beloit Road Senior Housing Complex
m. W. National Ave. Corridor
m. Motor Castings Site – 1323 S. 65 St.
o. 116th & Morgan Ave.

Item j) - Patrick indicated that a water line was discovered on lot 4, possibly connects to the Higgins property.

Item o) - Patrick indicated that the City of Greenfield is capping their property behind the city's DPW site, which is causing a lot of large truck traffic and disturbance to the area.

At 6:25 p.m., a motion was made by Mr. Badger, seconded by Ald. Kuehn to go into closed session to discuss items 3-7 on the agenda.

E. ADJOURNMENT

There being no further business to come before the Authority a motion was made by Mr. Badger, seconded by Ald. Kuehn to adjourn at 6:56 p.m.

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COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1543
DATE ADOPTED: October 13, 2026

Resolution to approve the Community Development Authority of the City of West Allis 2027 Annual Plan for the U.S. Department of Housing and Urban Development Housing Choice Voucher Program.

WHEREAS, the Community Development Authority (CDA) of the City of West Allis acts as the Public Housing Authority and administers the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher program for the City of West Allis; and,

WHEREAS, the Community Development 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 July 20, 2026, and recommended approval of the 2027 Annual Plan. No amendments or recommendations were made.

WHEREAS, the Community Development Authority approves the 2027 Annual Plan for the Housing Choice Voucher program.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Authority of the City of West Allis hereby approves the 2027 Annual Plan for the Housing Choice Voucher program, including the attached Exhibits A, B, C (2027 Annual Plan, Certification, Civil Rights Certification).

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

EXHIBIT A

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires: 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	**PHA Information.**
A.1	**PHA Name**: Community Development Authority of City of West Allis **PHA Code**: WI201 **PHA Type:** ☑ Standard PHA ☐ Troubled PHA **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** 0 **Number of Housing Choice Vouchers (HCVs)** 638 **Total Combined Units/Vouchers** 638 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. City website: www.westalliswi.gov (Departments>Housing>Housing Voucher Choice Program)

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Grievance Procedures.
☐	☑	Homeownership Programs.
☐	☑	Community Service and Self-Sufficiency Programs.
☐	☑	Safety and Crime Prevention.
☐	☑	Pet Policy.
☐	☑	Asset Management.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration of Poverty and Expanding Housing Opportunities

I. Purpose

The City of West Allis Commnity Development Authority (WI201) is committed to affirmatively furthering fair housing and expanding housing choice for low-income households through the administration of its Housing Choice Voucher (HCV) Program. Although West Allis CDA does not own or operate a traditional public housing portfolio subject to development-based deconcentration requirements, the Authority recognizes its responsibility to promote housing opportunities outside areas of concentrated poverty and to encourage access to neighborhoods with quality schools, employment opportunities, transportation, healthcare, and other community amenities.

This policy is adopted in accordance with applicable provisions of the U.S. Housing Act of 1937, HUD regulations, and the Annual PHA Plan requirements.

II. Housing Authority Profile

The West Allis CDA currently administers approximately 505 Housing Choice Vouchers within a HUD allocation of 638 authorized vouchers. The program currently consists of approximately:

• 262 tenant-based Housing Choice Vouchers;
• 144 HUD-VASH vouchers serving veterans experiencing or at risk of homelessness;
• 103 Project-Based Vouchers supporting senior housing developments; and
• 25 Family Self-Sufficiency (FSS) Program participants designed to promote economic independence among participating families.

Because the Housing Authority's housing assistance is primarily tenant-based, participants generally have the ability to select housing throughout the jurisdiction and in neighboring communities where landlords voluntarily participate in the Housing Choice Voucher Program.

