

City of Madison Community Development Authority

Operations Update

September 11, 2025

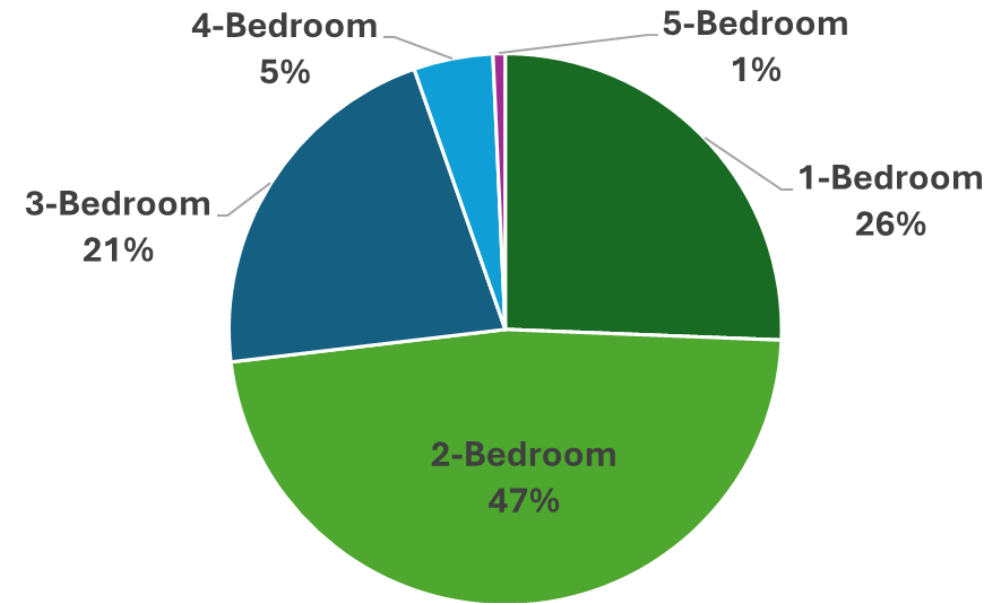
Waitlist Update



Households on Waitlist

Public Housing	2,522
Parkside	675
Karabis	17
Section 8*	<u>1,166</u>
	4,380

Summary of Public Housing Waitlist



* The Section 8 Waitlist has been closed since April 2, 2023
(Data as of 8/6/26)



Estimated Wait Times

Bed Room Size	County Residents	City Residents
1 (Disabled/Elderly)	1-2 years	6-12 months
2 (Family)	2-3 years	1-2 years
3 (Family)	3-4 years	2-3 years
4 (Family)	3-4 years	2-3 years
5 (Family)	3-4 years	2-3 years

