

CDA Housing Operations

Agency Overview

Agency Mission

The mission of the Community Development Authority (CDA) Housing Operations is to provide affordable and well-maintained housing for eligible families and individuals in an environment that promotes personal safety, independence, and a sense of community.

Agency Overview

The Agency provides property management, maintenance, and resident supportive services to CDA Public Housing units. The CDA also administers the Section 8 Housing Choice Voucher program. The goal of Housing Operations is to provide stable and safe housing to low-income families throughout the city. This goal is accomplished by increasing the Section 8 Housing Choice Voucher participation to the maximum level as supported by HUD funding and maintaining high public housing occupancy.

Budget Service Changes

As part of the 2025 budget process, all agencies evaluated the budget service structure and had the opportunity to propose updates to services. CDA Housing Operation's 2025 budget service structure is the same as the 2024 budget. Since there were no changes, the budget does show a full history at the service level. The budget includes the following services:

- Housing Vouchers
- Public Housing

2025 Budget Highlights

Service: Housing Vouchers

- Increases interest income to closer reflect actuals (\$20,500).
- Decreases intergovernmental revenues due to Section 8 Housing Assistance Payment recalculation at the federal level (\$1.2 million). Corresponding decrease to housing assistance payments in purchased services based on previous year's demonstrated housing assistance program need. Program participation size will be maintained.
- Increases supplies major expenses to address vehicle needs and other general supply needs (\$98,000).

Service: Public Housing

- Increases federal government funding based on Department of Housing and Urban Development (HUD)-approved increase of rent at Parkside property (\$140,200).
- Increases overall charges for services based on the previous 3 years' trend (\$35,600).
- Increases interest income to closer reflect actuals (\$62,500).
- Increases transfer in due to an updated federal Capital Grant Fund award amount (\$494,700).
- Increases personnel costs to reflect the Administrative Support Team's time spent supporting the Community Development Authority (\$23,000). A corresponding decrease is reflected in the Finance Department's budget.
- Decreases consulting services based on moving the remainder of the contract for the Triangle redevelopment to CDA Redevelopment agency (\$1.0 million).
- Increases utilities, property insurance, property taxes, construction rates, and contractual services (\$450,000).
- Increases contingent reserve for Parkside property due to HUD-approved rent increase (\$584,800).
- Decreases charges and corresponding billings to CDA properties due to the decrease in HUD's allowed Management Rate fee (\$51,300).
- Increases Public Housing Central Operating Cost Center reserve support of all Public Housing properties to support personnel and operational cost increases (\$230,800).

CDA Housing Operations

Function: **Planning and Development**

Budget Overview

Agency Budget by Fund

| Fund | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|--------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|
| CDA | 35,533,940 | 33,688,445 | 32,140,116 | 32,657,158 | 32,726,352 | 32,726,352 |
| Total | \$ 35,533,940 | \$ 33,688,445 | \$ 32,140,116 | \$ 32,657,158 | \$ 32,726,352 | \$ 32,726,352 |

Agency Budget by Service

| Service | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|------------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|
| Housing Vouchers | 19,473,319 | 21,735,602 | 21,521,613 | 20,288,600 | 20,292,947 | 20,292,947 |
| Public Housing | 16,060,620 | 11,952,842 | 10,618,503 | 12,368,558 | 12,433,405 | 12,433,405 |
| Total | \$ 35,533,940 | \$ 33,688,445 | \$ 32,140,116 | \$ 32,657,158 | \$ 32,726,352 | \$ 32,726,352 |

Agency Budget by Major-Revenue

| Major Revenue | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Intergov Revenues | (21,094,366) | (26,682,485) | (26,682,485) | (26,044,738) | (26,044,738) | (26,044,738) |
| Charges For Services | (3,832,353) | (4,023,371) | (3,391,121) | (4,059,334) | (4,059,334) | (4,059,334) |
| Invest Other Contrib | (287,053) | (58,317) | (121,168) | (141,279) | (141,279) | (141,279) |
| Misc Revenue | (368,996) | (60,529) | (125,895) | (102,751) | (102,751) | (102,751) |
| Other Finance Source | (8,058,460) | (2,161,305) | (1,126,708) | (1,111,875) | (1,181,069) | (1,181,069) |
| Transfer In | (1,892,712) | (702,438) | (692,738) | (1,197,181) | (1,197,181) | (1,197,181) |
| Total | \$ (35,533,940) | \$ (33,688,445) | \$ (32,140,116) | \$ (32,657,158) | \$ (32,726,352) | \$ (32,726,352) |

