

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.

2022 Budget Highlights

The 2022 Executive Budget:

- Holds the vacant CDA Executive Director position vacant for all of 2022 in order to maintain balance with CDA Redevelopment's revenue.
- Maintains the revenue and expenses related to transferring 32 public housing units in 2021 from CDA Housing to the Madison Revitalization and Community Development Corporation (MRCDC), a 501c3 managed by the CDA and now presented in the CDA Redevelopment budget. These revenues and expenses were also included in the 2021 Adopted Budget.

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

Agency Budget by Fund

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
CDA	617,764	1,465,996	1,915,985	1,477,230	1,590,594
TOTAL	\$ 617,764	\$ 1,465,996	\$ 1,915,985	\$ 1,477,230	\$ 1,590,594

Agency Budget by Service

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Redevelopment	617,764	1,465,996	1,915,985	1,477,230	1,590,594
TOTAL	\$ 617,764	\$ 1,465,996	\$ 1,915,985	\$ 1,477,230	\$ 1,590,594

Agency Budget by Major-Revenue

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Intergov Revenues	-	(391,188)	-	(391,188)	(391,188)
Charges For Services	(25,932)	(251,640)	(9,515)	(252,600)	(252,600)
Investments & Other Contributions	(193,446)	(73,566)	(193,446)	(73,566)	(73,566)
Misc Revenue	-	(650)	(24,000)	(35,650)	(35,650)
Other Financing Source	56,119	(748,952)	(1,689,024)	(568,226)	(681,590)
Transfer In	(454,505)	-	-	(156,000)	(156,000)
TOTAL	\$ (617,764)	\$ (1,465,996)	\$ (1,915,985)	\$ (1,477,230)	\$ (1,590,594)

Agency Budget by Major-Expenses

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Salaries	100,965	214,196	230,017	331,757	231,251
Benefits	(31,818)	67,878	52,861	79,261	82,224
Supplies	8,034	26,840	8,034	26,840	26,840
Purchased Services	27,584	84,883	34,279	127,050	127,050
Debt & Other Financing	512,999	444,593	145,420	284,716	276,679
Transfer Out	-	627,606	1,445,374	627,606	846,550
TOTAL	\$ 617,764	\$ 1,465,996	\$ 1,915,985	\$ 1,477,230	\$ 1,590,594

Service Overview

Service: Redevelopment

Citywide Element: Neighborhoods and Housing

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.

Major Budget Changes

- Continues budgeted revenue and expenses related to transferring 32 public housing units in 2021 from CDA Housing to the Madison Revitalization and Community Development Corporation (MRCDC), a 501c3 managed by the CDA.
- Continues to hold the CDA Executive Director position vacant for all of 2022. The Department of Planning, Community, and Economic Development (DPCED) director, located in the PCED Office of the Director, serves as the executive director of the Community Development Authority (CDA).
- The \$113,364 change from 2022 Request to 2022 Executive is due to correcting fund balance applied and fund balance generated and updating the debt service amount.

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

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
General	-	-	-	-	-
Other-Expenditures	617,764	1,465,996	1,915,985	1,477,230	1,590,594
TOTAL	\$ 617,764	\$ 1,465,996	\$ 1,915,985	\$ 1,477,230	\$ 1,590,594

Service Budget by Account Type

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Revenue	(617,764)	(1,465,996)	(1,915,985)	(1,477,230)	(1,590,594)
Personnel	69,147	282,074	282,878	411,018	313,475
Non-Personnel	548,618	1,183,922	1,633,107	1,066,212	1,277,119
Agency Charges	-	-	-	-	-
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ (0)

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

Intergovernmental Revenue

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Federal Revenues Operating	-	(391,188)	-	(391,188)	(391,188)
TOTAL	\$ -	\$ (391,188)	\$ -	\$ (391,188)	\$ (391,188)

Charges for Service

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Misc Charges for Service	(16,704)	-	-	(32,400)	(32,400)
Development Fees	(9,228)	(31,440)	(9,515)	-	-
Reimbursement Of Expense	-	(77,000)	-	(77,000)	(77,000)
Dwelling Rent	-	(143,200)	-	(143,200)	(143,200)
TOTAL	\$ (25,932)	\$ (251,640)	\$ (9,515)	\$ (252,600)	\$ (252,600)

Investments & Contributions

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Interest	(193,446)	(73,566)	(193,446)	(73,566)	(73,566)
TOTAL	\$ (193,446)	\$ (73,566)	\$ (193,446)	\$ (73,566)	\$ (73,566)

Misc Revenue

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Miscellaneous Revenue	-	(650)	(24,000)	(35,650)	(35,650)
TOTAL	\$ -	\$ (650)	\$ (24,000)	\$ (35,650)	\$ (35,650)

Other Finance Sources

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Sale Of Assets	(525,611)	(400,000)	(1,689,024)	(2,100,000)	(2,100,000)
(Gain) Loss On Sale Of Asset	713,667	-	-	1,450,000	1,450,000
Fund Balance Applied	(131,937)	(348,952)	-	81,774	(31,590)
TOTAL	\$ 56,119	\$ (748,952)	\$ (1,689,024)	\$ (568,226)	\$ (681,590)