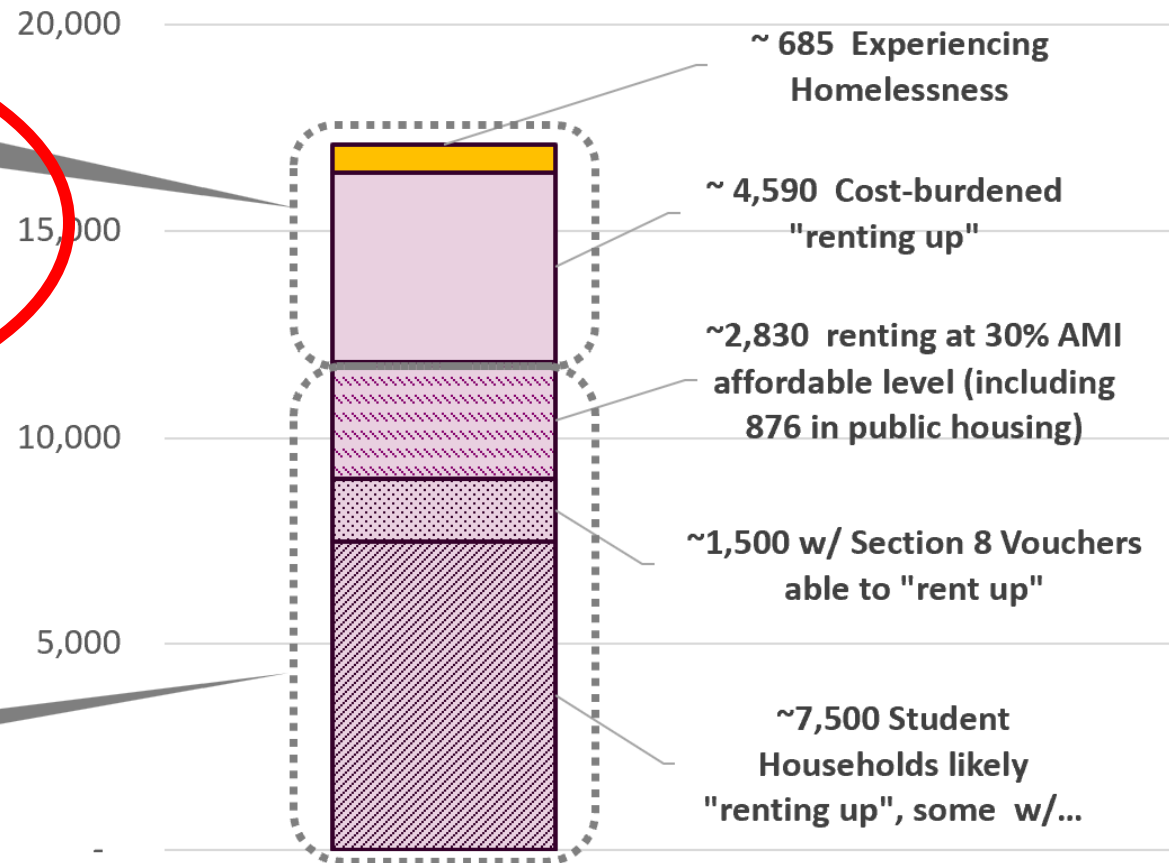
Estimates as of 3/11/2025

Most Significant Unmet Housing Needs (Renter Households <30% Area Median Income)