Agency Budget by Major-Expense

| Major Expense | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|
| Salaries | 3,478,525 | 4,217,458 | 3,713,274 | 4,253,004 | 4,284,352 | 4,284,352 |
| Benefits | 1,318,185 | 1,414,576 | 1,265,876 | 1,327,480 | 1,388,812 | 1,388,812 |
| Supplies | 549,057 | 710,426 | 509,183 | 804,866 | 804,866 | 804,866 |
| Purchased Services | 21,500,496 | 25,606,472 | 24,912,231 | 23,777,421 | 23,777,421 | 23,777,421 |
| Debt Othr Financing | 6,512,941 | 490,541 | 490,580 | 996,607 | 981,751 | 981,751 |
| Inter Depart Charges | 948,884 | 1,057,112 | 1,057,112 | 1,018,583 | 1,015,105 | 1,015,105 |
| Inter Depart Billing | (666,860) | (774,312) | (774,312) | (717,816) | (722,968) | (722,968) |
| Transfer Out | 1,892,712 | 966,172 | 966,172 | 1,197,013 | 1,197,013 | 1,197,013 |
| Total | \$ 35,533,940 | \$ 33,688,445 | \$ 32,140,116 | \$ 32,657,158 | \$ 32,726,352 | \$ 32,726,352 |

CDA Housing Operations

Function:

Planning and Development

*Service Overview***Service:** Housing Vouchers

Service Description

This service provides Section 8 Housing Vouchers across the City of Madison. The housing vouchers provide rental assistance to fill the gap between what low-income tenants can afford to pay and the actual cost of decent, safe, and sanitary housing. The voucher program serves households with incomes below the area median income: priority is given to the elderly, disabled, families with minor children, chronically homeless veterans, and other targeted groups. The number of households receiving Section 8 housing varies based on the area's market rate rent and HUD's available funding. It has been averaging upwards of 1900 households. The goal of this service is to help those individuals and families who are at risk of becoming homeless or who are currently rent burdened afford stable housing.

Activities Performed by this Service

- Housing Assistance Payments: Direct Payments made to landlords to subsidize the market rent to an affordable level based on the participant's income.
- Voucher Administration: Expenses incurred to administer the Section 8 program.

Service Budget by Fund

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| General | - | - | - | - | - | - |
| Other-Expenditures | 19,473,319 | 21,735,602 | 21,521,613 | 20,288,600 | 20,292,947 | 20,292,947 |
| Total | \$ 19,473,319 | \$ 21,735,602 | \$ 21,521,613 | \$ 20,288,600 | \$ 20,292,947 | \$ 20,292,947 |

Service Budget by Account Type

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------|--------------|------------------|----------------|--------------|----------------|--------------|
| Revenue | (19,473,319) | (21,708,725) | (21,521,613) | (20,288,600) | (20,292,947) | (20,292,947) |
| Personnel | 1,341,233 | 1,683,856 | 1,356,466 | 1,523,426 | 1,542,699 | 1,542,699 |
| Non-Personnel | 18,064,059 | 19,985,460 | 20,098,861 | 18,699,909 | 18,685,053 | 18,685,053 |
| Agency Charges | 68,027 | 66,287 | 66,287 | 65,265 | 65,195 | 65,195 |
| Total | \$ - | \$ 26,877 | \$ - | \$ - | \$ - | \$ - |

CDA Housing Operations

Function:

Planning and Development

Service Overview

Service: Public Housing

Service Description

This service provides public housing assistance across the City of Madison through Community Development Authority (CDA) owned and operated developments. The CDA owns, manages, and maintains 742 units of Low Rent Public Housing with funding from the Federal Department of Housing and Urban Development (HUD). It also owns, manages, and maintains 114 multi-family units with funding from Wisconsin Housing and Economic Development Authority (WHEDA) and 24 Project-Based Voucher Units. This service is available to residents with income below 80 percent of area median income, with priority given to the elderly, disabled, and families with minor children and operates within strict compliance of the Fair Housing Act. Residents in CDA housing pay 30 percent of adjusted gross income for rent and utilities.

