

CDA Redevelopment

Agency Overview

Agency Mission

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

Agency Overview

The Agency provides assisted housing development and management, neighborhood revitalization, housing finance and rehabilitation, and urban renewal and redevelopment. As the City's housing authority, the CDA is charged with planning the redevelopment of areas where unsafe housing exists and with providing safe and sanitary dwelling accommodations for persons of low income. Acting as the redevelopment authority, the CDA provides for the elimination and prevention of substandard, deteriorated, and blighted areas through redevelopment activities. In addition, the Common Council has designated, by ordinance, the CDA as the administrative entity for the City's various housing rehabilitation and home buyers' assistance loan programs.

2019 Budget Highlights

The 2019 Executive Budget:

- Increases assumed revenue from sale of assets at Mosaic Ridge (\$90,000).
- Increases assumed revenue from Monona Shores payments (\$200,000).
- Increases salary savings to be realized by keeping the Executive Director position vacant throughout 2019 (\$83,000).

CDA Redevelopment

Function: Planning & Development

Budget by Service (All Funds)

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Revenue					
Redevelopment	(2,528,602)	(2,361,895)	(2,544,626)	(2,646,059)	(2,352,564)
Total Revenue	\$ (2,528,602)	\$ (2,361,895)	\$ (2,544,626)	\$ (2,646,059)	\$ (2,352,564)
Expense					
Redevelopment	2,528,602	2,361,895	2,544,626	2,646,059	2,352,564
Total Expense	\$ 2,528,602	\$ 2,361,895	\$ 2,544,626	\$ 2,646,059	\$ 2,352,564
Net General Fund	\$ -	\$ -	\$ -	\$ -	\$ -

Budget by Fund & Major

Fund: CDA

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Revenue					
Charges for Services	(1,620,419)	(1,640,000)	(1,557,299)	(1,779,450)	(1,779,450)
Investments & Contributions	(593,956)	(495,495)	(499,877)	(571,609)	(278,114)
Misc Revenue	(220,766)	(166,400)	(122,000)	(205,000)	(205,000)
Other Finance Source	48,064	(60,000)	(365,450)	(90,000)	(90,000)
Transfer In	(141,525)	-	-	-	-
Total Revenue	\$ (2,528,602)	\$ (2,361,895)	\$ (2,544,626)	\$ (2,646,059)	\$ (2,352,564)
Expense					
Salaries	124,868	142,505	140,429	136,563	116,779
Benefits	63,027	59,131	17,077	47,174	40,306
Supplies	2,205	1,400	1,430	1,300	1,300
Purchased Services	1,048,182	672,122	684,960	684,562	684,562
Debt & Other Financing	1,290,321	1,486,737	1,700,730	1,776,460	1,509,617
Total Expense	\$ 2,528,602	\$ 2,361,895	\$ 2,544,626	\$ 2,646,059	\$ 2,352,564
Net General Fund	\$ -	\$ -	\$ -	\$ -	\$ -

CDA Redevelopment

Function: Planning & Development

Service Overview

Service: Redevelopment

Service Description

This service oversees the Community Development Authority's (CDA) efforts to carry out various economic and redevelopment initiatives of the City. Active CDA redevelopment work includes: The Village on Park, public housing redevelopment in the Triangle, and the Allied Drive Neighborhood redevelopment. The CDA also operates more than 200 affordable apartments with long-term rent restrictions but no federally funded operating subsidy. The goals of this service are to redevelop aging public housing to improve living conditions for existing residents, ensure quality housing for low-income households continues, and undertake redevelopment activities that strengthen low and moderate-income neighborhoods by removing blight and constructing high-quality affordable housing.

2019 Planned Activities

- Continue to work on the redevelopment of the Triangle neighborhood, the sale of single family homes at Mosaic Ridge on Allied Drive, and the redevelopment efforts at The Village on Park.

Service Budget by Account Type

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Revenue	(2,528,602)	(2,361,895)	(2,544,626)	(2,646,059)	(2,352,564)
Expense	2,528,602	2,361,895	2,544,626	2,646,059	2,352,564
Net Service Budget	\$ -	\$ -	\$ 0	\$ -	-

CDA RedevelopmentFunction: **Planning & Development***Line Item Detail*Agency Primary Fund: **CDA****Charges for Service**

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Development Fees	(8,445)	(100,000)	(8,699)	(28,000)	(28,000)
Reimbursement Of Expense	(15,007)	-	(8,600)	(60,450)	(60,450)
Non Dwelling Rent	(1,596,968)	(1,540,000)	(1,540,000)	(1,691,000)	(1,691,000)
TOTAL	\$ (1,620,419)	\$ (1,640,000)	\$ (1,557,299)	\$ (1,779,450)	\$ (1,779,450)