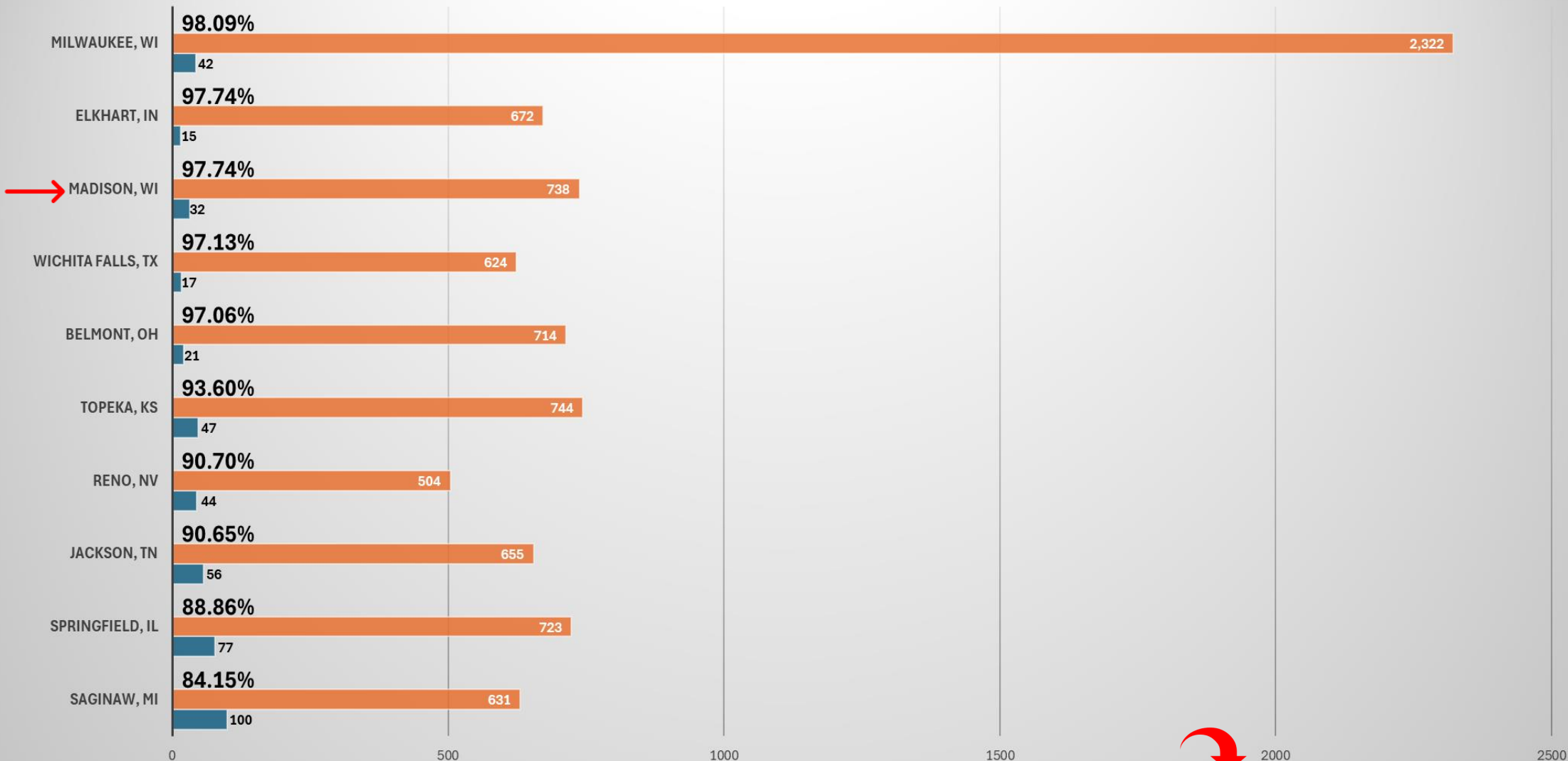
1/3 of Madison's renter households making less than 30% AMI (~5,275) have significant unmet housing needs.