III. Policy Objectives

The Housing Authority will work to:

• Expand housing opportunities throughout West Allis and neighboring communities.
• Reduce concentrations of assisted households where practical and consistent with participant choice.
• Encourage/increase landlord participation in neighborhoods not currently well represented in the voucher program.
• Promote access to employment centers, quality schools, parks, public transportation, healthcare, and other community resources.
• Ensure all participants receive equal access to housing opportunities without regard to race, color, religion, sex, disability, familial status, national origin, or any other protected class.

IV. Housing Choice Strategies

To further deconcentration and expand housing opportunity, the Housing Authority may:

• Provide voucher holders with information regarding available housing opportunities throughout the City and surrounding communities.
• Conduct landlord outreach to encourage participation in areas with limited voucher utilization.
• Encourage participants to consider housing opportunities in a variety of neighborhoods while fully respecting participant choice.
• Coordinate with neighboring housing authorities and community organizations when appropriate to increase housing options.
• Utilize portability provisions consistent with HUD regulations.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Choice Neighborhoods Grants.
☐	☑	Modernization or Development.
☐	☑	Demolition and/or Disposition.
☐	☑	Designated Housing for Elderly and/or Disabled Families.
☐	☑	Conversion of Public Housing to Tenant-Based Assistance.
☐	☑	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☑	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☐	☑	Project-Based Vouchers.
☐	☑	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The city is in early negotiations with an affordable housing developer who is interested in adaptively reusing a WAWM School building at 2211 S 60 St. The project would also include the new construction of a detached multi-family building. A total of 55 affordable units are contemplated on the former school grounds. The developer received notification of a $1.3 MM WHEDA award. As the project matures, the city will evaluate affordable housing options including possible allocation of some project based vouchers (dependent on budget authority) or section 8 vouchers.

B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Community Development Authority (CDA) of the City of West Allis certifies that the 2027 Annual Action Plan is consistent with the goals, objectives, and priorities established in the 2025–2029 Public Housing Agency (PHA) Five-Year Plan. The initiatives proposed for 2027 continue to advance the Authority's mission of expanding access to safe, decent, and affordable housing, promoting fair housing and equal opportunity, encouraging resident self-sufficiency, and strengthening partnerships that benefit low- and moderate-income households. Consistent with the Five-Year Plan, the CDA has continued its efforts to promote fair housing awareness throughout the community. During Fair Housing Month in April, the Authority hosted its annual Fair Housing Poster and Essay Contest for local youth. The artwork and essays submitted by participants were prominently displayed in the City Hall Art Gallery windows, providing a highly visible public education campaign for residents and visitors. The CDA also remains committed to promoting resident self-sufficiency, a key objective of the Five-Year Plan. Through its Family Self-Sufficiency (FSS) Program and ongoing community partnerships, the Authority will continue to offer quarterly educational workshops covering topics such as financial literacy, budgeting, credit improvement, employment resources, homeownership readiness, and other life skills designed to help participants achieve long-term economic independence. The Authority continues to pursue opportunities to expand affordable housing options within West Allis. A purchase and sale agreement was approved by the CDA with Habitat for Humanity to build two affordable single-family homes within the City. This collaborative effort supports the Five-Year Plan's objective of increasing access to quality affordable housing and fostering pathways to sustainable homeownership for income-eligible households. In addition, the CDA continues to administer its Housing Choice Voucher Program, Veterans Affairs Supportive Housing (VASH) vouchers, Project-Based Voucher Program for senior housing, and Family Self-Sufficiency Program in accordance with HUD requirements and the priorities established in the Five-Year Plan. These programs collectively support housing stability, expand housing choice, and provide supportive services that help participants achieve greater independence. Overall, the activities identified in the 2027 Annual Action Plan represent a continuation of the strategic priorities established in the 2025–2029 Five-Year Plan. Through fair housing outreach, resident education, affordable housing development initiatives, strategic partnerships, and the effective administration of HUD-assisted housing programs, the CDA of West Allis remains committed to improving housing opportunities and enhancing the quality of life for the residents it serves.