Transfer In

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Transfer In From CDA	(454,505)	-	-	(156,000)	(156,000)
TOTAL	\$ (454,505)	\$ -	\$ -	\$ (156,000)	\$ (156,000)

Salaries

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Permanent Wages	94,769	296,414	229,463	311,257	319,681
Salary Savings	-	(82,718)	-	-	(112,565)
Pending Personnel	-	-	-	20,000	23,635
Premium Pay	-	-	63	-	-
Compensated Absence	6,196	-	353	-	-
Overtime Wages Permanent	-	500	138	500	500
TOTAL	\$ 100,965	\$ 214,196	\$ 230,017	\$ 331,757	\$ 231,251

CDA Redevelopment

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Benefits

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Health Insurance Benefit	7,459	25,336	20,726	34,870	37,508
Wage Insurance Benefit	489	581	1,005	814	850
WRS	6,397	19,567	14,703	20,599	20,386
FICA Medicare Benefits	7,151	22,394	16,426	22,978	23,480
Pension Expense	(53,314)	-	-	-	-
TOTAL	\$ (31,818)	\$ 67,878	\$ 52,861	\$ 79,261	\$ 82,224

Supplies

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Office Supplies	-	500	-	500	500
Copy Printing Supplies	31	700	31	700	700
Hardware Supplies	1,707	500	1,707	500	500
Software Lic & Supplies	-	100	-	100	100
Postage	-	250	-	250	250
Work Supplies	-	1,100	-	1,100	1,100
Asphalt Repair Materials	-	100	-	100	100
Janitorial Supplies	-	1,000	-	1,000	1,000
Safety Supplies	-	500	-	500	500
Snow Removal Supplies	-	250	-	250	250
Uniform Clothing Supplies	-	140	-	140	140
Building	6,297	-	6,297	-	-
Building Supplies	-	1,000	-	1,000	1,000
Electrical Supplies	-	200	-	200	200
HVAC Supplies	-	10,000	-	10,000	10,000
Plumbing Supplies	-	5,000	-	5,000	5,000
Machinery And Equipment	-	500	-	500	500
Equipment Supplies	-	5,000	-	5,000	5,000
TOTAL	\$ 8,034	\$ 26,840	\$ 8,034	\$ 26,840	\$ 26,840

Purchased Services

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Natural Gas	-	2,500	-	2,500	2,500
Electricity	-	4,500	-	3,500	3,500
Water	4,705	9,800	4,104	10,200	10,200
Sewer	-	5,000	-	5,000	5,000
Stormwater	161	3,400	-	3,400	3,400
Telephone	-	200	-	200	200
Cellular Telephone	2	200	42	255	255
Building Improv Repair Maint	-	1,250	-	1,250	1,250
Fire Protection	-	250	-	250	250
Pest Control	-	775	-	775	775
Grounds Improv Repair Maint	-	2,000	-	2,000	2,000
Landscaping	10,923	14,220	9,840	23,220	23,220
Equipment Mntc	-	500	-	500	500
System & Software Mntc	-	-	3,440	-	-
Recruitment	375	-	-	-	-
Conferences & Training	600	3,000	50	3,000	3,000
Appraisal Services	-	1,000	1,000	1,000	1,000
Audit Services	10,000	23,000	10,000	23,000	23,000
Advertising Services	-	500	-	-	-
Other Services & Expenses	359	5,788	3,500	5,500	5,500
Grants	-	-	-	35,000	35,000
Property Insurance	459	7,000	2,300	6,500	6,500
Taxes & Special Assessments	-	-	3	-	-
TOTAL	\$ 27,584	\$ 84,883	\$ 34,279	\$ 127,050	\$ 127,050

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

Debt & Other Financing

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Interest	56,398	32,461	69,420	33,458	33,458
Paying Agent Services	1,000	28,500	1,000	28,500	28,500
PILOT	-	-	75,000	-	-
Fund Balance Generated	455,601	383,632	-	222,758	214,721
TOTAL	\$ 512,999	\$ 444,593	\$ 145,420	\$ 284,716	\$ 276,679

Transfer Out

	2020 Actual	2021 Adopted	2021 Projected	2022 Request	2022 Executive
Transfer Out To General	-	75,000	-	75,000	75,000
Transfer Out To Debt Service	-	552,606	-	552,606	771,550
Transfer Out To Capital	-	-	1,445,374	-	-
TOTAL	\$ -	\$ 627,606	\$ 1,445,374	\$ 627,606	\$ 846,550

Position Summary

Classification	CG	2021 Budget		2022 Budget			
		Adopted		Request		Executive	
		FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR-21	18	1.00	92,718	1.00	92,012	1.00	92,012
REAL ESTATE DEV SPEC 4-18	18	1.00	80,493	1.00	83,851	1.00	83,851
TOTAL		2.00	173,211	2.00	175,863	2.00	175,863

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.