2/3 of Madison's renter households making less than 30% AMI (~11,830) are renting at a level affordable to them, with or without assistance



Data Sources: HUD CHAS 2017-2021; Madison Community Development Authority (CDA); ACS; Madison area point-in-time homelessness count (average of 2015-2024)

CDA Performance Compared to Peers - Public Housing Occupancy

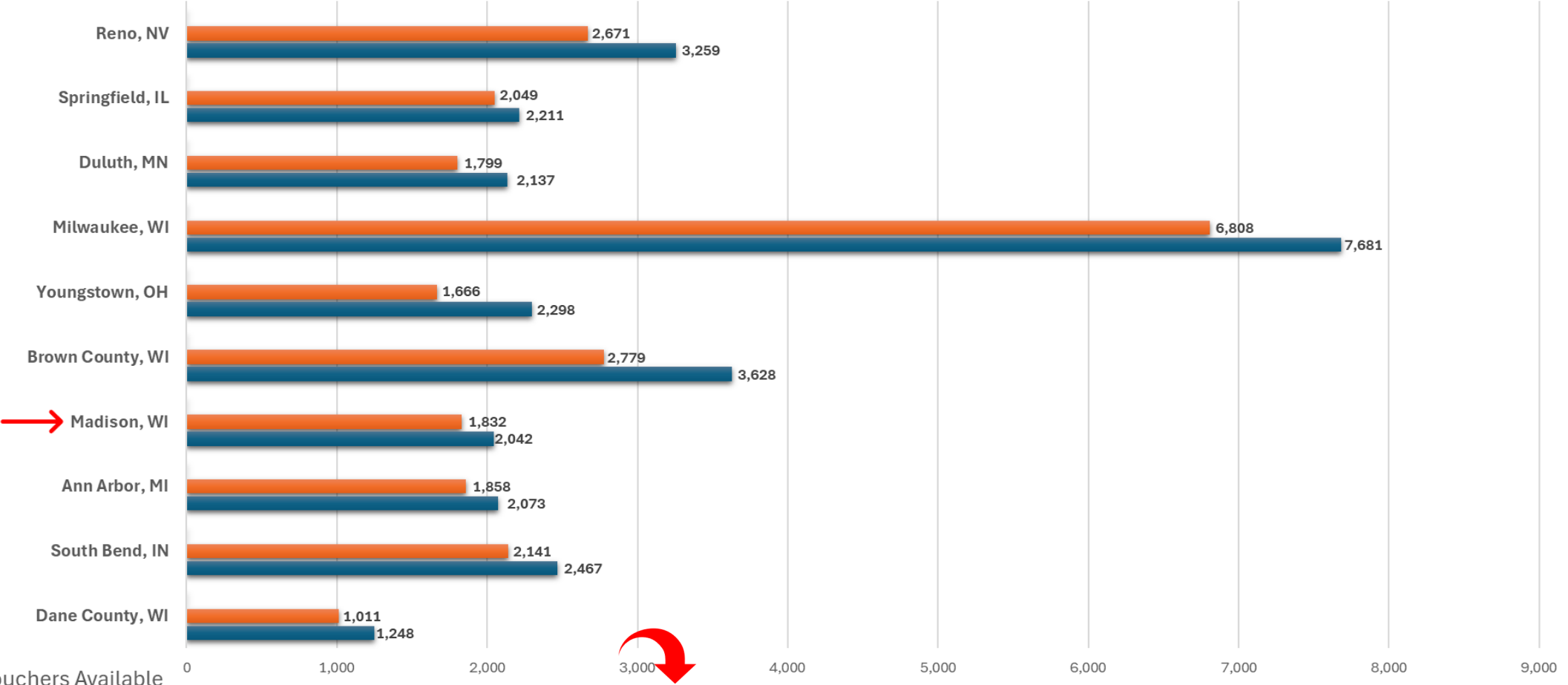


	Saginaw, MI	Springfield, IL	Jackson, TN	Reno, NV	Topeka, KS	Belmont, OH	Wichita Falls, TX	Madison, WI	Elkhart, IN	Milwaukee, WI
Occupancy Rate %	84.15%	88.86%	90.65%	90.70%	93.60%	97.06%	97.13%	97.74%	97.74%	98.09%
Total ACC Units	631	723	655	504	744	714	624	738	672	2,322
Vacant Units	100	77	56	44	47	21	17	32	15	42

CDA Performance Compared to Peers - Housing Choice Utilization



Agency/City



Total Vouchers Available

	Dane County, WI	South Bend, IN	Ann Arbor, MI	Madison, WI	Brown County, WI	Youngstown, OH	Milwaukee, WI	Duluth, MN	Springfield, IL	Reno, NV
Budget Utilization Rate %	92.39%	92.42%	97.47%	97.69%	97.76%	102.24%	102.27%	106.39%	110.52%	148.35%
Households Leased	1,011	2,141	1,858	1,832	2,779	1,666	6,808	1,799	2,049	2,671
Total Vouchers Available	1,248	2,467	2,073	2,042	3,628	2,298	7,681	2,137	2,211	3,259



HUD dashboards are available at:

Housing Choice Voucher (Section 8) data:

