



2020 Budget

CDA Housing Operations

Agency Mission

The mission of the Community Development Authority Housing Operations Division is to provide affordable and well-maintained housing for eligible families and individuals in an environment that promotes personal safety, independence, and a sense of community.

Agency Overview

The CDA provides management, maintenance, and other resident services to 912 CDA owned and operated housing units and administers the Section 8 Housing Choice Voucher program. The goal of the Agency is to provide rental assistance to low-income families. CDA Housing Operations will advance this goal by maintaining the number of households receiving Section 8 Housing Choice Voucher assistance each month at approximately 1,700 and maintaining occupancy rates and service improvements for residents in CDA public and multifamily housing.

2020 Budget Highlights

The 2020 Budget:

- Increases assumed federal revenue based on HUD's funding formula (\$608,000).
- Increases assumed rental revenues based on occupancy and income (\$172,000).
- Increases Section 8 Housing Assistance Payments (\$644,000).
- Eliminates the City of Madison General Fund subsidy for CDA Housing Operations (\$175,000).
- Creates three (3.0 FTE) maintenance coordinators, one at each housing site (\$225,000). The positions are funded by reducing hourly wages (\$36,000) and reducing various other non-personnel line items (\$340,000). Supplies and purchased services budget decreased due to changes in capital grant funding allocation changes.
- Applies CDA fund balance to absorb the loss of the General Fund subsidy and pay for the three newly created positions (\$217,000).
- Includes capital improvements to CDA sites funded through the HUD Capital Fund Grant (\$1.68m).
 - Planned projects in 2020 include:
 - In-unit flooring replacements
 - Heating equipment replacements
 - Accessibility improvements as needed
 - Parking improvements and sidewalk repairs
 - Tree removal as recommended per tree study
 - Capital Avenue: Landscaping repairs
 - Brittingham Apartments: Trash compactor replacement
 - Brittingham Apartments: Unit breaker panel upgrades

CDA Program Descriptions

Public Housing

The Public Housing Program at the CDA consists of 774 rental units of public housing within the City of Madison managed through 3 site offices; East, West, and Triangle. The Department of Housing and Urban Development (HUD) through the Asset Management model categorizes public housing units into 5 asset management projects (AMPs); East, West, Triangle, Truax Phase 1, and Truax Phase 2. The Central Operating Cost Center (COCC) is the home for shared administrative expenses which benefit all public housing units. In exchange for these services, the COCC charges a management fee and bookkeeping fee to each amp. The main revenue streams for the public housing program are HUD operating subsidy, tenant rent, Resident Opportunities and Self Sufficiency (ROSS) grant, and the Capital Fund Grant. The Annual Contributions Contract (ACC) is the agreement between the CDA and HUD that provides annual federal funding to the program. CDA performance is measured through the Public Housing Assessment System (PHAS) score.

Multifamily Housing/Section 8 New Construction

The Section 8 New Construction Program is one of the programs under HUD's Multifamily Housing Program. The CDA has 2 projects under this program; Parkside and Karabis Apartments. Combined they include 114 units and 1 commercial space (7,135 sqft). Both properties are managed by the Triangle site office. The development of these properties were financed through the Wisconsin Housing and Economic Development Authority (WHEDA). HUD provides rent subsidy to these projects through a Section 8 Housing Assistance Payment (HAP) contract, which is administered by WHEDA. The CDA works with WHEDA to renew this contract annually. WHEDA monitors program compliance through site visits to the properties.

Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is the federal government's largest program assisting low-income families, elderly, and disabled to afford decent, safe, and sanitary housing in the private housing market. The Section 8 voucher pays the difference between the actual cost of housing and the amount the participants can afford. Eligible units may include the family's current residence or any available unit that meets program requirements and passes a minimum Housing Quality Standards, (HQS) as determined by a CDA inspection. When an owner approves an applicant with a voucher, the CDA reviews the terms of the proposed lease and enters into a HAP contract with owner. The CDA currently administers about 1,750 vouchers. Some vouchers are set aside for special purposes including: Veteran's Affairs Supportive Housing (VASH), Family Unification Program (FUP), Moving Up Pilot Program (MUPP), Project Based Voucher Program (PBV), and Section 8 Homeownership. Section 8 vouchers are tenant based (with the exception of PBV's), meaning the family may move from unit to unit anywhere in the US where a housing authority operates an HCV program. If a family chooses to move into or out of the City of Madison, this is called portability. The CDA and Dane County Housing Authority (DCHA) jointly administer a Family Self-Sufficiency, (FSS) program under one grant. The main revenue streams for the Section 8 HCV program are HAP payments and Administrative Fees, which are administered through an ACC contract with HUD. The program performance is measured through the Section Eight Management Assessment Program (SEMAP) self-certification.