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recent 5-year plan was approved by the CDA on 09/10/2024
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☑ ☐ (b) If yes, please describe: WI201 in the Management Decision Letter dated March 20th, 2026: Finding 2021-12-GSAFAC-0000378299-01 - EIV / Income Verification Finding 2024-12-GSAFAC-0000378299-01 - Rent Reasonableness
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☑ (b) If yes, include Challenged Elements.

C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☑ ☐ (b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs**. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (**1)** Any programs relating to services and amenities provided or offered to assisted families; and **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (**1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (**2)** Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (**3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 **New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark"no."

☐ **Choice Neighborhoods Grants. (1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and **(2)** A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance). (1)** A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and **(2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (**1**) development name and number; (**2**) designation type; (**3**) application status; (**4**) date the designation was approved, submitted, or planned for submission, (**5**) the number of units affected and **(6)** expiration date of the designation of any HUD approved plan. **Note**: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe **(1)** any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **(2)** an analysis of the projects or buildings required to be converted under Section 33; and **(3)** a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b)) NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

EXHIBIT B

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Dan Devine, the Mayor of the City of West Allis
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2027 of the Community Development Authority of the city of West Allis is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of West Allis
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:	Title:
Dan Devine	Mayor of the City of West Allis
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires: 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___5-Year and/or _✔_ Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _2027_____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
   i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Community Development Authority of the City of West Allis	WI201
PHA Name	PHA Number/HA Code

✔ Annual PHA Plan for Fiscal Year 20 27

_____ 5-Year PHA Plan for Fiscal Years 20____- 20____

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: Patrick Schloss		Name Board Chairman: Gerald C. Matter	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1544
DATE ADOPTED: October 13, 2026

Resolution to amend the Administrative Plan for the Community Development Authority of the City of West Allis Housing Choice Voucher Program.

WHEREAS, the Community Development Authority (CDA) 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 (HUD) Housing Choice Voucher 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, a significant amendment to the Administrative Plan for the CDA of the City of West Allis Housing Choice Voucher must occur in order to be in compliance with the Housing Opportunity through Modernization Act (HOTMA) and National Standards for the Physical Inspection of Real Estate (NSPIRE) set forth by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the proposed significant amendment has been reviewed by the Resident Advisory Board on July 20, 2026 and recommend approval of the Administrative Plan changes. No amendments or recommendations were made.

WHEREAS, the Community Development Authority has reviewed the proposed significant amendment and has deemed it to be in the best interest of the Housing Choice Voucher program.

NOW, THEREFORE, BE IT RESOLVED, that the Community Development Authority of the City of West Allis hereby amends the Administrative Plan for the Housing Choice Voucher program.

BE IT FURTHER RESOLVED, that this amendment shall take effect on January 1, 2027.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

Housing
414.302.8430

Administrative Plan Changes Effective January 1, 2027

HOTMA

Due to the **H**ousing **O**pportunity **T**hrough **M**odernization **A**ct of 2016 (**HOTMA**), a federal law, new rules are on the way for Voucher program participants. The changes identified in this notice will be implemented as of January 1, 2027.

Income Calculations

Household income includes the wages of all family members of 18 years old or older, which is earned income. It also includes funds that come in for *any* family member, including kids under 18 (unearned income), and income from assets owned.

Examples of Earned Income (not included for kids under 18 years old):

- Money from a job like wages, salaries, tips, or other payments.
- Money you make from your own business.
- Money you earn as a day labor, doing seasonal work, or as an independent contractor.

Examples of Unearned Income (from all family members):

- Government benefits like Temporary Assistance for Needy Families (TANF), Social Security, or disability payments.
- Any money you get regularly from a pension or annuity.
- Child support payments.
- Income from assets, such as stocks, bonds, or other financial investments

In general, all income is included in the rent calculation unless the rules say that it should not be.