Activities Performed by this Service

- Central Operating Cost Center (COCC): Provides administrative support to the Public Housing program. The COCC collects and screens all program applications and provides policy, procurement, and financial oversight.
- The East Asset Management Project (AMP) comprises 163 units at 4 different physical locations. This activity includes all expenses to manage and maintain the physical property in accordance with federal regulations.
- The West AMP is made up of 269 units in 15 different physical locations. This activity includes all expenses to manage and maintain these properties in accordance with federal regulations.
- The Triangle AMP comprises 224 units in 7 buildings at 1 physical location. This activity includes all expenses to manage and maintain these properties in accordance with federal regulations.
- Karabis Apartments comprises 20 units in 1 building located at the Triangle Site. All of the units in this building are handicapped accessible. This activity includes all expenses needed to manage and maintain this building in accordance with the contract agreement with the Wisconsin Housing and Economic Development Authority (WHEDA).
- Parkside Apartments is made up of 94 units and 1 commercial space in 5 buildings at the Triangle Site. The commercial space is currently leased to Asian Foods. This activity includes all expenses needed to manage and maintain these buildings in accordance with contract agreements with WHEDA.
- The Truax Phase 1 AMP is made up of 71 units in 6 buildings located on the East site and bordering Wright and Straubel Streets. This property includes 47 public housing units and 24 Project Based Section 8 voucher units, all of which are managed by the East Site Manager. This activity includes all tax credit compliance activities as well as all expenses needed to manage and maintain these properties in accordance with federal regulations.
- The Truax Phase 2 AMP comprises 48 units in 3 buildings located on the East Site. This property includes 40 public housing units and 8 Project Based Section 8 Voucher units. The CDA manages 40 units and Porchlight manages 8 units. This activity includes all tax credit compliance activities as well as all expenses needed to manage and maintain these properties in accordance with federal regulations.

Service Budget by Fund

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| General | - | - | - | - | - | - |
| Other-Expenditures | 16,060,620 | 11,952,842 | 10,618,503 | 12,368,558 | 12,433,405 | 12,433,405 |
| Total | \$ 16,060,620 | \$ 11,952,842 | \$ 10,618,503 | \$ 12,368,558 | \$ 12,433,405 | \$ 12,433,405 |

Service Budget by Account Type

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------|--------------|--------------------|----------------|--------------|----------------|--------------|
| Revenue | (16,060,620) | (11,979,719) | (10,618,503) | (12,368,558) | (12,433,405) | (12,433,405) |
| Personnel | 3,455,476 | 3,948,178 | 3,622,684 | 4,057,058 | 4,130,465 | 4,130,465 |
| Non-Personnel | 12,391,146 | 7,788,151 | 6,779,305 | 8,075,998 | 8,075,998 | 8,075,998 |
| Agency Charges | 213,998 | 216,514 | 216,514 | 235,503 | 226,943 | 226,943 |
| Total | \$ - | \$ (26,877) | \$ - | \$ - | \$ - | \$ - |