Investments & Contributions

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Interest	(593,956)	(495,495)	(499,877)	(571,609)	(278,114)
TOTAL	\$ (593,956)	\$ (495,495)	\$ (499,877)	\$ (571,609)	\$ (278,114)

Misc Revenue

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Insurance Recoveries	(16,327)	-	-	-	-
Miscellaneous Revenue	(204,439)	(166,400)	(122,000)	(205,000)	(205,000)
TOTAL	\$ (220,766)	\$ (166,400)	\$ (122,000)	\$ (205,000)	\$ (205,000)

Other Finance Sources

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Sale Of Assets	-	-	(365,450)	(90,000)	(90,000)
(Gain) Loss On Sale Of Asset	551,938	(50,000)	-	-	-
Capital Contributions	(200,000)	-	-	-	-
Fund Balance Applied	(303,873)	(10,000)	-	-	-
TOTAL	\$ 48,064	\$ (60,000)	\$ (365,450)	\$ (90,000)	\$ (90,000)

Transfer In

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Transfer In From Insurance	(141,525)	-	-	-	-
TOTAL	\$ (141,525)	\$ -	\$ -	\$ -	\$ -

Salaries

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Permanent Wages	126,705	205,301	122,161	195,959	176,175
Salary Savings	-	(83,196)	-	(103,196)	(103,196)
Pending Personnel	-	20,000	-	25,600	25,600
Premium Pay	-	-	9	-	-
Compensated Absence	(11,932)	-	-	-	-
Hourly Wages	8,528	-	17,348	18,000	18,000
Overtime Wages Permanent	1,409	400	742	200	200
Overtime Wages Hourly	155	-	169	-	-
Election Officials Wages	3	-	-	-	-
TOTAL	\$ 124,868	\$ 142,505	\$ 140,429	\$ 136,563	\$ 116,779

Benefits

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Comp Absence Escrow	3,137	2,000	-	-	-
Flexible Spending Benefits	5	-	-	-	-
Health Insurance Benefit	20,350	26,952	6,783	18,901	15,344
Wage Insurance Benefit	811	806	301	193	72
WRS	8,711	13,757	4,029	13,128	11,539
FICA Medicare Benefits	10,078	15,616	5,964	14,952	13,351
Other Post Emplmnt Benefit	(142)	-	-	-	-
Pension Expense	20,077	-	-	-	-
TOTAL	\$ 63,027	\$ 59,131	\$ 17,077	\$ 47,174	\$ 40,306

CDA Redevelopment

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Supplies

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Postage	52	200	230	100	100
Work Supplies	2,153	1,000	1,000	1,000	1,000
Equipment Supplies	-	200	200	200	200
TOTAL	\$ 2,205	\$ 1,400	\$ 1,430	\$ 1,300	\$ 1,300

Purchased Services

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Electricity	593	1,000	1,000	1,000	1,000
Water	2,728	2,500	3,297	4,300	4,300
Stormwater	413	500	500	500	500
Cellular Telephone	-	240	-	-	-
Building Improv Repair Maint	127,911	-	12,021	-	-
Landscaping	146,737	14,000	28,099	8,000	8,000
Conferences & Training	670	3,000	50	3,000	3,000
Appraisal Services	-	2,000	1,200	2,000	2,000
Audit Services	8,700	20,000	13,000	10,000	10,000
Legal Services	353	-	-	-	-
Management Services	720,068	572,100	572,100	610,000	610,000
Advertising Services	120	5,000	168	500	500
Other Services & Expenses	1,333	15,000	15,000	5,288	5,288
Property Insurance	38,557	36,782	38,525	39,974	39,974
TOTAL	\$ 1,048,182	\$ 672,122	\$ 684,960	\$ 684,562	\$ 684,562

Debt & Other Financing

	2017 Actual	2018 Adopted	2018 Projected	2019 Request	2019 Executive
Principal	-	797,480	-	669,611	669,611
Interest	599,329	613,025	572,191	602,395	308,900
Bond Notes Issuance Services	-	-	68,997	-	-
Paying Agent Services	3,425	2,425	3,425	21,860	21,860
PILOT	70,000	70,000	70,000	110,000	110,000
Depreciation	617,567	-	615,000	-	-
Fund Balance Generated	-	3,807	371,117	372,594	399,246
TOTAL	\$ 1,290,321	\$ 1,486,737	\$ 1,700,730	\$ 1,776,460	\$ 1,509,617

CDA Redevelopment

Function: Planning & Development

Position Summary

	2018			Request		2019	
	CG	FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR	18	1.00	102,527	1.00	84,935	1.00	87,695
HSG INIT SPEC	18	1.00	67,192	1.00	67,192	1.00	69,376
TOTAL		2.00	\$ 169,719	2.00	\$ 152,127	2.00	\$ 157,071

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.