



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved CDA HOUSING OPERATIONS SUBCOMMITTEE

Wednesday, January 7, 2015

4:30 PM

215 Martin Luther King, Jr. Blvd.
Suite 120 (Madison Municipal Building)
Conference Room (First Floor)

1 CALL TO ORDER / ROLL CALL

Chairperson Zamzow called the meeting to order at 4:34 p.m.

CDA Staff Present: Augie Olvera, Melissa Steinmann, Tom Conrad, Natalie Erdman

New subcommittee member, Matt Heldman, was also present.

Present: 3 - Ellen Judd; Sariah J. Daine and Debbie K. Zamzow

Excused: 1 - Jerome Holliday

2 APPROVAL OF MINUTES

A motion was made by Judd, seconded by Daine, to Approve the Minutes of September 2, 2014. The motion passed by voice vote/other.

3 [29072](#) PUBLIC COMMENTS / SUGGESTIONS FROM RESIDENT REPRESENTATIVES

Introductions were made and welcome of Matt to CDA Housing Operations Subcommittee meeting . Augie discusses the role of the Subcommittee and the focus on Housing, and development activities. CDA created the subcommittee to advise it on housing policy procedures . We have two big programs, Public Housing and Section 8. Our role as staff is to bring you data and the group makes recommendations.

Sariah Daine comments that she has moved to S8 Voucher at Burr Oaks . She still keeps in contact with the Romnes residents and miss them. The people at Burr Oaks are grateful and happy with the opportunity to be there. Badger Rd is a fine neighborhood and I feel safe there.

Tom comments that there is very little turn over . The building is now three years old. There are 30 vouchers and 50 units. It is for folks 62 yrs old or older.

4 DISCLOSURES AND RECUSALS

None.

5 [17719](#) HOUSING OPERATIONS MONTHLY REPORT

Augie presented Housing Operations Monthly Report and discusses the importance of staying at 98% occupancy. We are a little short of that this month. We can issue 1839 vouchers, but issued less than that due to the financial end of it. We have built up our waiting list now for Section 8. We hope to start issuing vouchers in February.

Tom Conrad discusses the new waiting list and CDA is currently entering those folks into the computer and will start issuing vouchers once that process is complete.

Augie discusses the Home Ownership Program. People can purchase a house with a voucher. The individual(s) would still need to go to a bank and qualify. There have been some people that have been able to swing this. Organizations like Habitat make housing affordable and they work with folks to keep housing affordable.

Tom Conrad indicates it doesn't work for a lot of people but we have the third most homeowners here in Wisconsin. It does work.

Tom talks about the Family Unification Program (FUP). Tom says a number of years ago HUD issued vouchers to children in foster care. Initially they gave us 50 vouchers to give out to folks referred by child protection services. We now have 100 for folks with kids in foster care. There is a small amount set aside for kids who turn 18 and are out on the streets. The hitch with aging out foster care is they can only receive it for 18 months. It is the only program with a time limit. We have cycled through maybe 15 kids. The idea is to save the foster care system the money because it is more expensive to have the kids placed out of the home. That is FUP.

In regard to the VASH Program - Matt is our contact with the VA. Shirley Clayborne is the housing specialist that works with those folks. There are 133 vouchers for just homeless veterans. They are only given through referral via the VA hospital here in Madison. They also have case managers. A landlord who may not be willing to rent to a vet will say yes because of Matt and co-workers. Every year or so we get a letter from HUD offering more vouchers, so we take them. There are 93 vouchers in use right now. Meridian has probably a dozen already.

Matt indicates that there are approximately 120 homeless vets on the street right now. Some folks don't want any help. The VA has an outreach social worker who will go to shelters, libraries to meet people. They have done a lot of education in the community and there are a lot of folks sent to our social worker. They come through outreach social workers/referrals. There is always turn-over in this program.

Matt indicates that it may not be possible to get everyone housed by the end of 2015. He has had veterans come from east/west coast bouncing from VA to VA and they stop when they get here. People really like it here in Madison. Our entire program is trying to build relationships with the vets. The outreach worker is out there building relationships with these people and gives out our number to come in and get help. The vets that don't want anything to do with us, are the vets that had a hard time early on, just coming out of the military and they have a bad taste in their mouth regarding the VA hospitals.

Deb indicates her staff, including maintenance has training on mental health issues and first aid.

A motion was made by Judd, seconded by Daine, to Approve. The motion passed by voice vote/other.

6 [36173](#)

Discussion of Project Based Vouchers

Augie talks about vouchers and the fact HUD allows us to take these vouchers and assign them to buildings. Various agencies have come to us asking if we could attach vouchers to their building and so we have awarded vouchers to some of them. We have been getting more and more requests. We have come up with criteria and priorities when we would give out these vouchers. We thought we would talk more about project based vouchers.

Natalie - there is a project based voucher (PBV) limit so if we have 1800 vouchers, only 20% could be given out. The voucher program is about giving people a choice where to live. PBV's can limit choice, initially. The first phase is Rethke Avenue. There are 60 apartments, and those folks are chronically homeless individuals. There will be a case worker and a general support housing person. The city has budgeted funds and is looking at doing five phases. We expect to continue this project in our effort to end homelessness. We started getting requests from private developers wanting us to give them vouchers. The board wants to dig deeper into trying to figure out about criteria for giving out these vouchers.

Augie indicates there was a big discussion last time that some committee members don't like that voucher holders can move after a year.

Matt asks what the criteria for a project based voucher versus public housing?

Tom indicates income has to be below 50% of median income and you have to wait to come to the top of the waiting list. With a lot of our partners, there are several criteria that you have to meet. We held an application lottery in 2007 and got 1000 apps out of that. We closed our waiting list and opened it this fall. It will be several years before we open it again.

Natalie indicates that if we have population chronically homeless - by using project basing we can create a way for certain populations to fit in.

Tom Conrad indicates Matt Wachter has been busy collecting data and we might want the subcommittee members to hear Matt's findings.

Ellen said it is difficult going to a landlord and talk about vouchers. Once you start talking about a voucher, they treat you differently. You are judged right away because of maybe something that had happened to them from someone else, who had a voucher.

Matt talks about the fact that he has to coach his vets about how to talk to landlords. You don't want to bring up the fact that you were/are homeless or that you have a Section Eight voucher. Some landlords shut the door the minute they hear those things. We try and educate the landlords explaining our program and talking about stigmas. The Rethke project is a good approach. For Matt, it is about recovery. Getting them to a point to live on their own, get a job and pay their own way. It doesn't just end once they are housed. We work with the Second Chance Program, we want to get people plugged in, not just house someone but get these people set up for success. Our program is set up for knowing those resources and being able to plug vets in. I'm saying if we are issuing vouchers (CDA), I think we need to have these additional services/resources.

Tom discusses that CDA Section 8 Specialists help folks with resources but not all our programs do that.

Augie discusses that we are not going to solve this issue tonight. The task is difficult. We can go back and revisit short term versus long term versus families, veterans. How do you say who is more deserving. If we are going to use these vouchers, who should receive this benefit. The Mayor would like to build 1000 units for homeless in the next five years, the PBV program may play a role in this.

A motion was made by Judd, seconded by Daine, to Discuss and continue. The motion passed by voice vote/other.

7 ADJOURNMENT

The meeting adjourned at 6:00 p.m.

A motion was made by Judd, seconded by Daine, to Adjourn. The motion passed by voice vote/other.