Examples of common sources of income that are not included:

- State or federal tax refunds, credits, or economic stimulus payments.
- Gifts for special occasions like holidays or birthdays.
- Donations like food, clothing, or toiletries from a food bank or similar organization.
- Certain payments that help people with disabilities live at home.
- Financial aid or money for school, including educational savings accounts. You can find more information on the HOTMA Resident Worksheet: Student Financial Aid, available on the HUD Exchange website (www.hudexchange.info).
- Money you get for taking care of foster children or foster adults.
- Money earned by children under the age of 18, including foster children.

For a full list of sources of income not included as part of the family's income calculation, see the HOTMA Income and Income Exclusions Resource Sheet. This sheet is available on the HUD Exchange website (www.hudexchange.info).

Interim Reexaminations (Adjustments)

Changes in Family Composition

Households reporting an addition to family composition within three months of the annual reexamination effective date, will not have an interim reexamination processed. Instead, the change to add the new household member will take place on the annual reexamination date.

Households reporting the removal of a family member between annual reexaminations, will have an interim reexamination processed using the newly determined payment standard for the family unit size.

Changes in Family Income

If the household experiences an increase of 10% or more in adjusted income from an *unearned* income source, an interim reexamination will be processed.

Families that report an increase in their earned income between annual reexaminations will not have an interim reexamination processed, regardless of the amount. Instead, this income will be considered at the time of their next annual reexamination.

Interim reexaminations will not be performed when a family reports an increase in income (whether earned or unearned income) within three months of their annual reexamination effective date. *However, families who delay reporting income increases until the last three months of their certification period may be subject to retroactive rent increases.*

If the household experiences a decrease of 10% or more of the family's adjusted income, an interim will be processed. However, an interim reexamination for a decrease in adjusted income of any amount will be performed in two circumstances:

- When there is a decrease in family size attributed to the death of a family member; or
- When a family member permanently moves out of the assisted unit during the period since the family's last reexamination

Assets and Real Property

All assets are categorized as either *Real Property* (ex: land, a home) or *Personal Property* (ex: bank account, jewelry).

Real Property

A family is ineligible to receive assistance if they have real property that is suitable for occupancy by the family as a residence and the family has:

- A present ownership interest in the real property; and
- A legal right to reside in the real property; and
- The effective legal authority to sell the real property.

Personal Property

Personal property will now be broken down into two categories:
Necessary Personal Property and *Non-Necessary Personal Property*.

Necessary Personal Property: Items essential to the family for the maintenance, use, and occupancy of the premises as a home; or they are necessary for employment, education, or health and wellness.

Non-Necessary Personal Property: Items that are not essential for daily living, maintenance, or health.

The combined value of all non-necessary items of personal property will be included in annual income when the combined total value exceeds the HUD-published threshold amount, which will be adjusted annually and published on HUD's current year Inflation-Adjusted Values tables.
The HUD-published threshold amount effective January 1, 2027, is $54,898.

The table below provides examples of Necessary and Non-Necessary Personal Property

Necessary Personal Property	Non-Necessary Personal Property
• Car(s)/vehicle(s) that a family relies on for transportation for personal or business use (e.g., bike, motorcycle, skateboard, scooter) • Furniture, carpets, linens, kitchenware • Common appliances • Common electronics (e.g., radio, television, DVD player, gaming system) • Clothing • Personal effects that are not luxury items (e.g., toys, books) • Wedding and engagement rings • Jewelry used in religious/cultural celebrations and ceremonies • Religious and cultural items • Medical equipment and supplies • Health care–related supplies • Musical instruments used by the family • Personal computers, phones, tablets, and related equipment • Professional tools of trade of the family, for example professional books • Educational materials and equipment used by the family, including equipment to accommodate persons with disabilities • Equipment used for exercising (e.g., treadmill, stationary bike, kayak, paddleboard, ski equipment)	• Recreational car/vehicle not needed for day-to-day transportation for personal or business use (campers, motorhomes, traveling trailers, all-terrain vehicles (ATVs)) • Bank accounts or other financial investments (e.g., checking account, savings account, stocks/bonds) • Recreational boat/watercraft • Expensive jewelry without religious or cultural value, or which does not hold family significance • Collectibles (e.g., coins/stamps) • Equipment/machinery that is not used to generate income for a business • Items such as gems/precious metals, antique cars, artwork, etc.

