

CDA Redevelopment

Capital Improvement Plan

	2022 Adopted	2023 Request	Change
2023 Capital Budget	250,000	2,000,000	1,750,000
2023 Capital Improvement Plan*	1,262,500	10,000,000	8,737,500

*Years 2023 to 2027 used for comparison.

	2022	2023
Number of Projects	3	1

Project Summary: Agency Request

	2023	2024	2025	2026	2027	2028
Public Housing Redevelopment	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Total	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000



Major Changes/Decision Points

Public Housing Redevelopment

- Program increased \$8.7m from 2023 - 2027 due to increased scope of work from planning costs to the inclusion of construction activities
- Funding source changed from Non-GF GO Borrowing to Developer Capital to better reflect the use of the CDD Affordable Housing Development Project funding



Community Development Authority of the City of Madison

CDA Redevelopment

Matthew Wachter, Executive Director

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<https://www.cityofmadison.com/dpced/housing/>

TO: David Schmiedicke, Finance Department

FROM: Matthew Wachter, CDA Executive Director

DATE: 4/13/22

SUBJECT: CDA Redevelopment 2023 Capital Budget

Goals of Agency's Capital Budget

The CDA's mission is to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison.

Under state statute, the Community Development Authority is charged with encouraging safe neighborhoods, the provision of healthful homes, and supporting adequate places for employment.

The CDA Redevelopment 2023 capital budget key goal is to reflect the agency's core mission, charge, and work through Public Housing Redevelopment.

Per the Government Alliance on Race and Equity (GARE), there are two foundational equity elements used in creating a framework for advancing equitable development:

- 1) "Strong communities and people. People and communities with stability and resilience in the face of displacement pressures fare better. An intact community in which people are able to have high quality jobs and financial security; culturally appropriate goods, services, and support; and strong social networks that support the acceptance of a range of cultures has better outcomes."
- 2) "Great places with equitable access. A city where all neighborhoods are healthy, safe, and afford their resident access to the key determinants of well-being which promotes inclusion."

The population of the CDA's Public Housing properties are tenants at or below 50% of the area median income, people of color, people with legally defined disabilities, seniors, formally homeless persons, and low-income families. These are populations historically discriminated against, vulnerable to economic turmoil, and in need of affordable housing to prevent future homelessness, participate in the community, create financial stability, and break generational cycles of poverty.

As can be easily observed the CDA in its 2023 capital budget proposal the CDA is committed to creating situations that promote racial equity and social justice by fostering quality affordable housing and availability throughout Madison.

Prioritized List of Capital Requests

- **Project 11817 – Public Housing Redevelopment – Priority 1**

This program funds planning and implementation of Public Housing Redevelopment through 2028 with the use of loans from the CDD Affordable Housing Development Projects and various external funding sources such as Low Income Housing Tax Credit programs and other grants/loan structures. The goal of this program is to provide quality, affordable housing for low-income individuals, people with legally defined disabilities, seniors, formally homeless persons, and low-income families. The scope of the program includes the redevelopment of Theresa Terrace, Redevelopment owned properties that are outside of their 15 year tax credit compliance, formally Public Housing units that have been disposed out of the HUD portfolio following stipulations of HUD, East Public Housing sites, Truax, West Public Housing Sites, and the Triangle. Planned projects for 2023 include predesign for the Triangle Redevelopment in order to obtain appropriate land-use documents and zoning approval.

Summary of Changes from 2022 Capital Improvement Plan

- **Project 11817 – Public Housing Redevelopment**

2022 CIP has increased since the 2021 submission due to increased scope of work related to project planning as well as the inclusion of construction activities. Funding source has also been changed to reflect a higher level of transparency regarding the utilization of the CDD Affordable Housing Development Projects line item.

Potential for Scaling Capital Requests

The nature and size of these projects do not lend themselves to scaling.

Enterprise Agencies Only

As part of the Redevelopment process each project is assessed for the best funding options to support the most appropriate level of affordability based on market, neighborhood, and debt service needs. Each project has a developed long-term financial pro forma to ensure its long term viability.

