

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: September 2, 2009

To: CDA Housing Subcommittee and CDA Board

From: Agustin Olvera, Housing Operations

Subject: September Director's Report/Monthly Report Narrative

Chinese Delegation from Shanghai toured CDA Public Housing Sites. At Brittingham Apartments they were met by CDA Board member Alice Fike who outlined the Food Pantry Program which was going on at the time of their site visit. They viewed apartments at Brittingham and Truax, and toured the East Madison Community Center.

Public Housing – The CDA finished 2008 with a 4.8% vacancy rate. For the month of August 2009 the vacancy rate was at 4.8% or 42 units. The goal is a 3% vacancy rate, or 26 units. There were 6 vacancies at Truax. These units are not being rented to make units available for temporary relocation during the Redevelopment process. West has two units being held open (1) pending deprogramming for office use and the other under consideration for a Nurses Office. YTD the vacancy rate is 4.2%. Delinquencies are below the 10% benchmark.

Smoking Policy – HUD issued a notice encouraging Housing Authorities to adopt no smoking policies. Currently CDA has no policy other than City Ordinance banning smoking in common areas. Residents allowed to smoke in apartments. The fires in housing (to my recollection), have been cooking/grease fires. One was attributed to a resident, found to have an addiction problem, smoking an illegal substance. (The resident was evicted.)

Dane County Mental Health and The City of Madison Public Health Departments will make presentations and be available for questions at the September Housing Operations Subcommittee meeting.

2009 Capital Fund notice received. Award for 2009 will be \$1,116,588.

Section 8 –We received notice that HUD has allocated additional funding to meet the shortfall of Housing Authorities' Sec 8 programs around the country. The CDA received \$600,000 to meet its shortfall. Staff had also been working with Common Council Members to adopt an ordinance revising the Housing Trust Fund to provide up to \$400,000 in assistance. This is no longer necessary, the Ordinance Revision will be placed on file.

Resolution 2894 Sidewalk repair and replacement. Replacement of sidewalk sections and or grinding down of tripping hazards across all housing sites.

Veterans Assistance Vouchers – Funding to start in November. Meeting held with VA Social Workers. They are hiring a staff just for this project.

Family Unification Vouchers – Notice of Award for 50 new vouchers received. Meeting held with DCHA and Dane County Social Services staff to begin implementation. Both housing authorities will work closely with each other and Dane County Human Services in the administration of this program.

Project Based Vouchers – Renewal of Prairie Crossing voucher allocation coming to an end in February of 2010. Resolution for renewal to be considered at the CDA October meeting. Prairie Crossing to appear before Housing Operations Subcommittee to discuss program efforts and answer any questions at September meeting.