CDA Housing Operations

Function: **Planning and Development**

Line Item Detail

Agency Primary Fund: CDA

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|-----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Intergov Revenues | | | | | | |
| Federal Revenues Operating | (20,423,395) | (23,188,024) | (23,188,024) | (22,221,209) | (22,221,209) | (22,221,209) |
| Federal Revenues Capital | - | (2,891,461) | (2,891,461) | (2,426,736) | (2,426,736) | (2,426,736) |
| State Revenues Operating | (659,238) | (598,000) | (598,000) | (1,395,560) | (1,395,560) | (1,395,560) |
| Local Revenues Operating | (3,997) | (1,000) | (1,000) | (233) | (233) | (233) |
| Other Unit Of Gov Revenues Oj | (7,736) | (4,000) | (4,000) | (1,000) | (1,000) | (1,000) |
| Intergov Revenues Total | \$ (21,094,366) | \$ (26,682,485) | \$ (26,682,485) | \$ (26,044,738) | \$ (26,044,738) | \$ (26,044,738) |
| Charges For Services | | | | | | |
| Miscellaneous Chrgs For Servic | (82,378) | (105,600) | (38,749) | (66,597) | (66,597) | (66,597) |
| Reimbursement Of Expense | (8,533) | (1,000) | (1,240) | (1,350) | (1,350) | (1,350) |
| Dwelling Rent | (3,589,296) | (3,764,210) | (3,198,571) | (3,880,445) | (3,880,445) | (3,880,445) |
| Non Dwelling Rent | (152,146) | (152,561) | (152,561) | (110,942) | (110,942) | (110,942) |
| Charges For Services Total | \$ (3,832,353) | \$ (4,023,371) | \$ (3,391,121) | \$ (4,059,334) | \$ (4,059,334) | \$ (4,059,334) |
| Invest Other Contrib | | | | | | |
| Interest | (287,053) | (58,317) | (121,168) | (141,279) | (141,279) | (141,279) |
| Invest Other Contrib Total | \$ (287,053) | \$ (58,317) | \$ (121,168) | \$ (141,279) | \$ (141,279) | \$ (141,279) |
| Misc Revenue | | | | | | |
| Insurance Recoveries | (105,124) | - | (25,628) | - | - | - |
| Lease Revenue | (29,475) | - | (46,000) | (46,360) | (46,360) | (46,360) |
| Miscellaneous Revenue | (234,397) | (60,529) | (54,267) | (56,391) | (56,391) | (56,391) |
| Misc Revenue Total | \$ (368,996) | \$ (60,529) | \$ (125,895) | \$ (102,751) | \$ (102,751) | \$ (102,751) |
| Other Finance Source | | | | | | |
| Sale Of Assets | (1,870) | - | (16,200) | - | - | - |
| (Gain) Loss On Sale Of Asset | - | (350,925) | - | (393,197) | (393,197) | (393,197) |
| Tax Credit Funding | (25,394) | (25,394) | (25,394) | (25,394) | (25,394) | (25,394) |
| Oper Contribution Municipal | (64,480) | - | - | - | - | - |
| Fund Balance Applied | (7,966,716) | (1,784,986) | (1,085,114) | (693,283) | (762,478) | (762,478) |
| Other Finance Source Total | \$ (8,058,460) | \$ (2,161,305) | \$ (1,126,708) | \$ (1,111,875) | \$ (1,181,069) | \$ (1,181,069) |
| Transfer In | | | | | | |
| Transfer In From CDA | (1,892,712) | (702,438) | (692,738) | (1,197,181) | (1,197,181) | (1,197,181) |
| Transfer In Total | \$ (1,892,712) | \$ (702,438) | \$ (692,738) | \$ (1,197,181) | \$ (1,197,181) | \$ (1,197,181) |

