



## CommunityDevelopmentAuthority

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**DATE:** September 10, 2020

**TO:** CDA Board

**FROM:** Deborah Rakowski, Housing Operations Manager  
Madison Community Development Authority

**SUBJECT:** Housing Operations Report

### **COVID Response & Recovery**

- All CDA offices have continued to be closed to the public and we will continue to follow guidance from our local public health department and the City of Madison. CDA administrative staff, including Section 8 Housing Specialists, continue to telework and are available via phone or email.
- Polling Locations – CDA staff have contacted the Dane County League of Women’s Voters and the City of Madison Clerk’s office to begin preparations for the November election. We are currently planning to open polling locations at East Madison Community Center and Romnes Apartments but to keep the location at Brittingham Apartments closed. Staff have begun work of providing an update to residents and providing information to residents on how to obtain an absentee ballot.
- On Tuesday, September 1, the Centers for Disease Control and Prevention along with the Department of Health and Human Services announced a new order to stop residential evictions to halt the spread of COVID-19. This new order was published on Friday, September 4<sup>th</sup> and is scheduled to last until December 31 unless extended. At the time of the writing of this report, HUD has not yet released any new guidance to housing authorities regarding this new order. The new order institutes a temporary eviction moratorium but does not prevent the charging of any fees or penalties from tenants and allows for evictions for criminal behavior and behavior, which threatens the health and safety of other residents. In addition, residents are still required to continue to pay rent.

### **Other Updates**

- The HUD Milwaukee Field Office has approved the CDA’s Section 18 disposition application to reposition the subsidy on 32 units of Public Housing to the Section 8 Housing Choice Voucher program. The application was approved on August 26<sup>th</sup>. CDA staff are now working to submit the application to the HUD Special Applications Center.
- Congratulations to the East Site Office staff and the Admissions and Eligibility staff who together reached 100% occupancy in the East AMP in the month of June 2020. The East AMP

averaged 83% occupancy since 2016 primarily due to the Rapid Rehousing program at Wright Street Townhomes, which counted as 28 vacant units in HUD reporting for a period of 2 years. Since 2016, these staff have worked to fill what was a 4-year average of 27 vacant units. In August 2020, all Amps (277 units total) managed by the East Site Office were **100%** occupied. A photo of the East Site Office staff is below.



**L to R:** Brett Seiberlich (Maintenance Worker), Curt Dahl (Custodian), Larry Yszenga (Maintenance Coordinator), Kenia Mancillas-Herrera (Resident Assistance Clerk), DeWayne Johnson (Grounds Custodian), Melissa Steinmann (Program Assistant), Janet Corcoran (East Site Manager)

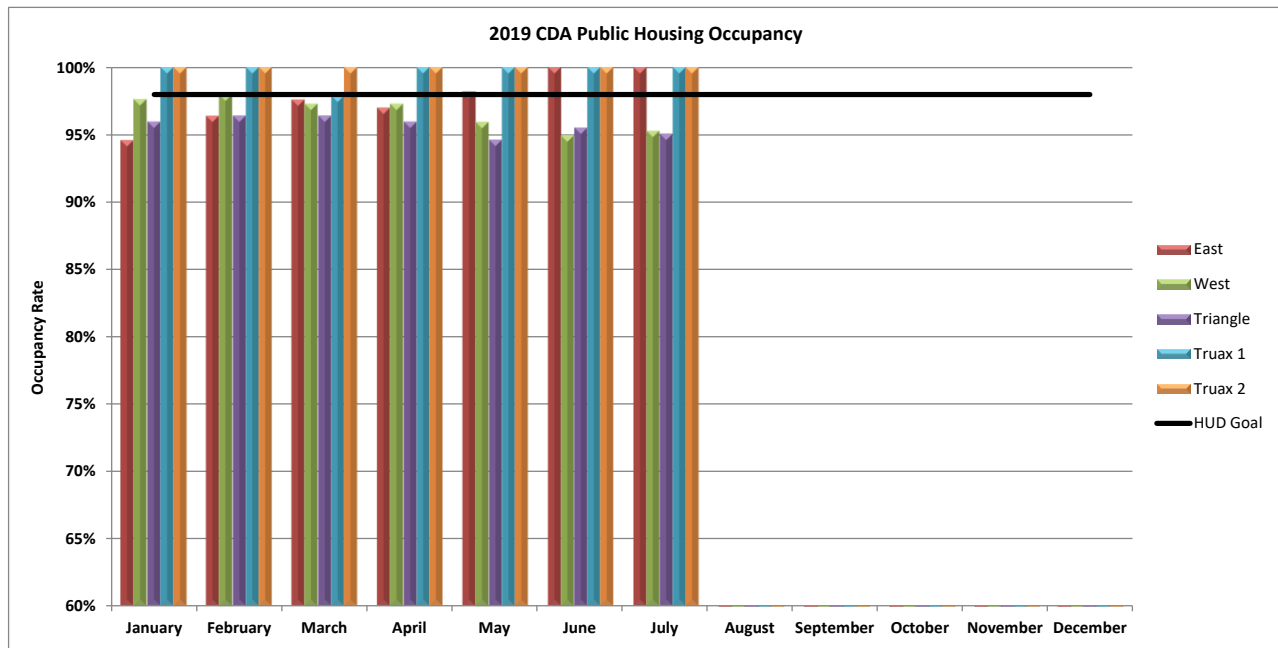
## 2020 Occupancy Report - CDA Housing Operations



