

City of Madison 2018 Capital Improvement Plan
Agency Request Summary

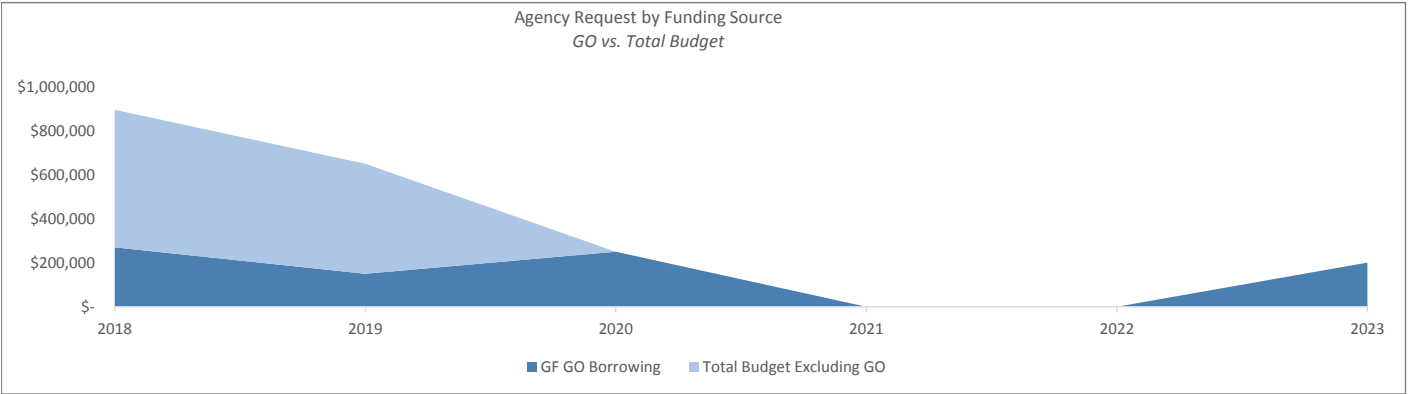
Agency : CDA Redevelopment

Agency Request by Project (All Funds)

Project	2018	2019	2020	2021	2022	2023
CDA Red. - Village on Park	195,000	-	-	-	-	-
Mosaic Ridge Construction Financing	500,000	500,000	-	-	-	-
Public Housing Redevelopment	200,000	150,000	250,000	-	-	200,000
Total	\$ 895,000	\$ 650,000	\$ 250,000	\$ -	\$ -	\$ 200,000

Agency Request by Funding Source

Project	2018	2019	2020	2021	2022	2023
GF GO Borrowing	270,000	150,000	250,000	-	-	200,000
Reserves Applied	625,000	500,000	-	-	-	-
Total	\$ 895,000	\$ 650,000	\$ 250,000	\$ -	\$ -	\$ 200,000



Capital Budget Proposals

Section 1: Identifying Information

Agency

Proposal Name

Munis

Proposal Description

This project includes funding for replacement of roofs at The Village on Park.

Proposal Type

Section 2: Budget Information

Total Project Budget

Budget by Year

<i>Funding Source</i>	2018	2019	2020	2021	2022	2023
GF GO Borrowing	170,000					
Reserves Applied	25,000					
Total	\$195,000	\$0	\$0	\$0	\$0	\$0
<i>Expense Category</i>	2018	2019	2020	2021	2022	2023
Building	195,000					
Total	\$195,000	\$0	\$0	\$0	\$0	\$0

Section 3: Proposal

Project Status

What is the location of the proposed project?

Is the property currently owned by the City of Madison?

Yes No

What is the current status of the project?

What is the planned schedule for the project?

	2018	2019	2020	2021	2022	2023
Construction Completion						

Project Justification

Is the proposed project the replacement of an existing asset or the construction of a new asset?

New Asset Existing Asset

Is this project called for in an approved master plan?

Yes No

What is the desired outcome of the proposed project?

The desired outcome is to reduce the number of leaks and the need to patch and repair. In addition, a better tenant experience is a desired outcome. These sections of roof are more than 30 years old, are experiencing leaks and have evidence of wet insulation. A roofing consultant inspected all of the roofs and prepared a report in 2011 that recommended replacement of the subjects sections in phases between 2014 and 2017. Section 4A will be completed in 2017 and Section 3A will be completed in 2018. In addition to the roof, reserves will be used to water proof HVAC platforms in the alley

How will this outcome be measured?

Reduction in the operating costs due to repair and patching. Reduction in reported leaks by tenants and need to enter tenant space to address leaks and damage from leaks.

Operating Costs

Will the proposed project result in operational efficiencies and/or savings? Please Explain.

Yes, The project will reduce the cost of patching and maintaining the roof.

What's the annual operating costs associated with the project?

Describe, by major, the operating costs associated with the project. Include the number of newly created positions required by the project.

NA

Matching Funds

Have matching funds been secured for the project?

