**Are We Ready To Call it a Housing Crisis Yet?**

**Vacancy Rates are the Lowest Seen in Decades - 1.88% in the 1st Q 2013**

A healthy vacancy rate where tenants and landlords have equal bargaining position is 6%

http://www.mge.com/ecodev/business/rental\_vac/

**Half the Renter Households (25,095) in the City of Madison pay over 30% of their income towards rent.** Renters are about half the households in Madison (48.8%), there are 48,400 households, 25% of all households in Madison live in unaffordable rental housing. http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

**26,999 renter households in Dane County pay over 30% of their income towards rent.** In Dane County renters are about 39% of the households, of the 77,588 renter households about 35% are paying living in unaffordable housing.

http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk

**While there are 53,094 households that are living in unaffordable housing, there are only the 3,625 affordable housing units provided by non-profits and the housing Authorities.**Non-profits  
Transitional Housing Units (Less than 2 years) = 187 (121 – single adults, 66 – families, 0 – unaccompanied youth)  
Permanent Supportive Housing = 576 (420 – single adults, 156 – families, 0 – unaccompanied youth)

http://madison.legistar.com/View.ashx?M=F&ID=2328008&GUID=912A05F4-5074-4873-80B6-31468C307900

CDA (City of Madison Housing Authority)  
Public Housing – 742 households – 315 units for families, 427 units over the age of 50 or for people with disabilities.  
Section 8 – 1600 households

http://www.cityofmadison.com/formshousing/index.htm

[Dane County Housing Authority](http://www.dcha.net/about.php)  
Public Housing – 102  
Section 8 – 1160

http://www.dcha.net/about.php

**Most non-profits have waiting lists that are 4 – 6 months, others are longer.**

**Section 8 Waiting Lists are closed at the City (since 2007) and County and have been for years. They only open periodically under a lottery system.**

http://www.cityofmadison.com/formshousing/section\_8\_program.htm

Please note: Due to limited federal funding, the Section 8 Housing Choice Voucher Program waiting list is closed to new applicants. The last time the CDA opened for applications was in 2007 through a lottery process. It is not possible to apply for the program at this time and no date has been set for the next lottery. The CDA will conduct public advertising and outreach upon re-opening the Section 8 waiting list for new applicants. Please check back here periodically for updated information or call 608-267-4906 for any updates. (12/30/2011)

http://www.dcha.net/section-8-housing.php

**Public Housing In the city of Madison is closed for the first time in 20 years or more, if not for the first time ever.**

Currently the CDA Public Housing program is ONLY taking applications for the following: One-Bedroom Elderly (62 years of age or older), Five-Bedroom Families, One- and Two-Bedroom wheelchair accessible. Wait times are 3 – 12 months for 1 bedrooms for people with disabilities and seniors. 1 – 2 years for 2- 5 bedroom units and 1 year or more for all other waiting lists. 1 bedrooms for people without disabilities or senior status, the wait is indefinite.

**The market is not creating affordable housing, in fact, it is creating very unaffordable housing.** The Constellation going up on East Washington (over 200 units) are $895 for a studio, $1265 for a 1 bedroom, $1495 for a 2 bedroom and $2165 for a 3 bedroom.

**The City of Madison has not been building Rental Units to Keep Up with the Need.**

Number of Rental Units we created in the last 5 years – 5 or More Family Residence  
2008 – 599 2009 – 502 2010 – 352 2011 – 409 2012 – 1,068

**State Legislature Eliminated Many Tenant Protections for the City of Madison and Dane County** Landlords can now:  
- Require tenants to make three times their income in rent  
- Deny anyone with any conviction or arrest records for anything ever  
- Can deny you if you don’t have a social security number  
- Charge you more than one month’s rent for security deposit

**Are We Ready To Admit We Have to Do Something Different About Homelessness?**

**There was a 45% increase in “official” homelessness in the last two years.**

There Were 831 homeless persons counted on January 31, 2013 during the annual “Point In Time”. This number is most definitely an under-count because it only counts people working with an agency and there are many unhoused persons sleeping in many areas of the City unconnected. http://www.forwardlookout.com/wp-content/uploads/2013/03/point-in-time-2010-2013-Tables.docx

**The 831 homeless persons in January 2013 were vying for 996 available units in Madison, Monona, Fitchburg, Cross Plains and Middleton.**

http://www.mge.com/ecodev/business/rental\_vac/

**In 2012, 2063 people were turned away from shelter**. And those were the people who keep trying, many stop trying.

**Other Depressing Facts**

**Poverty Rate in the City of Madison = 18.4%**

http://quickfacts.census.gov/qfd/states/55/5548000.html

**Poverty Rate in Dane County = 12%**

http://quickfacts.census.gov/qfd/states/55/55025.html

**130% increase in Food Share Program from 2008 - 2012**

Recipients in Dane County in 2008 = 22,804.  
In Dec 2012 = 52,355.

**For a daily dose of depressing news – check out forwardlookout.com/brenda-konkel**

Email your elected officials: MayorGeneralMailbox@cityofmadison.com, parisi@countyofdane.com, allalders@cityofmadison.com, county\_board\_recipients@co.dane.wi.us