

ENROLLED ORDINANCE 169-12

APPROVAL OF INTERGOVERNMENTAL AGREEMENT BETWEEN THE WAUKESHA COUNTY HOUSING AUTHORITY AND THE CITY OF WAUKESHA HOUSING AUTHORITY FOR THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, Waukesha County through Enrolled Ordinance 141-170 established a Waukesha County Housing Authority (WCHA), and

WHEREAS, a housing authority typically provides housing programs for low and moderate income families, including elderly and handicapped through Section 8 Federal Rental Assistance Vouchers, funding for down payment assistance and house rehabilitation, funding for development new housing, and

WHEREAS, Waukesha County through a consortium with Jefferson, Ozaukee and Washington counties, works to meet the owner occupied or rental housing needs of low and moderate income persons through new development, down payment assistance, homebuyer counseling and housing rehabilitation, and

WHEREAS, the WCHA was authorized through Enrolled Ordinance 141-170 to contract for services and to apply for Section 8 Federal Rental Assistance Vouchers, and

WHEREAS, the By-Laws for the WCHA state that the administrative offices shall be at the offices of the Waukesha Housing Authority (WHA), and

WHEREAS, Wisconsin Statute 59.53 (22)(c) enables the area of operation of a housing authority created in and for a county to be all of the county for which it is created, and

WHEREAS, Wisconsin Statutes 66.1201 (9)(u) allows for housing authorities to join or cooperate with one or more authorities in the exercise, either jointly or otherwise, of any of their powers, and

WHEREAS, the WHA does not have jurisdiction beyond the boundaries of the geographic area covered by the City of Waukesha, and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) through an operational review of the WHA in March, 2013, has identified opportunities for significant efficiencies in fiscal administration, program data tracking and staff resources through further collaboration between the WHA and the WCHA, and

WHEREAS, HUD has the authority to transfer the Annual Contributions Contract authority to implement the efficiency opportunities identified in their March, 2013 operational review, and

WHEREAS, the HUD, WCHA and the WHA mutually agree that for increased programmatic administrative efficiencies, in the best interest of the federal assets and the participants in the Housing Choice Voucher Program ("HCVP") an Intergovernmental Agreement be executed to provide legal authority to the WHA to administer the HCVP throughout the geographic area of Waukesha County.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that to eliminate duplication and create efficiency in the administration of the Section 8 Housing Choice Voucher Program the Waukesha Housing Authority is authorized and designated to carry out the powers of the Waukesha County Housing Authority.

BE IT FURTHER ORDAINED that the Waukesha Housing Authority is granted the jurisdictional authority to operate the Section 8 Housing Choice Voucher Program within the geographic area of Waukesha County.

BE IT FURTHER ORDAINED that Waukesha County reserves the right to consider issuance of refunding revenue bonds to assist in furthering low and moderate income housing in Waukesha County.

BE IT FURTHER ORDAINED that the Waukesha County Housing Authority is authorized to sign the necessary intergovernmental agreement.

FISCAL NOTE

APPROVAL OF INTERGOVERNMENTAL AGREEMENT BETWEEN THE WAUKESHA
COUNTY HOUSING AUTHORITY AND THE CITY OF WAUKESHA HOUSING
AUTHORITY FOR THE HOUSING CHOICE VOUCHER PROGRAM

This ordinance authorizes the Waukesha County Housing Authority (WCHA) to enter into an Intergovernmental Agreement with the City of Waukesha Housing Authority (WHA) to provide legal authority to the WHA to administer the Housing Choice Voucher Program (HCVP) throughout the geographic area of Waukesha County.

The Waukesha County Housing Authority's HCVP is currently administered separately by the WHA, and allowable costs are federally reimbursed. An analysis conducted by WHA staff concluded that the consolidation of HCVPs within Waukesha County would result in a net savings of approximately \$17,600 in 2014 for the City of Waukesha Housing Authority, mainly due to savings generated from combining accounting and audit costs.

This ordinance results in no direct tax levy impact.



