

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 assisted housing development and management, neighborhood revitalization, housing financing and rehabilitation, and oversees 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.

2020 Budget Highlights

The 2020 Executive Budget:

- Adjusts the personnel budget to reflect current staff allocations, reduces salary savings to reflect filling of the vacant Housing Specialist position, and reduces hourly wages for elimination of internship program.
- Eliminates the budget for non-dwelling rent revenue, management services, and principal payments. The budget and actual transaction for these items have been used as a crosswalk between the City's financial system and The Village on Park property manager. In 2020, this practice will be discontinued in favor of maintaining The Village on Park finances with the contracted property manager and a third-party auditor.

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

Agency Budget by Fund

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
CDA	2,465,401	2,352,564	1,740,495	861,150	872,003
TOTAL	\$ 2,465,401	\$ 2,352,564	\$ 1,740,495	\$ 861,150	\$ 872,003

Agency Budget by Service

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Redevelopment	2,465,401	2,352,564	1,740,495	861,150	872,003
TOTAL	\$ 2,465,401	\$ 2,352,564	\$ 1,740,495	\$ 861,150	\$ 872,003

Agency Budget by Major-Revenue

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Charges For Services	(1,667,849)	(1,779,450)	(1,709,101)	(146,540)	(146,540)
Investments & Other Contributions	(409,638)	(278,114)	(271,496)	(314,610)	(314,610)
Misc Revenue	(16,318)	(205,000)	(19,175)	-	-
Other Financing Source	(371,595)	(90,000)	259,277	(400,000)	(410,853)
TOTAL	\$ (2,465,401)	\$ (2,352,564)	\$ (1,740,495)	\$ (861,150)	\$ (872,003)

Agency Budget by Major-Expenses

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Salaries	85,998	116,779	49,096	135,618	143,618
Benefits	27,890	40,306	23,145	46,928	49,781
Supplies	-	1,300	162	2,500	2,500
Purchased Services	629,011	684,562	679,097	70,988	70,988
Debt & Other Financing	1,722,201	1,509,617	988,996	605,116	605,116
Inter Depart Charges	301	-	-	-	-
TOTAL	\$ 2,465,401	\$ 2,352,564	\$ 1,740,495	\$ 861,150	\$ 872,003

CDA Redevelopment

Function: Planning & Development

Service Overview

Service: Redevelopment

Citywide Element: Neighborhoods and Housing

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.

Major Budget Changes

- Personnel budget reflects current staff allocations, reduces salary savings to reflect filling of the vacant Housing Specialist position, and reduces hourly wages for elimination of internship program (\$31,000).
- Elimination of the budget for non-dwelling rent revenue. The budget and actual transaction for non-dwelling rent has been used as a crosswalk between the City's financial system and The Village on Park property manager. In 2020, this practice will be discontinued in favor of maintaining The Village on Park finances with the contracted property manager and a third-party auditor, meaning that the revenue will not go through the City's financial system (\$1.69m).
- Elimination of the budget for management services and principal payments. The budget and actual transaction of management services and principal payments have been used as a crosswalk between the City's financial system and The Village on Park property manager. These are the offsetting expenses to the non-dwelling rent revenue. In 2020, this practice will be discontinued in favor of maintaining The Village on Park finances with the contracted property manager and a third-party auditor, meaning that these expenses will not go through the City's financial system (\$1.27m).
- The remaining principal and interest included in the budget are for the payment of lease revenue bonds and loans issued for other redevelopment projects.

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

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
General	-	-	-	-	-
Other-Expenditures	2,465,401	2,352,564	1,740,495	861,150	872,003
TOTAL	\$ 2,465,401	\$ 2,352,564	\$ 1,740,495	\$ 861,150	\$ 872,003

Service Budget by Account Type

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Revenue	(2,465,401)	(2,352,564)	(1,740,495)	(861,150)	(872,003)
Personnel	113,888	157,085	72,241	182,546	193,399
Non-Personnel	2,351,212	2,195,479	1,668,254	678,604	678,604
Agency Charges	301	-	-	-	-
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -

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

Charges for Service

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Development Fees	(8,699)	(28,000)	(21,440)	(25,040)	(25,040)
Reimbursement Of Expense	(19,206)	(60,450)	(17,661)	(121,500)	(121,500)
Non Dwelling Rent	(1,639,944)	(1,691,000)	(1,670,000)	-	-
TOTAL	\$ (1,667,849)	\$ (1,779,450)	\$ (1,709,101)	\$ (146,540)	\$ (146,540)