CDA Housing Operations

Function: **Planning and Development**

Line Item Detail

Agency Primary Fund: CDA

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Salaries | | | | | | |
| Permanent Wages | 3,388,568 | 3,970,519 | 3,616,991 | 4,152,002 | 4,152,002 | 4,152,002 |
| Salary Savings | - | (41,020) | - | (41,520) | (41,520) | (41,520) |
| Pending Personnel | - | 176,115 | - | 44,846 | 76,194 | 76,194 |
| Premium Pay | 9,614 | 12,900 | 8,652 | 9,225 | 9,225 | 9,225 |
| Workers Compensation Wages | 1,578 | 700 | - | - | - | - |
| Compensated Absence | 1,576 | 20,000 | 23,032 | 20,600 | 20,600 | 20,600 |
| Hourly Wages | 3,194 | 34,493 | 10,000 | 31,290 | 31,290 | 31,290 |
| Overtime Wages Permanent | 73,994 | 43,600 | 54,600 | 36,511 | 36,511 | 36,511 |
| Overtime Wages Hourly | - | 100 | - | - | - | - |
| Election Officials Wages | - | 50 | - | 50 | 50 | 50 |
| Salaries Total | \$ 3,478,525 | \$ 4,217,458 | \$ 3,713,274 | \$ 4,253,004 | \$ 4,284,352 | \$ 4,284,352 |
| Benefits | | | | | | |
| Comp Absence Escrow | 99,377 | - | - | - | - | - |
| Health Insurance Benefit | 684,906 | 752,891 | 703,249 | 703,066 | 763,253 | 763,253 |
| Wage Insurance Benefit | 12,154 | 11,131 | 11,719 | 11,309 | 11,309 | 11,309 |
| WRS | 237,581 | 273,966 | 255,523 | 286,489 | 288,563 | 288,563 |
| FICA Medicare Benefits | 257,280 | 290,721 | 269,969 | 305,943 | 305,014 | 305,014 |
| Post Employment Health Plans | 26,886 | 25,866 | 25,416 | 20,673 | 20,673 | 20,673 |
| Other Post Emplmnt Benefit | - | 60,000 | - | - | - | - |
| Benefits Total | \$ 1,318,185 | \$ 1,414,576 | \$ 1,265,876 | \$ 1,327,480 | \$ 1,388,812 | \$ 1,388,812 |
| Supplies | | | | | | |
| Office Supplies | 17,593 | 18,375 | 16,299 | 18,524 | 18,524 | 18,524 |
| Copy Printing Supplies | 17,789 | 23,998 | 14,318 | 20,580 | 20,580 | 20,580 |
| Furniture | 5,976 | 5,900 | - | 3,608 | 3,608 | 3,608 |
| Hardware Supplies | 27,973 | 77,747 | 18,620 | 64,483 | 64,483 | 64,483 |
| Software Lic & Supplies | 11,719 | 28,115 | 12,072 | 13,320 | 13,320 | 13,320 |
| Postage | 53,187 | 57,206 | 42,655 | 56,670 | 56,670 | 56,670 |
| Program Supplies | 1,285 | 1,200 | 1,200 | 257 | 257 | 257 |
| Books & Subscriptions | 478 | 125 | 100 | 100 | 100 | 100 |
| Work Supplies | 30,547 | 21,700 | 33,084 | 30,150 | 30,150 | 30,150 |
| Asphalt Repair Materials | - | 400 | - | 500 | 500 | 500 |
| Janitorial Supplies | 22,182 | 29,550 | 18,541 | 28,000 | 28,000 | 28,000 |
| Safety Supplies | 10,396 | 17,550 | 12,741 | 17,380 | 17,380 | 17,380 |
| Snow Removal Supplies | 3,727 | 10,500 | 805 | 10,500 | 10,500 | 10,500 |
| Uniform Clothing Supplies | 6,510 | 8,200 | 7,807 | 9,920 | 9,920 | 9,920 |
| Food And Beverage | 178 | 1,720 | 1,961 | 3,045 | 3,045 | 3,045 |
| Building Supplies | 77,033 | 84,500 | 79,399 | 75,500 | 75,500 | 75,500 |
| Electrical Supplies | 25,004 | 25,490 | 27,572 | 30,500 | 30,500 | 30,500 |
| HVAC Supplies | 26,891 | 26,250 | 33,766 | 33,450 | 33,450 | 33,450 |
| Plumbing Supplies | 97,070 | 94,100 | 111,059 | 105,100 | 105,100 | 105,100 |
| Landscaping Supplies | 2,616 | 3,800 | 2,054 | 4,000 | 4,000 | 4,000 |
| Machinery And Equipment | 17,550 | 53,600 | 25,923 | 131,270 | 131,270 | 131,270 |
| Equipment Supplies | 93,353 | 120,400 | 49,207 | 148,009 | 148,009 | 148,009 |
| Supplies Total | \$ 549,057 | \$ 710,426 | \$ 509,183 | \$ 804,866 | \$ 804,866 | \$ 804,866 |