Sincerely,



Matthew Wachter
Executive Director
Community Development Authority

Cc: Anne Slezak, Finance & Grants Manager, CDA
Elizabeth York, Budget Analyst, Finance Department

2023 Capital Improvement Plan Program Budget Proposal

Identifying Information

Agency	<input type="text" value="CDA Redevelopment"/>	Proposal Name	<input type="text" value="Public Housing Redevelopment"/>
Project Number	<input type="text" value="11817"/>	Project Type	<input type="text" value="Program"/>
Project Category	<input type="text" value="Facility"/>	Priority:	<input type="text" value="1"/>
2023 Project Number	<input type="text" value="14179"/>		

Description

This program funds planning and implementation of public housing redevelopment through 2027. The goal of this program is to provide quality, affordable housing for low-income seniors and people with disabilities. The scope of the program includes the redevelopment of Theresa Terrace, the Triangle, and Truax. Planned projects for 2022 include predesign for the Triangle redevelopment in order to obtain appropriate land-use documents and zoning approval.

Does the project/program description require updates? If yes, please include below.

This program funds planning and implementation of Public Housing Redevelopment through 2028 with the use of loans from the CDD Affordable Housing Development Projects and various external funding sources such as Low Income Housing Tax Credit programs and other grants/loan structures. The goal of this program is to provide quality, affordable housing for low-income individuals, people with legally defined disabilities, seniors, formally homeless persons, and low-income families. The scope of the program includes the redevelopment of Theresa Terrace, Redevelopment owned properties that are outside of their 15 year tax credit compliance, formally Public Housing units that have been disposed out of the HUD portfolio following stipulations of HUD, East Public Housing sites, Truax, West Public Housing Sites, and the Triangle. Planned projects for 2023 include predesign for the Triangle Redevelopment in order to obtain appropriate land-use documents and zoning approval.

Alignment with Strategic Plans and Citywide Priorities

Citywide Element:	<input type="text" value="Neighborhoods and Housing"/>
Strategy	<input type="text" value="Support the rehabilitation of existing housing stock, particularly for first-time homebuyers and people living with lower incomes."/>

Describe how this project/program advances the Citywide Element:

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Other Strategic Plans:

Does the project/program advance goals in a Citywide agenda or strategic plan other than Imagine Madison (e.g. Climate Forward, Housing Forward, Metro Forward, Vision Zero)? Yes No

If yes, specify which plan(s) the project/program would advance and describe how the project/program will help the City meet its strategic goals.

Climate Forward - The current Triangle structures were built in 1976, 1977, & 1978. The other structures mentioned in the description above are of similar age, condition, or at this moment currently uninhabitable. Numerous energy efficient technologies have been developed since the construction of these properties and are intended to be used in the redevelopment such as environmentally mindful HVAC systems, windows, durable greener exteriors & stormwater design to limit the structures' carbon footprint.

Housing Forward - Redevelopment activities will provide the city with increased space utilization, environmental advancements, updated code compliance, and major revitalization of the city's affordable housing stock.

Racial Equity and Social Justice

We are continuing our efforts to articulate and prioritize racial equity and social justice in the City's budget and operations. Please respond to the following questions and incorporate these responses into your budget narrative to ensure racial equity is included in decision-making.

Is the proposed project/program primarily focused on maintenance or repair? Yes No

For projects/programs that are not specifically focused on maintenance and repair, what specific inequities does this program intend to address? How and for whom?

"Inclusion of a broad range of housing types and price levels within neighborhoods also fosters daily interaction among people of diverse ages, races, and incomes thereby building a sense of community across various social groups." (Imagine Madison, page 49).

The population of the CDA's Public Housing properties are tenants at or below 50% of the area median income, people of color, people with legally defined disabilities, seniors, formally homeless persons, and low-income families. These are populations historically discriminated against, vulnerable to economic turmoil, and in need of affordable housing to prevent future homelessness, participate in the community, create financial stability, and break generational cycles of poverty.

What data helped shape your proposal? Data may include qualitative and quantitative data such as demographic, qualified census

tracts, environmental justice areas, specific recommendations from a Racial Equity and Social Justice Analysis, or other sources.

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Is the proposed budget or budget change related to a recommendation from a Neighborhood Resource Team (NRT)?

Yes No

If so, please identify the specific NRT and recommendation. Be as specific as possible.

Hammersley NRT & Allied Dr NRT

Climate Resilience and Sustainability

Does this project/program improve the city's climate resilience or sustainability by addressing climate change impacts, reducing GHG emissions, improving energy efficiency, growing a climate-friendly economy, or reducing the environmental impact of city assets or operations?

Yes No

If yes, describe how.

