

CDA Redevelopment

Agency Overview

Agency Mission

The mission of Community Development Authority (CDA) Redevelopment is to carry out various housing and redevelopment initiatives on behalf of the City, with powers and duties provided by State Statutes.

Agency Overview

The Agency provides housing development, management, financing, redevelopment, and rehabilitation as well as neighborhood revitalization. As the City's Housing Authority the CDA is charged with redeveloping areas of unsafe housing to provide appropriate dwelling accommodations for people of various income levels.

2023 Budget Highlights

Service: Redevelopment

- Reduces federal revenue and related expenses to reflect transferring the Madison Revitalization and Community Development Corporation (MRCDC) units to a third party. (Net neutral: \$391,000)
- Final sales at Mosaic Ridge occurred in 2022. The 2023 Adopted Budget reflects lower revenue (\$650,000) than the 2022 Adopted Budget due to the end of sales.

CDA RedevelopmentFunction: **Planning & Development***Budget Overview*

Agency Budget by Fund

Fund	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
CDA	446,137	1,590,594	983,593	597,468	1,232,193	1,232,636
Total	\$ 446,137	\$ 1,590,594	\$ 983,593	\$ 597,468	\$ 1,232,193	\$ 1,232,636

Agency Budget by Service

Service	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Redevelopment	446,137	1,590,594	983,593	597,468	1,232,193	1,232,636
Total	\$ 446,137	\$ 1,590,594	\$ 983,593	\$ 597,468	\$ 1,232,193	\$ 1,232,636

Agency Budget by Major-Revenue

Major Revenue	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Intergov Revenues	-	(391,188)	-	-	-	-
Charges For Services	(23,300)	(252,600)	(42,192)	(116,317)	(116,317)	(116,317)
Invest Other Contrib	(96,527)	(73,566)	(73,188)	(100,218)	(100,218)	(100,218)
Misc Revenue	(27,650)	(35,650)	(47,200)	(164,933)	(164,933)	(164,933)
Other Finance Source	(298,659)	(681,590)	(665,014)	-	(634,725)	(635,168)
Transfer In	-	(156,000)	(156,000)	(216,000)	(216,000)	(216,000)
Total	\$ (446,137)	\$ (1,590,594)	\$ (983,593)	\$ (597,468)	\$ (1,232,193)	\$ (1,232,636)

Agency Budget by Major-Expense

Major Expense	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Salaries	222,776	230,823	231,280	321,412	329,760	328,920
Benefits	25,251	82,652	44,518	71,165	72,772	74,056
Supplies	1,121	26,840	1,065	1,300	1,300	1,300
Purchased Services	115,896	127,050	63,093	72,859	72,859	72,859
Debt Othr Financing	81,094	276,679	588,638	130,732	755,501	755,501
Inter Depart Charges	-	-	(20,000)	-	-	-
Transfer Out	-	846,550	75,000	-	-	-
Total	\$ 446,137	\$ 1,590,594	\$ 983,593	\$ 597,468	\$ 1,232,193	\$ 1,232,636

CDA Redevelopment

Function:

Planning & Development*Service Overview***Service:** Redevelopment*Service Description*

This service is responsible for the Community Development Authority's (CDA) housing, economic, and redevelopment initiatives in the City of Madison. CDA Redevelopment manages Monona Shores Apartments, Burr Oaks Senior Housing, Revival Ridge Apartments, Reservoir Apartments, and commercial space at the Village on Park. Active CDA Redevelopment projects include single-family home construction in the Allied Drive neighborhood and redevelopment of aging public housing units. The goals of this service are to provide high-quality housing for low-income households and to undertake redevelopment activities that strengthen low and moderate-income neighborhoods.

Activities Performed by this Service

- **Housing Asset Management:** Oversee contracts with property managers to administer housing projects.
- **Commercial Asset Management:** Oversee operations at The Village on Park by managing a contract with a property management company.
- **Staffing the CDA Board:** As a separate public entity, the CDA is governed by a Board of Commissioners. CDA staff and assigned City staff support the operation of the Board and its committees.