Asset Limitation

As of January 1, 2027, the net family asset limitation is $109,797. This figure will be adjusted on an annual basis and will be posted on the HUD Inflation-Adjusted Values tables. Families whose net family assets exceed the asset limitation, at any annual or interim reexamination, will be found to be out of compliance and subject to program termination. However, those families will be provided up to but no longer than six months from the effective date of the reexamination to cure their noncompliance.

Examples of ways to cure noncompliance may be the purchasing of necessary, non-countable items, such as:

- A vehicle for everyday transportation
- Other personal property that does not count towards net assets
- Move assets into excluded accounts, such as:
    - IRS-recognized retirement accounts (ex: IRA, 401(k))
    - An irrevocable trust established for the benefit of a household member

Documentation of how the assets were drawn down must be provided to the Housing Office. If assets are disposed of for less than the fair market value, the value of the amount in excess of the consideration received for the asset will be calculated towards the household income for two years.

Dependent and Elderly or Disabled Deductions

Under HOTMA, the annual Dependent Deduction and the Elderly or Disabled Family Deduction will be adjusted annually and posted on the HUD Inflation-Adjusted Values tables.

	Dependent Deduction	Elderly or Disabled Deduction
2026	$480	$400
2027	$500	$550

Health and Medical Expense Deductions

HUD currently has the threshold for unreimbursed health and medical care expenses and/or disability assistance set at 3% of the annual household income. With the implementation of HOTMA on January 1, 2027, this threshold will increase to 10% of the annual household income.

Families receiving a medical deduction on their most recent annual reexamination, prior to January 1, 2027, will have phased-in relief. Phased-in relief will provide a gradual increase over the course of two years, before reaching the 10% threshold. The phased-in relief will be conducted as follows:

- During the first 12 months, the family is eligible for a deduction totaling the sum of expenses that exceeds 5% of annual income.
- At the conclusion of the first 12 months, the family is eligible for a deduction totaling the sum of their expenses that exceeds 7.5% of annual income for another 12 months.
- At the conclusion of 24 months, the standard threshold amount of 10% will be used.

Find more information on HOTMA by visiting:

- www.hud.gov/hud-partners/hotma
- www.hudexchange.info/programs/hotma

PROGRAM UPDATES BY WEST ALLIS HOUSING

In addition to HOTMA, the following updates will also be implemented on January 1, 2027:

Minimum Rent

The minimum rent amount will change from $0 to $50. This means that all families participating in the West Allis Housing program will now be required to make a contribution towards the gross rent.

Bank Statements

When verifying assets held by a banking or financial institution, a minimum of *three* current, consecutive statements will be required. When submitting banking or financial institution documents, all pages of the document must be provided.

Portability

Families wishing to move under portability to a higher cost area that is not absorbing, will have their portability request denied.

Families with an open voucher, that do not initially decide to move under portability, must have at least 31 days remaining on their voucher at the time the portability request is submitted to the PHA, in order for the portability request to be considered.

Port-out cancellation requests will be limited to one during the initial term of the voucher.

NSPIRE

HUD is also launching the **N**ational **S**tandards for the **P**hysical **I**nspection of **R**eal **E**state, also known as **NSPIRE**. With the implementation of NSPIRE, the inspection process will have a greater emphasis on health, safety, and functionality defects. There will be less emphasis on condition and appearance defects.

NSPIRE will use observable, measurable standards and clear scoring to assess whether the condition of the HUD assisted unit is safe, sanitary, and in good repair. A standardized inspection checklist will be used by inspectors, making inspections more consistent across the country.