CDA Housing Operations

Function: **Planning and Development**

Line Item Detail

Agency Primary Fund: CDA

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Purchased Services | | | | | | |
| Natural Gas | 220,085 | 368,302 | 232,468 | 333,620 | 333,620 | 333,620 |
| Electricity | 423,086 | 383,693 | 299,212 | 391,709 | 391,709 | 391,709 |
| Water | 279,529 | 283,915 | 285,335 | 345,056 | 345,056 | 345,056 |
| Sewer | 225,615 | 268,483 | 228,797 | 278,820 | 278,820 | 278,820 |
| Stormwater | 67,005 | 82,116 | 72,490 | 86,834 | 86,834 | 86,834 |
| Telephone | 44,668 | 43,713 | 37,191 | 45,279 | 45,279 | 45,279 |
| Cellular Telephone | 28,112 | 33,340 | 24,177 | 36,019 | 36,019 | 36,019 |
| Systems Comm Internet | 5,726 | 3,070 | 5,504 | 4,420 | 4,420 | 4,420 |
| Building Improv Repair Maint | 486,842 | 1,880,403 | 964,815 | 1,915,714 | 1,915,714 | 1,915,714 |
| Waste Disposal | 174,105 | 187,036 | 169,175 | 210,000 | 210,000 | 210,000 |
| Fire Protection | 50,147 | 35,700 | 33,915 | 50,000 | 50,000 | 50,000 |
| Pest Control | 147,297 | 125,740 | 69,523 | 121,500 | 121,500 | 121,500 |
| Elevator Repair | 86,588 | 60,600 | 60,600 | 51,200 | 51,200 | 51,200 |
| Grounds Improv Repair Maint | 14,160 | 5,500 | 5,500 | - | - | - |
| Landscaping | 47,868 | 69,300 | 72,265 | 84,500 | 84,500 | 84,500 |
| Equipment Mntc | 28,021 | 20,500 | 27,364 | 24,700 | 24,700 | 24,700 |
| System & Software Mntc | 60,274 | 92,414 | 80,169 | 82,529 | 82,529 | 82,529 |
| Rental Of Equipment | 1,123 | - | 203 | 225 | 225 | 225 |
| Recruitment | 698 | 450 | 250 | 379 | 379 | 379 |
| Mileage | 1,020 | 1,864 | 666 | 1,177 | 1,177 | 1,177 |
| Conferences & Training | 51,767 | 94,450 | 94,450 | 86,913 | 86,913 | 86,913 |
| Memberships | 11,368 | 17,250 | 15,289 | 17,992 | 17,992 | 17,992 |
| Audit Services | 44,270 | 46,460 | 47,350 | 49,164 | 49,164 | 49,164 |
| Bank Services | 57 | 60 | 60 | 60 | 60 | 60 |
| Legal Services | 1,046 | 4,875 | 4,062 | 5,100 | 5,100 | 5,100 |
| Credit Card Services | 7,314 | - | 4,358 | 3,010 | 3,010 | 3,010 |
| Collection Services | - | 100 | 100 | 100 | 100 | 100 |
| Storage Services | 3,310 | 5,140 | 7,075 | 6,290 | 6,290 | 6,290 |
| Consulting Services | 601,963 | 1,008,100 | 1,138,817 | 11,416 | 11,416 | 11,416 |
| Advertising Services | - | 500 | 500 | 500 | 500 | 500 |
| Inspection Services | 389 | 5,315 | 5,315 | 750 | 750 | 750 |
| Investigative Services | 71,106 | 22,800 | 50,000 | 43,012 | 43,012 | 43,012 |
| Security Services | 227,687 | 226,905 | 240,277 | 235,844 | 235,844 | 235,844 |
| Interpreters Signing Services | - | 650 | 650 | - | - | - |
| Transportation Services | 1,931 | 350 | 830 | 800 | 800 | 800 |
| Program Services | 1,100 | 990 | 296,826 | - | - | - |
| Other Services & Expenses | 45,704 | 63,210 | 56,184 | 56,175 | 56,175 | 56,175 |
| Comm Agency Contracts | 523,407 | 550,000 | 550,268 | 1,140,928 | 1,140,928 | 1,140,928 |
| Port Housing Assistance Pmts | 572,720 | 550,000 | 550,000 | 1,212,788 | 1,212,788 | 1,212,788 |
| Housing Assistance Payments | 16,576,319 | 18,700,000 | 18,535,185 | 15,987,887 | 15,987,887 | 15,987,887 |
| Portable Voucher Adm Fees | 40,045 | 30,000 | 40,000 | 85,000 | 85,000 | 85,000 |
| Bad Debt Expense | 33,193 | 44,500 | 44,500 | 164,582 | 164,582 | 164,582 |
| Property Insurance | 216,964 | 227,329 | 250,631 | 278,181 | 278,181 | 278,181 |
| Taxes & Special Assessments | 76,870 | 60,000 | 307,995 | 323,048 | 323,048 | 323,048 |
| Permits & Licenses | - | 1,350 | 1,890 | 4,200 | 4,200 | 4,200 |
| Purchased Services Total | \$ 21,500,496 | \$ 25,606,472 | \$ 24,912,231 | \$ 23,777,421 | \$ 23,777,421 | \$ 23,777,421 |