Service Budget by Fund

	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
General						
Other-Expenditures	446,137	1,590,594	983,593	597,468	1,232,193	1,232,636
Total	\$ 446,137	\$ 1,590,594	\$ 983,593	\$ 597,468	\$ 1,232,193	\$ 1,232,636

Service Budget by Account Type

	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Revenue	(446,137)	(1,590,594)	(983,593)	(597,468)	(1,232,193)	(1,232,636)
Personnel	248,027	313,475	275,798	392,577	402,533	402,976
Non-Personnel	198,110	1,277,119	727,796	204,891	829,660	829,660
Agency Charges	-	-	(20,000)	-	-	-
Total	\$ 0	\$ -	\$ 0	\$ (0)	\$ 0	-

CDA Redevelopment

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Intergov Revenues						
Federal Revenues Operating	-	(391,188)	-	-	-	-
Intergov Revenues Total	\$ -	\$ (391,188)	\$ -	\$ -	\$ -	\$ -
Charges For Services						
Miscellaneous Chrgs For Servic	(13,759)	(32,400)	(32,400)	(39,317)	(39,317)	(39,317)
Development Fees	(9,515)	-	(9,792)	-	-	-
Reimbursement Of Expense	(26)	(77,000)	-	(77,000)	(77,000)	(77,000)
Dwelling Rent	-	(143,200)	-	-	-	-
Charges For Services Total	\$ (23,300)	\$ (252,600)	\$ (42,192)	\$ (116,317)	\$ (116,317)	\$ (116,317)
Invest Other Contrib						
Interest	(96,527)	(73,566)	(73,188)	(100,218)	(100,218)	(100,218)
Invest Other Contrib Total	\$ (96,527)	\$ (73,566)	\$ (73,188)	\$ (100,218)	\$ (100,218)	\$ (100,218)
Misc Revenue						
Miscellaneous Revenue	(27,650)	(35,650)	(47,200)	(164,933)	(164,933)	(164,933)
Misc Revenue Total	\$ (27,650)	\$ (35,650)	\$ (47,200)	\$ (164,933)	\$ (164,933)	\$ (164,933)
Other Finance Source						
Sale Of Assets	(2,043,534)	(2,100,000)	(2,100,000)	(100,000)	(100,000)	(100,000)
(Gain) Loss On Sale Of Asset	2,394,658	1,450,000	1,450,000	100,000	100,000	100,000
General Obligation Bond Issue	-	(2,066)	(2,066)	(2,066)	(2,066)	(2,066)
General Obligation Bond Alloc	-	2,066	2,066	2,066	2,066	2,066
Capital Contributions	(76,076)	-	(15,014)	-	-	-
Fund Balance Applied	(573,708)	(31,590)	-	-	(634,725)	(635,168)
Other Finance Source Total	\$ (298,659)	\$ (681,590)	\$ (665,014)	\$ -	\$ (634,725)	\$ (635,168)
Transfer In						
Transfer In From CDA	-	(156,000)	(156,000)	(216,000)	(216,000)	(216,000)
Transfer In Total	\$ -	\$ (156,000)	\$ (156,000)	\$ (216,000)	\$ (216,000)	\$ (216,000)
Salaries						
Permanent Wages	206,187	322,818	211,209	285,812	284,333	293,320
Salary Savings	-	(112,565)	-	-	-	-
Pending Personnel	-	20,070	20,070	35,000	44,827	35,000
Premium Pay	32	-	0	-	-	-
Compensated Absence	16,190	-	-	-	-	-
Overtime Wages Permanent	367	500	-	600	600	600
Salaries Total	\$ 222,776	\$ 230,823	\$ 231,280	\$ 321,412	\$ 329,760	\$ 328,920

CDA Redevelopment

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Benefits						
Health Insurance Benefit	19,185	37,508	21,539	29,791	30,802	30,802
Wage Insurance Benefit	1,078	850	1,289	1,235	1,224	1,224
WRS	13,919	20,586	10,091	18,578	19,335	19,946
FICA Medicare Benefits	15,564	23,708	11,598	21,562	21,411	22,084
Pension Expense	(24,495)	-	-	-	-	-
Benefits Total	\$ 25,251	\$ 82,652	\$ 44,518	\$ 71,165	\$ 72,772	\$ 74,056