Inspections will now be categorized into three main areas:

- In the Unit
- Building Exteriors
- Common Areas

Examples of inspection items in each area include:

In the Unit Examples	Building Exterior Samples	Common Area Examples
• Balcony • Bathroom • Carbon Monoxide Devices • Ceiling • Doors • Electrical Systems • Floors • Kitchen • Lighting • Outlets • Smoke Alarms • Stairs • Walls • Windows	• Fencing • Retaining Walls • Lighting • Mailboxes • Parking Lots • Detached Garages or Carports • Driveways • Walkways • Storm Draining • Refuse Disposal • Play Area and Equipment	• Basements • Halls • Laundry Rooms • Utility Rooms • Trash Collection Areas • Community Rooms • Stairs • Corridors

Deficiency repair time and rating will be as follows:

Rating	Life-Threatening	Severe	Moderate	Low
Repair Time	24 Hours	30 Days	30 Days	N/A

Find more information on NSPIRE by visiting:

- www.hud.gov/reac/nspire
- www.hudexchange.info/programs/nspire

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1545
DATE ADOPTED: October 13, 2026

Resolution to consider the renewal of the computer and management housing program software with MRI Software LLC in the amount of $35,257.59 for the Housing Choice Voucher Program.

WHEREAS, the Housing Choice Voucher program selected MRI Software LLC in 2006 for the operating and reporting system; and,

WHEREAS MRI Software LLC's Annual PHA Pro Cloud Fee expires on October 31, 2027, and must be renewed to administer the Housing Choice Voucher program.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis as follows:

1. That MRI Software LLC provides an operating and reporting system for the City of West Allis Housing Choice Voucher program.

2. That the Executive Director of the Community Development Authority, its designee, be and is hereby authorized and directed to execute and deliver a contract with MRI Software LLC, hereby attached and made a part hereof.

3. That the sum of $35,257.59 be and hereby appropriated from the Housing Choice Voucher program Administrative Funds.

4. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provision of the Contract, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: _____

Patrick Schloss, Executive Director
Community Development Authority

MRI Software LLC
MRI Software LLC
28925 Fountain Pkwy
Solon, OH 44139

Tel 1 (800) 321-8770 | mrisoftware.com/us/

Client ID: X577999

Client Name: City of West Allis - HOSTED
Bill To Address: City of West Allis
7525 West Greenfield Avenue
West Allis WI 53214
United States

INVOICE SUMMARY

Invoice Number: MRIUS2847053
Invoice Date: July 31, 2026
Due Date: October 31, 2026
Invoice Balance: 35,257.59

Click here to view MRI's W-9

Period	Memo	Price	Amount (USD)
November 01, 2026 - October 31, 2027	Annual PHA Pro (f.k.a. HAPPY) Cloud Fee	35,257.59	35,257.59
		SUBTOTAL	35,257.59
		SALES TAX	0.00
		TOTAL	35,257.59

Please remit below portion with your check payment

USD

Payment For: X577999 City of West Allis - HOSTED
Remit To: MRI Software LLC
29596 Network Place
Chicago, IL 60673-1295
United States

For Check Payments

Invoice Number: MRIUS2847053
Client ID: X577999
Invoice Date: July 31, 2026
Amount Due: $35,257.59
Due date: October 31, 2026

For Electronic Payments

Account Name: MRI Software LLC
Bank Name: JPMorgan Chase
Account #: 200323605
Routing # for Wire: 021000021
Routing # for ACH: 044000037
Bank Address: 4 New York Plaza, Floor 15, New York, NY 10004

For questions about this invoice, please submit a request in our billing service portal: MRISoftware.com/billing.

Please send remittance information to MRIAR@mrisoftware.com.

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1546
DATE ADOPTED: October 13, 2026

Resolution to consider establishing the 2027 payment standards for the Housing Choice Voucher Program, effective January 1, 2027.