Linda Witkowski
Budget Manager

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5/6/2014

APPROVAL OF INTERGOVERNMENTAL AGREEMENT BETWEEN THE WAUKESHA COUNTY HOUSING AUTHORITY AND THE CITY OF WAUKESHA HOUSING AUTHORITY FOR THE HOUSING CHOICE VOUCHER PROGRAM

Presented by:
Executive Committee

Approved by: Land Use, Parks,
and Environment Committee

Approved by:
Finance Committee



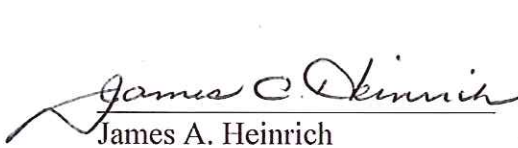
Paul L. Decker, Chair



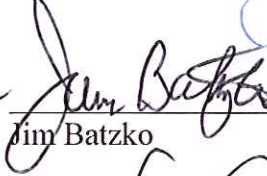
Walter L. Kolb, Chair



James A. Heinrich, Chair



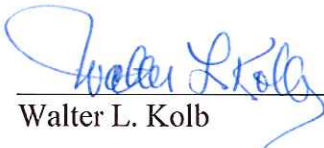
James A. Heinrich



Jim Batzko



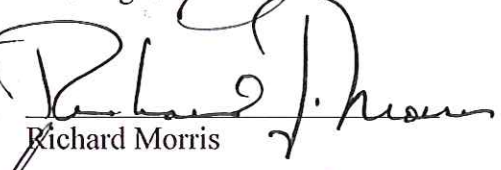
Eric Highum



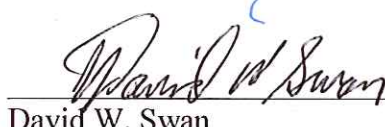
Walter L. Kolb



Jennifer A. Grant



Richard Morris



David W. Swan



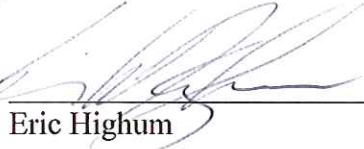
Keith Hammitt



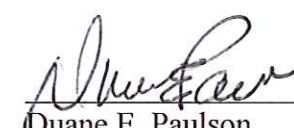
Larry Nelson

(Absent)

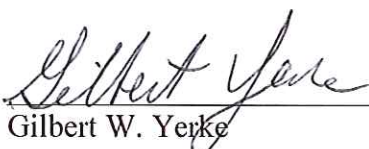
Peter M. Wolff



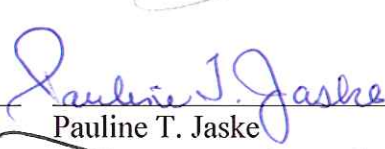
Eric Highum



Duane E. Paulson



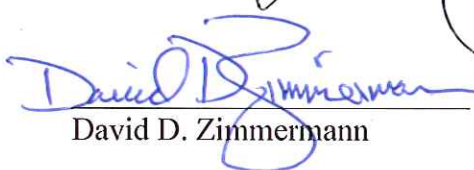
Gilbert W. Yerke



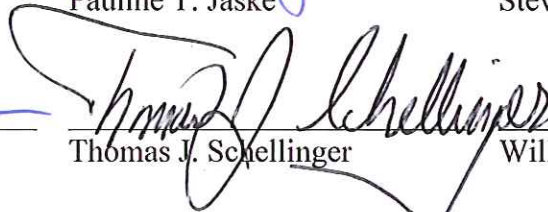
Pauline T. Jaske



Steve Whittow



David D. Zimmermann



Thomas J. Schellinger



William J. Zaborowski

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 5/27/14, Kathleen Novack
Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X

Vetoed: _____

Date: 6-2-14, Daniel P. Vrakas
Daniel P. Vrakas, County Executive

Combined Housing Authorities Analysis

Currently there are three housing authorities in Waukesha County providing Housing Choice Voucher Assistance. They are the City of Waukesha Housing Authority, City of New Berlin Housing Authority and the Waukesha County Housing Authority. Administration of Housing Choice Vouchers through three separate housing authorities creates two key issues. They are:

1. Redundancy in cost for administrative activities such as fiscal tracking, auditing and reporting.
2. Loss of flexibility in the use of Housing Choice Vouchers to meet the need county wide.