### Low-Rent Public Housing

		January	February	March	April	May	June	July	August	September	October	November	December
<b>HUD Occupancy Goal</b>		<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>
<b>AMP 200 - East</b>	<b>Total ACC Units</b>	166	166	166	166	166	166	166	166	166	166	166	166
	<b>Vacant Units</b>	9	6	4	5	3	0	0					
	<b>Occupancy Rate</b>	94.58%	96.39%	97.59%	96.99%	98.19%	100.00%	100.00%					
<b>AMP 300 - West</b>	<b>Total ACC Units</b>	297	297	297	297	297	297	297	297	297	297	297	297
	<b>Vacant Units</b>	7	6	8	8	12	15	14					
	<b>Occupancy Rate</b>	97.64%	97.98%	97.31%	97.31%	95.96%	94.95%	95.29%					
<b>AMP 400 - Triangle</b>	<b>Total ACC Units</b>	224	224	224	224	224	224	224	224	224	224	224	224
	<b>Vacant Units</b>	9	8	8	9	12	10	11					
	<b>Occupancy Rate</b>	95.98%	96.43%	96.43%	95.98%	94.64%	95.54%	95.09%					
<b>AMP 500 - Truax 1</b>	<b>Total ACC Units</b>	47	47	47	47	47	47	47	47	47	47	47	47
	<b>Vacant Units</b>	0	0	1	0	0	0	0					
	<b>Occupancy Rate</b>	100.00%	100.00%	97.87%	100.00%	100.00%	100.00%	100.00%					
<b>AMP 600 - Truax 2</b>	<b>Total ACC Units</b>	40	40	40	40	40	40	40	40	40	40	40	40
	<b>Vacant Units</b>	0	0	0	0	0	0	0					
	<b>Occupancy Rate</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%					

\* HUD Approved Units off-line for modernization



### Section 8 Project-Based Voucher Program

		January	February	March	April	May	June	July	August	September	October	November	December
<b>Truax Phase 1</b>	<b>Total Units</b>	24	24	24	24	24	24	24	24	24	24	24	24
	<b>Vacant Units</b>	3	4	2	3	3	2	1					
	<b>Occupancy Rate</b>	87.50%	83.33%	91.67%	87.50%	87.50%	91.67%	95.83%					

### Multifamily Housing

		January	February	March	April	May	June	July	August	September	October	November	December
<b>Parkside</b>	<b>Total Units</b>	96	96	96	96	96	96	96	96	96	96	96	96
	<b>Vacant Units</b>	5	4	3	2	2	1	1					
	<b>Occupancy Rate</b>	94.79%	95.83%	96.88%	97.92%	97.92%	98.96%	98.96%					
<b>Karabis</b>	<b>Total Units</b>	20	20	20	20	20	20	20	20	20	20	20	20
	<b>Vacant Units</b>	0	0	1	1	1	1	2					
	<b>Occupancy Rate</b>	100.00%	100.00%	95.00%	95.00%	95.00%	95.00%	90.00%					

## 2020 Housing Choice Voucher Utilization Report



	January	February	March	April	May	June	July	August	September	October	November	December
<b>ACC Vouchers</b>	1910	1915	1915	1915	1915	1915	1915					
<b>Total Funding Available (Monthly)</b>	1,224,379	1,244,617	1,244,617	1,244,617	1,244,617	1,244,617	1,244,617					
Homeownership	39	39	39	39	41	40	39					
Family Unification (FUP)	71	72	75	71	70	73	67					
Portable Vouchers	17	13	33	18	22	26	24					
Tenant Protection Vouchers			25		25	25	24					
Veterans Affairs Supported Housing (VASH)	155	168	154	165	164	157	176					
All Other Vouchers	1360	1367	1410	1406	1391	1403	1375					
<b>Total Vouchers</b>	1642	1659	1736	1699	1713	1724	1705					
<b>Voucher Utilization Rate</b>	86%	87%	91%	89%	89%	90%	89%					
<b>Total Housing Assistance Payments (HAP)</b>	1,109,918	1,137,577	1,193,117	1,172,819	1,215,111	1,233,221	1,245,209					
<b>HAP Utilization Rate</b>	91%	91%	96%	94%	98%	99%	100%					
<b>Per Unit Cost (PUC)</b>	676	686	687	690	709	715	730					
<b>Project Based Vouchers Leased</b>	179	190	185	187	185	185	189					
<b>Total Project Based Vouchers Available</b>	202	202	202	202	202	202	202					
<b>PBV Utilization Rate</b>	89%	94%	92%	93%	92%	92%	94%					

