

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

Date: December 3, 2015
To: CDA Housing Subcommittee and CDA Board
From: Agustin Olvera, Housing Operations
Subject: Director's Monthly Report

Low Rent Public Housing (LRPH) – Occupancy for 2014 was 97%. The November 2015 occupancy rate was 94.6%; the goal established by HUD is 98%. A number of the new vouchers issued are going to public housing residents (15 of 22 vacancies at Romnes) so the CDA will experience an increase in vacancies as some residents opt to use a voucher and leave public housing units. Once the issuance of vouchers slows down in 2016, Public Housing occupancy goes up again.

Housing Choice Voucher/Section 8 – Total of 1676 Vouchers in use in November. This is an increase of 128 households being housed since the beginning of the year. There are over 100 households with vouchers looking for apartments. Staff has been monitoring the use of vouchers. The fear was that with the City's low vacancy rates that program participants would not be able to use their vouchers. The information to date indicates that persons with vouchers are able to find units to lease though the search and lease up time is taking a little longer.

Homeownership Program – 36 homes have been purchased; 32 remain in the program.

Family Unification Program (FUP) Voucher – Placement is by referral from Dane County Human Services; 84 of 100 vouchers in use.

Veterans Assistance Supportive Housing (VASH) Vouchers – Placement is by referral from the VA. With this year's award 154 VASH vouchers are available; 100 are currently in use. An additional 40 VASH vouchers have been issued (have a voucher but not yet leased up). VA has now focused efforts on helping vets find housing but this means referrals have declined.

HUD issued a notice that funds were available for more VASH Project Based vouchers. The CDA submitted an application for vouchers to be used at the new Supportive Housing Project at Rethke Avenue. The CDA received an award of 25 vouchers.

Resolution 4161 – The Governor's 2015-2017 state budget proposed to eliminate the Local Government Property Insurance Fund ("LGPIF"). While the Legislature retained the LGPIF insurance provided by the fund it will have significantly higher premiums of up to 100% of current rates. In response, local municipalities worked together to find positive alternatives to the LGPIF. This resolution, drafted by City Risk Manager Eric Veum for the CDA Board, will allow it to leave the Local Government Property Insurance Fund. Each entity has to pass a resolution to get in and one to get out. This will permit the CDA to bind coverage with MPIC, the new Property carrier.

Upcoming Resolution in January – Renewal of Project Based Vouchers issued to Project Home (20), Porchlight (8), the YWCA (8), Independent Living (6), and Housing Initiatives (was 6 now 5).