Yes No

Capital Budget Proposals

Section 1: Identifying Information

Agency

Proposal Name

Munis

Proposal Description

This project includes funding for the construction of the Mosaic Ridge housing development. In 2005 and 2006, the City purchased two properties on Allied Drive and Jenewein Road for redevelopment purposes. The property totals 11.5 acres. With significant neighborhood and community involvement, a master plan for the 11.5 acres was created. The master plan includes the construction of owner occupied housing at varying levels of affordability. The CDA is moving forward with the sale and construction of 24 single family homes on Allied Drive ("Mosaic Ridge"). Other funding is from CDA reserves.

Proposal Type

Section 2: Budget Information

Total Project Budget

Budget by Year

<i>Funding Source</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
Reserves Applied	500,000	500,000				
Total	\$500,000	\$500,000	\$0	\$0	\$0	\$0
<i>Expense Category</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
Building	400,000	400,000				
Loans	100,000	100,000				
Total	\$500,000	\$500,000	\$0	\$0	\$0	\$0

Section 3: Proposal

Project Status

What is the location of the proposed project?

Is the property currently owned by the City of Madison?

Yes No

What is the current status of the project?

What is the planned schedule for the project?

<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
Construction	Construction				

Project Justification

Is the proposed project the replacement of an existing asset or the construction of a new asset?

New Asset Existing Asset

Is this project called for in an approved master plan?

Yes No

If yes, discuss how does the proposed project meet the project requirements as defined in the plan?

The 1990 Allied Drive Neighborhood Plan included (1) improve, maintain and upgrade residential stock and (2) maintain a variety of housing choices for both renters and owners. The 2007 Allied Revitalization Strateg recommends protecting the areas housing affordability and increasing mixed use housing in order to encourage homeownership and help stabilize resident turnover. (pg. 17)

What is the desired outcome of the proposed project?

To create a stonger neighborhood on Allied Drive by reducing the amount of substandard rental housing while creating high quality affordable rental housing and homeownership opportunities. To successfully construct and sell homes to low and moderate income households that currently reside in the neighborhood as well as to households from outside the Allied neighborhood. To support a healthier, more vibrant, neighborhood with engaged residents and reduce residential turnover.

How will this outcome be measured?

The outcome will be measured by reporting the number of homes sold in a year to low and moderate income residents both from the neighborhood but also from outside of the neighborhood. Over the long term, we hope to see reduced turnover of residents in the Allied neighborhood.

Operating Costs

Will the proposed project result in operational efficiencies and/or savings? Please Explain.

No

What's the annual operating costs associated with the project?

Describe, by major, the operating costs associated with the project. Include the number of newly created positions required by the project.

The only operational cost is the staff time which is estimated at .25 FTE. Existing staff handle the work. No newly created positions are needed.

Matching Funds

Have matching funds been secured for the project?

Yes No

Capital Budget Proposals

Section 1: Identifying Information

Agency

CDA Redevelopment

Proposal Name

Public Housing Redevelopment

Munis

10068

Proposal Description

This program funds planning and implementation of public housing redevelopment spanning from 2014 through 2019. Redevelopment efforts take place at various properties owned by the CDA throughout Madison based on facility needs.

Proposal Type

Program

Section 2: Budget Information

Budget by Year

<i>Funding Source</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
GF GO Borrowing	100,000	150,000	250,000			200,000
Reserves Applied	100,000					
Total	\$200,000	\$150,000	\$250,000	\$0	\$0	\$200,000
<i>Expense Category</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>
Building	200,000	150,000	250,000			200,000
Total	\$200,000	\$150,000	\$250,000	\$0	\$0	\$200,000

Section 3: Proposal

Minor Projects

List the minor projects, estimated amounts and locations currently planned for 2017

<i>Minor Project Name</i>	<i>Estimated Cost</i>	<i>Minor Project Location</i>
Redevelopment for Truax Phase 3	\$150,000	3400 Anderson Street 53704
Planning for Triangle Redevelopment	\$150,000	755 Braxton Place 53713
Redevelopment of Public Housing on Theresa Terrace	\$100,000	1400 Block Theresa Terrace

Service Level

What are the end products (asset or infrastructure type) provided by this program?

<i>End Product</i>	<i>Product Unit</i>	<i># of Units Provided</i>
Building	Square Feet	

On average, what is the standard useful life for assets maintained by this program?

Fifty years

Is the City currently on track for meeting this standard?

Yes No

If not, please provide an explanation

Phase 3 of the Truax Park redevelopment will be to replace the functionally obsolete town homes at the corner of Wright and Anderson that are currently being used for rapid rehousing. During 2018, the Planning Division will be completing a neighborhood study and CDA Redevelopment will be working on a plan to replace and renovate units in the Triangle. Finally, two duplexes on Teresa Terrace are functionally obsolete and need to be replaced. There replacement offers an opportunity to provide for high quality affordable housing in the subject neighborhood.

Program Goals

What is the program's desired outcome for the customer?

The desired outcome is to improved living conditions for our residents.

How is the outcome currently being measured?

The outcome will be measured by resident stability and resident satisfaction.

Operating Costs

What are the ongoing operating costs associated with proposed projects within the program?

The operating costs include staff time for redevelopment activities. There are not other significant operating cost implications.

Matching Funds

Have matching funds been secured for any projects within the program?

- Yes No