The current structures were built between 1976 and 1991. Numerous energy efficient technologies have been developed since then and are intended to be used in redevelopment such as environmentally mindful HVAC systems, windows, durable greener exteriors & stormwater design to limit the structures' carbon footprint.

Budget Information

Prior Appropriation* 2016-2021 Actuals 2022 Budget

*Based on Fiscal Years
2016-2021

Budget by Funding Source

Funding Source	2023	2024	2025	2026	2027	2028
Developer Capital Funding	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Total	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

Insert Funding Source

If TIF or Impact Fee funding source, which district(s)

Budget by Expenditure Type

Expense Type	2023	2024	2025	2026	2027	2028
Building	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Total	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

Insert Expense Type

Explain any changes from the 2022 CIP in the proposed funding for this project/program.

2022 CIP has increased since the 2021 submission due to increased scope of work from planning costs to the inclusion of construction activities as well. Funding source has also been changed to reflect a higher level of transparency as to the utilization of the CDD Affordable Housing Development Projects line item.

Project Schedule & Location

Can this project be mapped? Yes No

2023 Projects

Project Name	Est Cost	Location
Public Housing Redevelopment	\$2,000,...	CDA Triangle Site, 1309/1311/1401/1403 Theresa Terrace, MRCDC 32 Scattered Sites, Reservoir (CDA95-1)

Insert item

2024 Projects

Project Name	Est Cost	Location
Public Housing Redevelopment	\$2,000,...	CDA Triangle Site, 1309/1311/1401/1403 Theresa Terrace, MRCDC 32 Scattered Sites, Reservoir (CDA95-1), Allied Drive

Insert item

2025 Projects

Project name	Est Cost	Location
Public Housing Redevelopment	\$2,000,...	CDA Triangle Site, MRCDC 32 Scattered Sites, Reservoir (CDA95-1), Allied Drive (including Revival Ridge)

Insert item

2026 Projects

Project name	Est Cost	Location
Public Housing Redevelopment	\$2,000,...	CDA Triangle Site, MRCDC 32 Scattered Sites, Allied Drive (including Revival Ridge)

Insert item

2027 Projects

Project name	Est Cost	Location
Public Housing Redevelopment	\$2,000,...	CDA Triangle Site, Allied Drive (including Revival Ridge)

Insert item

2028 Projects

Project Name	Est Cost	Location
Public Housing Redevelopment	2,000,000	CDA Triangle Site

Insert item

Operating Costs

Projects/Programs with a technological component will be required to follow City of Madison information technology policies and procedures for software/hardware acquisition and project support by IT staff. Answer the following questions below and upload relevant supplemental materials to your agency's SharePoint folder.

Over the next six years, will the project/program require any of the following IT resources?

Electronic hardware that will be connected to a City device in any manner, including wireless, bluetooth, NFC, etc.? Yes No

Software (either local or in the cloud)? Yes No

A new website or changes to an existing sites? Yes No

For projects/programs requesting new software/hardware:

Have you submitted a Software/Hardware Request form? Yes No

[IT New Software Request Form](#)

Have you submitted an IT project request form? Yes No

[IT Project Request Form](#)

Have you worked with IT to complete an IT Budget Analysis form? If yes, please upload your agency's capital SharePoint folder. Yes No

Changes to existing hardware/ software:

Will any existing software or processes need to be modified to support this project/program or initiative? Yes No

If yes, have you uploaded a plan for incorporating those changes to your agency's capital SharePoint folder? Yes No

[Agency Capital Materials](#)

Surveillance Technology:

Do you believe any of the hardware or software to be considered surveillance technology? Surveillance technology is defined in [MGO Sec. 23.63\(2\)](#). Yes No

[MGO Sec. 23.63\(2\)](#).

If yes, have you submitted the surveillance request form to your agency's capital SharePoint folder? Yes No

[Surveillance Budget Request Attachment](#)

Other Operating Costs

In addition to IT costs, projects/programs may have other operational impacts. Over the next six years, will the project/program require any of the following:

Facilities/land maintenance? Yes No

Vehicle setup or maintenance costs? Yes No

External management or consulting contracts? Yes No

How many additional FTE positions required for ongoing operations of this project/program?

Estimate the project/program annual operating costs by major.

Major	Annual Cost	Description
<input type="text"/>	<input type="text"/>	<input type="text"/>

Insert item

Save

Submit