Supplies						
Office Supplies	-	500	5	-	-	-
Copy Printing Supplies	456	700	37	100	100	100
Hardware Supplies	-	500	-	1,000	1,000	1,000
Software Lic & Supplies	-	100	-	-	-	-
Postage	-	250	23	-	-	-
Work Supplies	665	1,100	1,000	200	200	200
Asphalt Repair Materials	-	100	-	-	-	-
Janitorial Supplies	-	1,000	-	-	-	-
Safety Supplies	-	500	-	-	-	-
Snow Removal Supplies	-	250	-	-	-	-
Uniform Clothing Supplies	-	140	-	-	-	-
Building Supplies	-	1,000	-	-	-	-
Electrical Supplies	-	200	-	-	-	-
HVAC Supplies	-	10,000	-	-	-	-
Plumbing Supplies	-	5,000	-	-	-	-
Machinery And Equipment	-	500	-	-	-	-
Equipment Supplies	-	5,000	-	-	-	-
Supplies Total	\$ 1,121	\$ 26,840	\$ 1,065	\$ 1,300	\$ 1,300	\$ 1,300

Purchased Services						
Natural Gas	-	2,500	-	-	-	-
Electricity	-	3,500	-	-	-	-
Water	4,479	10,200	5,200	-	-	-
Sewer	-	5,000	-	-	-	-
Stormwater	-	3,400	2,084	400	400	400
Telephone	-	200	-	-	-	-
Cellular Telephone	45	255	34	55	55	55
Building Improv Repair Maint	-	1,250	-	4	4	4
Fire Protection	-	250	-	-	-	-
Pest Control	-	775	-	-	-	-
Grounds Improv Repair Maint	-	2,000	-	-	-	-
Landscaping	9,047	23,220	5,000	-	-	-
Equipment Mntc	-	500	-	-	-	-
System & Software Mntc	1,720	-	1,760	1,800	1,800	1,800
Conferences & Training	542	3,000	3,000	3,000	3,000	3,000
Appraisal Services	500	1,000	1,000	2,000	2,000	2,000
Audit Services	15,247	23,000	14,000	14,000	14,000	14,000
Other Services & Expenses	20,421	5,500	29,555	25,000	25,000	25,000
Grants	59,055	35,000	960	11,600	11,600	11,600
Property Insurance	4,738	6,500	500	15,000	15,000	15,000
Taxes & Special Assessments	102	-	-	-	-	-
Purchased Services Total	\$ 115,896	\$ 127,050	\$ 63,093	\$ 72,859	\$ 72,859	\$ 72,859

CDA Redevelopment

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive	2023 Adopted
Debt Othr Financing						
Principal	-	-	-	-	527,486	527,486
Interest	80,594	33,458	33,458	33,458	130,741	130,741
Paying Agent Services	500	28,500	1,500	1,500	1,500	1,500
PILOT	-	-	-	62,000	62,000	62,000
Fund Balance Generated	-	214,721	553,680	33,774	33,774	33,774
Debt Othr Financing Total	\$ 81,094	\$ 276,679	\$ 588,638	\$ 130,732	\$ 755,501	\$ 755,501
Inter Depart Charges						
ID Charge From CDA Managem	-	-	(20,000)	-	-	-
Inter Depart Charges Total	\$ -	\$ -	\$ (20,000)	\$ -	\$ -	\$ -
Transfer Out						
Transfer Out To General	-	75,000	75,000	-	-	-
Transfer Out To Debt Service	-	771,550	-	-	-	-
Transfer Out Total	\$ -	\$ 846,550	\$ 75,000	\$ -	\$ -	\$ -

CDA Redevelopment

Function: Planning & Development

Position Summary

Classification	CG	2022 Budget Adopted		Request		2023 Budget Executive		Adopted	
		FTEs	Amount	FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR-21	21	1.00	92,932	1.00	93,396	1.00	93,396	1.00	96,348
REAL ESTATE DEV SPEC 4-18	18	1.00	84,690	1.00	89,139	1.00	89,139	1.00	91,956
TOTAL		2.00	177,622	2.00	182,535	2.00	182,535	2.00	188,304

Salary amounts recorded on this page are for total budgeted salaries; this amount may differ from budgeted permanent wages as presented in the Line Item Detail due to payroll allocations to other funding sources (capital projects, grants, etc.) or inter-agency services are not reflected in this summary page.