

# CDA Redevelopment

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## *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 will occur in 2022. Reflects lower revenue (\$650,000) than the 2022 Adopted Budget due to the end of sales.

**CDA Redevelopment**Function: **Planning & Development***Budget Overview*

## Agency Budget by Fund

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

## Agency Budget by Service

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

## Agency Budget by Major-Revenue

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

## Agency Budget by Major-Expense

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

**CDA Redevelopment**

Function:

Planning &amp; 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
General					
Other-Expenditures	446,137	1,590,594	983,593	597,468	1,232,193
<b>Total</b>	<b>\$ 446,137</b>	<b>\$ 1,590,594</b>	<b>\$ 983,593</b>	<b>\$ 597,468</b>	<b>\$ 1,232,193</b>

*Service Budget by Account Type*

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

**CDA Redevelopment**

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

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

**CDA Redevelopment**

**Function: Planning & Development**

*Line Item Detail*

**Agency Primary Fund:** CDA

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

Supplies					
Office Supplies	-	500	5	-	-
Copy Printing Supplies	456	700	37	100	100
Hardware Supplies	-	500	-	1,000	1,000
Software Lic & Supplies	-	100	-	-	-
Postage	-	250	23	-	-
Work Supplies	665	1,100	1,000	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	-	-	-
<b>Supplies Total</b>	<b>\$ 1,121</b>	<b>\$ 26,840</b>	<b>\$ 1,065</b>	<b>\$ 1,300</b>	<b>\$ 1,300</b>

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
Telephone	-	200	-	-	-
Cellular Telephone	45	255	34	55	55
Building Improv Repair Maint	-	1,250	-	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
Conferences & Training	542	3,000	3,000	3,000	3,000
Appraisal Services	500	1,000	1,000	2,000	2,000
Audit Services	15,247	23,000	14,000	14,000	14,000
Other Services & Expenses	20,421	5,500	29,555	25,000	25,000
Grants	59,055	35,000	960	11,600	11,600
Property Insurance	4,738	6,500	500	15,000	15,000
Taxes & Special Assessments	102	-	-	-	-
<b>Purchased Services Total</b>	<b>\$ 115,896</b>	<b>\$ 127,050</b>	<b>\$ 63,093</b>	<b>\$ 72,859</b>	<b>\$ 72,859</b>

**CDA Redevelopment**

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

	2021 Actual	2022 Adopted	2022 Projected	2023 Request	2023 Executive
Debt Othr Financing					
Principal	-	-	-	-	527,486
Interest	80,594	33,458	33,458	33,458	130,741
Paying Agent Services	500	28,500	1,500	1,500	1,500
PILOT	-	-	-	62,000	62,000
Fund Balance Generated	-	214,721	553,680	33,774	33,774
<b>Debt Othr Financing Total</b>	<b>\$ 81,094</b>	<b>\$ 276,679</b>	<b>\$ 588,638</b>	<b>\$ 130,732</b>	<b>\$ 755,501</b>

Inter Depart Charges					
ID Charge From CDA Managem	-	-	(20,000)	-	-
<b>Inter Depart Charges Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (20,000)</b>	<b>\$ -</b>	<b>\$ -</b>

Transfer Out					
Transfer Out To General	-	75,000	75,000	-	-
Transfer Out To Debt Service	-	771,550	-	-	-
<b>Transfer Out Total</b>	<b>\$ -</b>	<b>\$ 846,550</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>

*Position Summary*

Classification	CG	2022 Budget Adopted		2023 Budget			
				Request		Executive	
		FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR-21	21	1.00	92,932	1.00	93,396	1.00	93,396
REAL ESTATE DEV SPEC 4-18	18	1.00	84,690	1.00	89,139	1.00	89,139
<b>TOTAL</b>		<b>2.00</b>	<b>177,622</b>	<b>2.00</b>	<b>182,535</b>	<b>2.00</b>	<b>182,535</b>

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.