<https://www.hud.gov/helping-americans/public-indian-housing-hcv-dashboard>

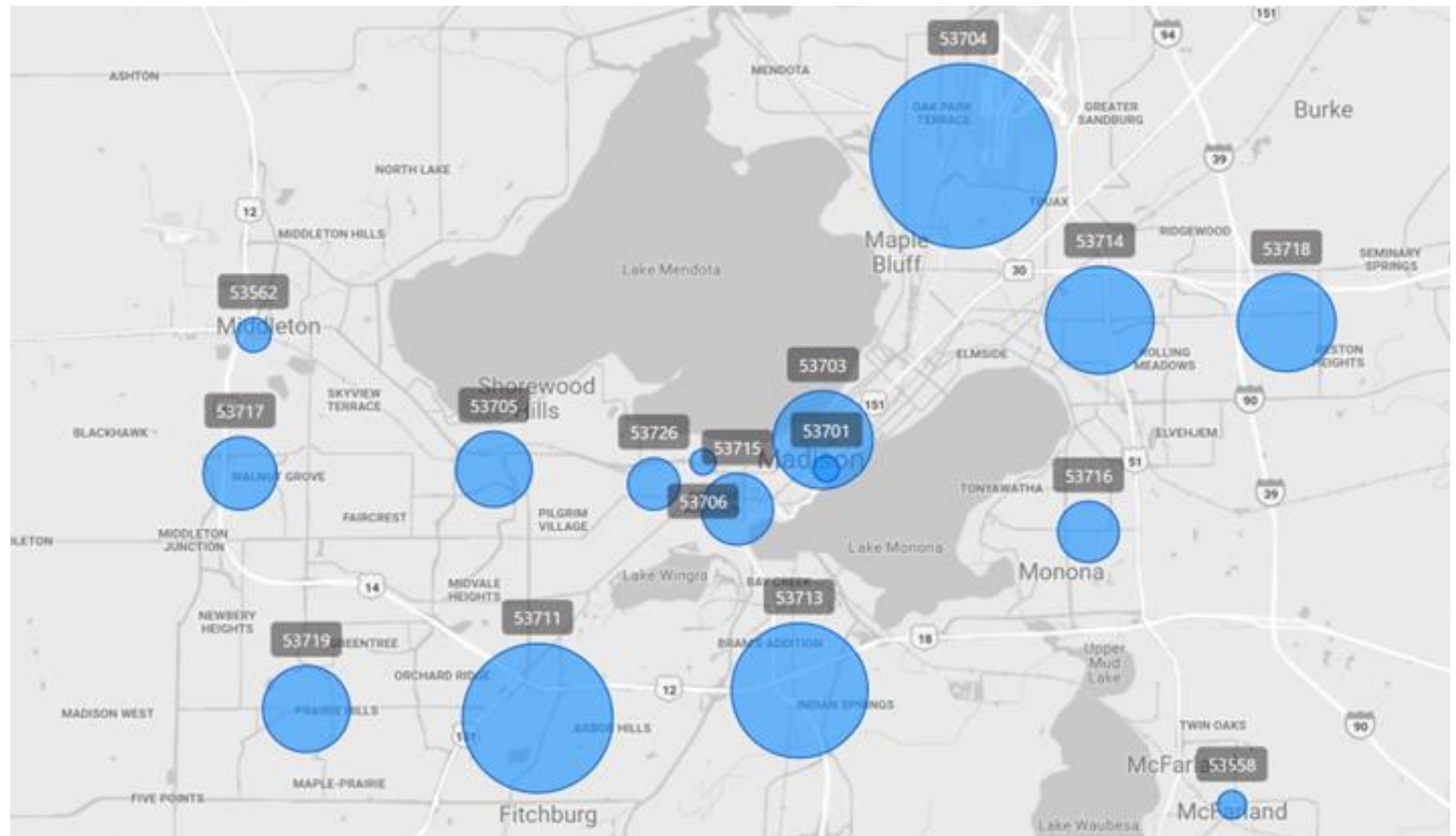
Public Housing data:

<https://www.hud.gov/helping-americans/public-housing-dashboard>

Impact of Small Area Fair Market Rents (SAFMRs)



ZIP	#	%
53704	545	29%
53711	339	18%
53713	268	14%
53714	157	8%
53703	126	7%
53718	125	7%
53719	92	5%
53705	65	3%
53717	59	3%
53715	56	3%
53716	36	2%



Impact of Small Area Fair Market Rents (SAFMRs)