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, 2026, HUD's published FY 2027 Fair Market Rents (FMR's) for Milwaukee-Waukesha 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 2027 Fair Market Rents;

Bedroom Size	2026 Fair Market Rents	2026 Payment Standard	2027 Fair Market Rents	% of 2027 FMR	Proposed 2027 Payment Standard
0	$1,027	$1,129	$985	110%	**$1,083**
1	$1,119	$1,230	$1,060	110%	**$1,166**
2	$1,338	$1,471	$1,263	110%	**$1,389**
3	$1,648	$1,812	$1,553	110%	**$1,708**
4	$1,784	$1,962	$1,664	110%	**$1,830**

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 2027 Payment Standards based on the 2027 Fair Market Rents, as stated above. This Resolution shall be effective January 1, 2027.

Approved: _____
Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1548
DATE ADOPTED: October 13, 2026

Resolution to amend the professional services contract with Ramboll Americas Engineering Solutions, Inc., for up to $40,000 for environmental consulting services for the former Motor Castings Site.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority"), by the Department of Development, approved Resolution No. 1532 dated February 10, 2026, in the amount of $750,000 for site oversite; and,

WHEREAS, the Community Development Authority has approximately, $760,000 of Tax Increment District #7 funds available to assist with the former Motor Castings properties as the purchase price of the properties was reduced from $800,000, to $100 (plus nearly $40,000 in Closing costs) based on the development impediments that these brownfield, blighted sites present and the Community Development Authority can utilize these funds to assist to remove these impediments; and,

WHEREAS, the City of West Allis and the Community Development Authority share the mission in addressing brownfield sites that are blighted, environmentally impacted, and underutilized properties through redevelopment; and,

WHEREAS, the Authority received comments from the Wisconsin Department of Natural Resources on a Site Investigation Report that requires additional testings and work to be performed; and,

WHEREAS, the Staff reviewed and recommends the proposed scope of services submitted by Ramboll Americas Engineering Solutions, Inc., for environmental services related to the former Motor Castings site.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis as follows:

1. That the Executive Director or its designee, be and is hereby authorized and directed, enter into a contract amendment with Ramboll Americas Engineering Solutions, Inc., for providing environmental services and site oversite for the former Motor Castings properties.

2. That the sum of up to $40,000 be and is hereby appropriated for retaining the services of Ramboll Americas Engineering Solutions, Inc, for providing environmental services and site oversite for the former Motor Castings properties., and to be funded through TIF #7 and/or US EPA Site Assessment Grant Funds and/or US EPA RLF project income.

BE IT FURTHER RESOLVED, that the City Attorney be and is hereby authorized to make any non-substantive changes, modifications, additions and deletions to and from the various consulting Contract documents, including but not limited to all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved _____
Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO: 1549
DATE ADOPTED: October 13, 2026

Resolution to amend the professional services contract with Foley & Lardner LLP for up to $36,500 for legal services relative to the former Motor Casting Site.

WHEREAS, on April 2, 2025, thru Resolution 1494, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract to assist for legal counsel and real estate services and that contract totaled an amount not to exceed $50,000; and,

WHEREAS, on November 11, 2025, thru Resolution 1516, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract amendment to assist for legal counsel and real estate services and that contract totaled an amount not to exceed $50,000; and,

WHEREAS, ON February 10, 2026, thru Resolution 1533, the Community Development Authority approved the Executive Director of the City of West Allis (CDA) to enter into a contract to assist for legal counsel and real estate services and that contract totaled an amount not to exceed of $90,000; and,

WHEREAS, on January 27, 2026, the CDA, purchased the former Motor Castings properties for $100 and that was done thru accelerated negotiations with the Receiver, property brokers and Secured Creditor as well as an emergency court hearing, which allowed for the City to be eligible to apply for a US EPA Grant; and,

WHEREAS, now that the CDA owns the Motor Castings properties, there is additional legal work to be done related to residential access agreements, hazardous waste determinations, dividing the site for future development, WDNR coordination and addressing management of remediation issues; and,