Administrative Cost Redundancy:

If the three housing authorities were combined for the purposes of administering the Housing Choice Voucher program, opportunities exist to save administrative cost. The following table presents the estimated cost savings.

Cost Savings Analysis in CY 2014 for the Waukesha County Housing Authorities							
Housing Authority	Projected Average Families Served Monthly	Annual Unit Months	"A" Fee Rate (First 7,200 Unit Months)	"B" Fee Rate (Unit Months Over 7200)	Estimated Fee Proration	Fees Earned	Total Fees Earned
City of Waukesha	689	8268	\$ 60.82	\$ 56.78	72%	\$ 358,952	\$ 546,025
City of New Berlin	72	864	\$ 60.82	\$ 56.78	72%	\$ 37,835	
Waukesha County	284	3408	\$ 60.82	\$ 56.78	72%	\$ 149,238	
Combined Agency	1045	12540	\$ 60.82	\$ 56.78	72%	\$ 533,599	\$ 533,599
Change in Fees Due to Combination:							\$ (12,426)
Savings Generated by Combined Audit:							\$ 9,000.00
Savings Generated by Combined Fee Accountant Costs:							\$ 6,000.00
Savings Generated by Staff Time:							\$ 15,000.00
Total Change in Real Revenue Due to Combination:							\$ 17,574.00

Source: U.S. Department of Housing and Urban Development

Voucher Distribution Flexibility:

Housing Authorities are authorized to provide voucher services only within their jurisdiction. Any Housing Assistance Program funds paid for families residing outside of the Housing Authority's jurisdiction could constitute disallowed costs and require repayment of the monthly Housing Assistance Payments. Combining housing authorities would eliminate jurisdictional issues by allowing Housing Choice Vouchers to be used County-wide. Analysis by the U.S. Department of Housing and Urban Development (HUD) indicates the following use of vouchers by the three existing Housing Authorities in Waukesha County.

City of Waukesha Housing Authority. 65.54% of families receiving assistance through the City of Waukesha Housing Authority (WHA) resided in the WHA's jurisdiction. The remaining 34.46% of families resided in either the City of New Berlin (5.65%) or Waukesha County (28.81%).

City of New Berlin Housing Authority. Only 13.92% of families receiving assistance through the City of New Berlin Housing Authority (NBHA) resided in the NBHA's jurisdiction. The remaining 86.08% of families resided in either the City of Waukesha (58.23%) or Waukesha County (27.85%).

Waukesha County Housing Authority. 33.16% of families receiving assistance through the Waukesha County Housing Authority (WCHA) resided in the WCHA's jurisdiction. The remaining 66.84% of families resided in either the City of New Berlin (3.39%) or the City of Waukesha (63.45%).

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-05/27/14

(ORD) NUMBER-1690011

- | | |
|---------------------------|--------------------------|
| 1 R. KOLB.....AYE | 2 D. Zimmermann.....AYE |
| 3 R. MORRIS.....AYE | 4 J. BATZKO.....AYE |
| 5 J. BRANDTJEN.....AYE | 6 J. WALZ.....AYE |
| 7 J. GRANT.....AYE | 8 E. HIGHUM.....AYE |
| 9 J. HEINRICH.....AYE | 10 D. SWAN.....AYE |
| 11 C. HOWARD.....AYE | 12 P. WOLFF.....AYE |
| 13 P. DECKER.....AYE | 14 C. PETTIS.....AYE |
| 15 W. KOLB.....AYE | 16 M. CROWLEY.....AYE |
| 17 D. PAULSON.....AYE | 18 L. NELSON.....AYE |
| 19 K. CUMMINGS.....AYE | 20 T. SCHELLINGER....AYE |
| 21 W. ZABOROWSKI:.....AYE | 22 P. JASKE.....AYE |
| 23 K. HAMMITT.....AYE | 24 S. WHITTOW.....AYE |
| 25 G. YERKE.....AYE | |

TOTAL AYES-25

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-25

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50
51
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