Comparison of 2 Bedroom Rents

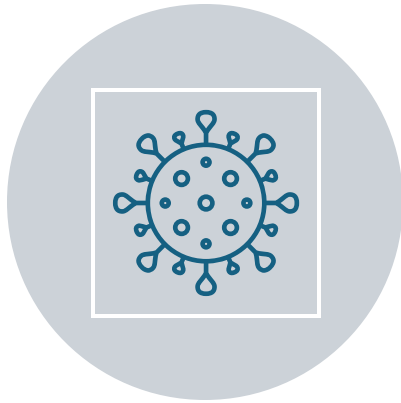
ZIP	# of Voucher Households	2025 FMR	CDA Payment Standard	2025 SAFMR	Difference from SAFMR
53704	545	\$1,472	\$1,515	\$1,400	\$115
53711	339	\$1,472	\$1,515	\$1,420	\$95
53713	268	\$1,472	\$1,515	\$1,330	\$185
53714	157	\$1,472	\$1,515	\$1,360	\$155
53703	126	\$1,472	\$1,515	\$1,760	-\$245
53718	125	\$1,472	\$1,515	\$1,730	-\$215
53719	92	\$1,472	\$1,515	\$1,650	-\$135
53705	65	\$1,472	\$1,515	\$1,510	\$5
53715	56	\$1,472	\$2,024	\$1,840	\$184
53717	59	\$1,472	\$1,515	\$1,540	-\$25
53716	36	\$1,472	\$1,515	\$1,420	\$95



Thing to consider for 2026

- Madison FMR is increasing by 15% (\$1,472 to \$1,694)
- CDA must update Payment Standards for 2026
- CDA must continue applying SAFMR for 53715
- CDA staff are evaluating establishing more SAFMR areas to improve voucher leasing success throughout the city

Eviction Update



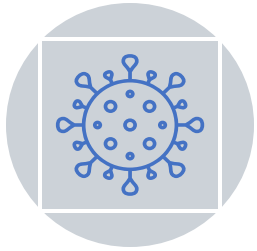
BACKGROUND &
EFFECTS OF COVID-19



CDA'S NON-PAYMENT
TIMELINE



THE NUMBERS



Eviction Update: Background & Effects of COVID-19



- At the beginning of the COVID-19 pandemic, CDA saw a substantial increase in delinquent rent.
- The average monthly delinquency rate prior to the pandemic was 10% or less. Between 2020 and 2023, delinquency rates increased to more than 20%.
- Eviction moratoriums in 2020 and 2021 resulted in many CDA tenants not paying rent that was due and accumulating substantial account balances.
- CDA responded to the increase in rent delinquencies by referring tenants with past due rent to emergency rental assistance programs and offering repayment agreement options.
- HUD made changes to tenant notification requirements for non-payment of rent by increasing the timeframe from 14 days' notice to 30 days' notice.
- In 2024 most emergency rental assistance had been exhausted resulting in an increase in potential evictions for non-payment of rent.



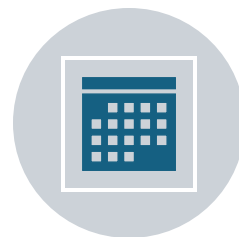
Eviction Update: CDA's Non-Payment Timeline



RENT DUE DATE: RENT IS DUE ON OR BEFORE THE 1ST DAY OF THE MONTH PER THE LEASE AGREEMENT.



GRACE PERIOD: RENT MUST BE PAID IN FULL NO LATER THAT THE 5TH DAY OF THE MONTH TO AVOID LATE FEES AND LEASE TERMINATION.



AFTER THE 5TH DAY OF THE MONTH: CDA ISSUES A WRITTEN 30-DAY TERMINATION NOTICE INFORMING THE TENANT THAT THEY MUST PAY THE PAST DUE AMOUNT.



AFTER 30-DAY NOTICE EXPIRES: IF RENT REMAINS UNPAID AFTER EXPIRATION OF THE 30-DAY NOTICE, CDA WILL ISSUE A SECOND AND FINAL 30-DAY NOTICE REQUIRING TENANT TO VACATE.



UPON EXPIRATION OF THE SECOND 30-DAY NOTICE: IF THE TENANT HAS NOT VACATED, CDA WILL INITIATE FORMAL EVICTION PROCEEDINGS WITH THE COURT.



Eviction Update: The Numbers



HOUSEHOLDS WITH REPAYMENT
AGREEMENTS:

121



HOUSEHOLDS CURRENTLY AT RISK OF
EVICTION:

16



NUMBER OF EVICTIONS FILED BETWEEN
JANUARY 2020 AND SEPTEMBER 2025:

16

3 current filings