CDA Housing Operations

Function: **Planning and Development**

Line Item Detail

Agency Primary Fund: CDA

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Debt Othr Financing | | | | | | |
| Principal | - | 64,892 | 64,892 | - | - | - |
| Interest | 168,640 | 165,305 | 165,344 | 167,463 | 167,463 | 167,463 |
| Paying Agent Services | 15,403 | 14,880 | 14,880 | 14,880 | 14,880 | 14,880 |
| PILOT | 197,226 | 229,400 | 229,400 | 198,544 | 198,544 | 198,544 |
| Fund Balance Generated | 6,131,673 | - | - | 14,856 | - | - |
| Contingent Reserve | - | 16,064 | 16,064 | 600,864 | 600,864 | 600,864 |
| Debt Othr Financing Total | \$ 6,512,941 | \$ 490,541 | \$ 490,580 | \$ 996,607 | \$ 981,751 | \$ 981,751 |
| Inter Depart Charges | | | | | | |
| ID Charge From Engineering | 80,430 | 80,430 | 80,430 | 88,473 | 88,473 | 88,473 |
| ID Charge From Fleet Services | 88,860 | 90,814 | 90,814 | 100,747 | 97,269 | 97,269 |
| ID Charge From Traffic Eng | 321 | - | - | - | - | - |
| ID Charge From Insurance | 87,183 | 84,529 | 84,529 | 82,621 | 82,621 | 82,621 |
| ID Charge From Workers Comp | 25,230 | 27,027 | 27,027 | 23,774 | 23,774 | 23,774 |
| ID Charge From CDA Managem | 600,920 | 706,752 | 706,752 | 656,958 | 656,958 | 656,958 |
| ID Charge From CDA Bookkeep | 65,940 | 67,560 | 67,560 | 66,010 | 66,010 | 66,010 |
| Inter Depart Charges Total | \$ 948,884 | \$ 1,057,112 | \$ 1,057,112 | \$ 1,018,583 | \$ 1,015,105 | \$ 1,015,105 |
| Inter Depart Billing | | | | | | |
| ID Billing To CDA Management | (600,920) | (706,752) | (706,752) | (651,806) | (656,958) | (656,958) |
| ID Billing To CDA Bookkeeping | (65,940) | (67,560) | (67,560) | (66,010) | (66,010) | (66,010) |
| Inter Depart Billing Total | \$ (666,860) | \$ (774,312) | \$ (774,312) | \$ (717,816) | \$ (722,968) | \$ (722,968) |
| Transfer Out | | | | | | |
| Transfer Out To CDA | 1,892,712 | 966,172 | 966,172 | 1,197,013 | 1,197,013 | 1,197,013 |
| Transfer Out Total | \$ 1,892,712 | \$ 966,172 | \$ 966,172 | \$ 1,197,013 | \$ 1,197,013 | \$ 1,197,013 |

