



Legislation Text

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Resolution approving the submissions of a proposed Significant Amendment to the 2023 Housing Authority of the City of Milwaukee Agency Plan and to the Admissions and Continued Occupancy Plan in order to implement regulatory changes regarding over-income households in low-income public housing

WHEREAS, the Housing Authority of the City of Milwaukee (HACM) requests to submit a significant amendment to the 2023 PHA Annual Plan; and

WHEREAS; the significant amendment will update the 2023 Annual Plan and the Admissions and Continued Occupancy Policy (ACOP) to reflect revised HUD guidance on how public housing authorities (PHAs) will treat "over-income" households in public housing as detailed in HUD Notice PIH-2023-03 (HA); and

WHEREAS, HUD Notice PIH-2023-03 (HA) issued on March 13, 2023 describes over-income families as "a family whose income exceeds the over-income limit of 120 percent of area median income"; and

WHEREAS, HUD has clarified that PHAs must establish a policy for families that have exceeded the over-income limit for 24 consecutive months that the PHA will either (1) terminate them from public housing not later than 6 months after the final notice confirming to the family that they have been over-income for 24 months; or (2) classify the household as a non-public housing over-income family and charge the family monthly rent of an amount equal to the greater of fair market rent (FMR) for a dwelling unit of the same size in the area or the amount of monthly total subsidy (operating and capital fund); and

WHEREAS, HUD regulations require that all housing authorities fully implement the over-income requirements by June 14, 2023; and

WHEREAS, after reviewing the two possible options, HACM staff are recommending changes to incorporate the policy to terminate families in public housing that have exceeded the over-income limit for 24 consecutive months; and

WHEREAS, a notice of a public hearing inviting comments on the proposed amendments has been published, and the public hearing has been held, and the Resident Advisory Board has also discussed the proposed amendments; now, therefore, be it

RESOLVED, by the Commissioners of the Housing Authority of the City of Milwaukee that the proposed significant amendment to the PHA Annual Plan and ACOP be approved; and, be it

FURTHER RESOLVED, that the Secretary-Executive Director authorize the appropriate staff to take all actions necessary to implement this policy.

Housing Management May 26, 2023