WHEREAS, the CDA is responsible for overseeing redevelopment activities and promoting the economic growth of the City of West Allis; and,

WHEREAS, the CDA has identified various redevelopment projects and real estate transactions that require legal counsel and expertise to navigate the legal complexities involved; and,

WHEREAS, the Executive Director of the CDA is empowered to make recommendations regarding the need for professional services to advance the mission and goals of the CDA; and,

WHEREAS, legal counsel specializing in redevelopment and real estate matters is necessary to ensure compliance with local, state, and federal laws, as well as to protect the best interests of the City and the CDA in all related transactions; and

WHEREAS, the Executive Director has identified qualified legal counsel who can assist with the legal aspects of redevelopment and real estate services and recommends retaining such counsel to provide the necessary support.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West

Allis, that the Executive Director is hereby authorized and directed to allow for additional services with Foley & Lardner for legal counsel services not to exceed $36,500 to assist with redevelopment, real estate and remediation of the former Motor Castings Company site.

BE IT FURTHER RESOLVED that the Executive Director, in cooperation with the City Attorney, is authorized to negotiate and enter into agreements with the selected legal counsel, subject to the terms and conditions deemed appropriate, and to take all necessary actions to secure the legal services required for these activities.

BE IT FURTHER RESOLVED that the funding for the legal counsel will be Tax Increment District Number Seven or proceeds from US EPA Revolving Loan Program funds.

Approved: _____

Patrick Schloss, Executive Director
Community Development Authority

COMMUNITY DEVELOPMENT
AUTHORITY CITY OF WEST ALLIS
RESOLUTION NO: 1550
DATE ADOPTED: October 13, 2026

Resolution to approve up to $500,000 from the City of West Allis HOME Program for the Housing For All, LLC proposed residential development at the former Longfellow School at 2211 S. 60th St.

WHEREAS, the Community Development of the City of West Allis (the "Authority") is committed to supporting the creation and preservation of quality, affordable housing opportunities for its residents; and,

WHEREAS, the Authority participates in the Milwaukee County Home Consortium for the investment of federally awarded HOME funds to create affordable housing units and the West Allis HOME program has achieved over $600,000 in program income from repayment of interest and principal from prior HOME investments; and,

WHEREAS, Housing for All, LLC, the developer ("Developer") has proposed a residential development at the former Longfellow School located at 2211 W. 60th Street, which would provide new affordable housing units through the strategic use of affordable housing tax credits from Wisconsin Housing and Economic Development Authority, Historical Tax Credits for revitalization of the property, and a pledge of $500,000 from the City of West Allis Tax Increment Affordable Housing Funds; and,

WHEREAS, the proposed development is aligned with the City's and Authority's comprehensive planning goals, supports equitable access to housing, and leverages an existing community asset for long-term public benefit; and,

WHEREAS, the Developer has secured Two Million, Five Hindered Thousand Dollars of federal HOME funds from Milwaukee County for the creation of affordable units of which $500,000 is earned program income from the CDA's use of HOME funds; and,

WHEREAS, financial support from the TIF Affordable Housing Fund will help facilitate the feasibility and timely execution of this project and will only be made available at time of closing and occupancy of the proposed development;

NOW THEREFORE, be it resolved, by the Community Development Authority of the City of West Allis hereby approves the allocation of up to $500,000 from the City of West Allis HOME Program for the Housing For All, LLC proposed residential development at the former Longfellow School at 2211 S. 60th St.; and

BE IT FURTHER RESOLVED, that such funding shall be contingent upon final development agreements, applicable due diligence, and compliance with all City requirements, policies, and approval processes; and

BE IT FURTHER RESOLVED, that City staff are authorized and directed to take all actions necessary to implement this resolution and to prepare the associated agreements and documentation; and,

BE IT FURTHER RESOLVED, the City Attorney is authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

Approved: _____

Patrick Schloss, Executive Director
Community Development Authority