CDA Housing Operations

Function: Planning and Development

Position Summary

| Classification | CG | 2024 Budget Adopted | | Request | | 2025 Budget Executive | | Adopted | |
|-------------------------------|----|------------------------|--------------------|--------------|--------------------|--------------------------|--------------------|--------------|--------------------|
| | | FTEs | Amount | FTEs | Amount | FTEs | Amount | FTEs | Amount |
| ACCOUNTANT 3-18 | 18 | 1.00 | 102,089 | 1.00 | 105,819 | 1.00 | 105,819 | 1.00 | 105,819 |
| ACCT TECH 2-20 | 20 | 0.00 | - | 1.00 | 63,264 | 1.00 | 63,264 | 1.00 | 63,264 |
| ADMIN SUPV-18 | 18 | 3.00 | 197,642 | 3.00 | 223,450 | 3.00 | 223,450 | 3.00 | 223,450 |
| BUILDING MAINT COORD-16 | 16 | 3.00 | 249,336 | 3.00 | 264,773 | 3.00 | 264,773 | 3.00 | 264,773 |
| CDA ADMISSION-ELIGIBILITY SUP | 18 | 1.00 | 81,408 | 1.00 | 84,383 | 1.00 | 84,383 | 1.00 | 84,383 |
| CLIENT SERVICES MANAGER-18 | 18 | 1.00 | 97,162 | 1.00 | 95,320 | 1.00 | 95,320 | 1.00 | 95,320 |
| CUSTODIAL WKR 2-16 | 16 | 4.00 | 243,900 | 4.00 | 254,295 | 4.00 | 254,295 | 4.00 | 254,295 |
| HEARINGS/ACCOM SPEC2-18 | 18 | 1.00 | 82,471 | 1.00 | 89,328 | 1.00 | 89,328 | 1.00 | 89,328 |
| HSG ASST PROGRAM SUPV-18 | 18 | 1.00 | 98,271 | 1.00 | 81,925 | 1.00 | 81,925 | 1.00 | 81,925 |
| HSG MOD GRTS MGR-18 | 18 | 1.00 | 90,157 | 1.00 | 93,451 | 1.00 | 93,451 | 1.00 | 93,451 |
| HSG OPER ANALYST-18 | 18 | 1.00 | 120,815 | 1.00 | 125,230 | 1.00 | 125,230 | 1.00 | 125,230 |
| HSG OPER PROG MGR-18 | 18 | 1.00 | 131,167 | 1.00 | 142,317 | 1.00 | 142,317 | 1.00 | 142,317 |
| HSG SITE MGR-18 | 18 | 3.00 | 286,989 | 3.00 | 290,838 | 3.00 | 290,838 | 3.00 | 290,838 |
| HSG SPEC 2-20 | 20 | 6.00 | 376,214 | 6.00 | 400,992 | 6.00 | 400,992 | 6.00 | 400,992 |
| HSG SPEC 3-20 | 20 | 1.00 | 62,746 | 1.00 | 66,339 | 1.00 | 66,339 | 1.00 | 66,339 |
| HSG SPEC OUTREACH COORD-20 | 20 | 0.50 | 37,818 | 0.50 | 39,200 | 0.50 | 39,200 | 0.50 | 39,200 |
| INFORMATION CLERK-20 | 20 | 4.00 | 209,730 | 4.00 | 223,431 | 4.00 | 223,431 | 4.00 | 223,431 |
| MAINT MECH 1-16 | 16 | 6.00 | 423,024 | 6.00 | 442,051 | 6.00 | 442,051 | 6.00 | 442,051 |
| MAINT MECH 2-16 | 16 | 3.00 | 185,303 | 3.00 | 197,629 | 3.00 | 197,629 | 3.00 | 197,629 |
| PAINTER-71 | 71 | 1.00 | 74,640 | 1.00 | 77,368 | 1.00 | 77,368 | 1.00 | 77,368 |
| PROGRAM ASST 1-20 | 20 | 5.00 | 333,776 | 4.00 | 264,233 | 4.00 | 264,233 | 4.00 | 264,233 |
| PROP OPERATIONS MGR | 18 | 1.00 | 99,115 | 1.00 | 119,589 | 1.00 | 119,589 | 1.00 | 119,589 |
| SECTION 8 INSPECTOR-16 | 16 | 2.00 | 154,406 | 2.00 | 165,172 | 2.00 | 165,172 | 2.00 | 165,172 |
| TENANT SOC SERV COORD-18 | 18 | 1.00 | 65,883 | 1.00 | 88,201 | 1.00 | 88,201 | 1.00 | 88,201 |
| TENANT SVS AIDE-20 | 20 | 4.00 | 263,520 | 4.00 | 264,842 | 4.00 | 264,842 | 4.00 | 264,842 |
| | | 55.50 | \$4,067,580 | 55.50 | \$4,263,440 | 55.50 | \$4,263,440 | 55.50 | \$4,263,440 |

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.