Investments & Contributions

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Interest	(409,638)	(278,114)	(271,496)	(314,610)	(314,610)
TOTAL	\$ (409,638)	\$ (278,114)	\$ (271,496)	\$ (314,610)	\$ (314,610)

Misc Revenue

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Miscellaneous Revenue	(16,318)	(205,000)	(19,175)	-	-
TOTAL	\$ (16,318)	\$ (205,000)	\$ (19,175)	\$ -	\$ -

Other Finance Sources

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Sale Of Assets	(371,595)	(90,000)	332,161	(400,000)	(400,000)
Fund Balance Applied	-	-	(72,884)	-	(10,853)
TOTAL	\$ (371,595)	\$ (90,000)	\$ 259,277	\$ (400,000)	\$ (410,853)

Salaries

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Permanent Wages	62,516	176,175	42,502	197,813	205,813
Salary Savings	-	(103,196)	-	(87,695)	(87,695)
Pending Personnel	-	25,600	-	25,000	25,000
Premium Pay	5	-	-	-	-
Compensated Absence	1,459	-	-	-	-
Hourly Wages	21,447	18,000	5,682	-	-
Overtime Wages Permanent	487	200	912	500	500
Overtime Wages Hourly	85	-	-	-	-
TOTAL	\$ 85,998	\$ 116,779	\$ 49,096	\$ 135,618	\$ 143,618

Benefits

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Health Insurance Benefit	7,193	15,344	5,059	19,395	20,092
Wage Insurance Benefit	303	72	212	186	186
WRS	4,509	11,539	3,666	12,956	13,892
FICA Medicare Benefits	6,354	13,351	4,208	14,391	15,611
Pension Expense	9,530	-	10,000	-	-
TOTAL	\$ 27,890	\$ 40,306	\$ 23,145	\$ 46,928	\$ 49,781

Supplies

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Copy Printing Supplies	-	-	71	-	-
Hardware Supplies	-	-	-	2,000	2,000
Postage	-	100	91	-	-
Work Supplies	-	1,000	-	500	500
Equipment Supplies	-	200	-	-	-
TOTAL	\$ -	\$ 1,300	\$ 162	\$ 2,500	\$ 2,500

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

Purchased Services

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Electricity	-	1,000	-	1,000	1,000
Water	3,834	4,300	3,651	4,300	4,300
Stormwater	299	500	352	400	400
Building Improv Repair Maint	250	-	59,180	-	-
Landscaping	4,637	8,000	5,000	6,000	6,000
Conferences & Training	957	3,000	195	3,000	3,000
Appraisal Services	600	2,000	-	1,000	1,000
Audit Services	8,200	10,000	8,200	10,000	10,000
Legal Services	1,440	-	-	-	-
Mortgage & Title Services	650	-	-	-	-
Management Services	561,652	610,000	561,652	-	-
Advertising Services	55	500	-	500	500
Other Services & Expenses	7,913	5,288	5,331	5,288	5,288
Property Insurance	38,525	39,974	35,535	39,500	39,500
TOTAL	\$ 629,011	\$ 684,562	\$ 679,097	\$ 70,988	\$ 70,988

Debt & Other Financing

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
Principal	797,480	669,611	-	5,002	5,002
Interest	433,184	308,900	271,496	268,364	268,364
Bond Notes Issuance Services	(6,015)	-	-	-	-
Paying Agent Services	2,175	21,860	2,500	7,380	7,380
PILOT	70,000	110,000	85,000	85,000	85,000
Depreciation	-	-	630,000	-	-
Fund Balance Generated	425,377	399,246	-	239,370	239,370
TOTAL	\$ 1,722,201	\$ 1,509,617	\$ 988,996	\$ 605,116	\$ 605,116

Inter-Departmental Charges

	2018 Actual	2019 Adopted	2019 Projected	2020 Request	2020 Executive
ID Charge From Traffic Eng	301	-	-	-	-
TOTAL	\$ 301	\$ -	\$ -	\$ -	\$ -

CDA Redevelopment

Function: Planning & Development

Position Summary

	2019			Request		2020		Adopted	
	CG	FTEs	Amount	FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR	18	1.00	87,695	1.00	87,358	1.00	90,890	-	-
HSG INIT SPEC	18	1.00	69,376	1.00	69,375	1.00	72,181	-	-
TOTAL		2.00	\$ 157,071	2.00	\$ 156,733	2.00	\$ 163,071	-	\$ -

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.