

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 housing development, management, financing, redevelopment, and rehabilitation as well as neighborhood revitalization. As the City's Housing Authority, the CDA is charged with redeveloping areas of unsafe housing to provide appropriate dwelling accommodations for people of various income levels.

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 Redevelopment'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 service:

- Redevelopment

2025 Budget Highlights

Service: Redevelopment

- Increases charges for services due to the allowable asset management fees across CDA Redevelopment-owned properties (\$64,600).
- Increases interest income based on 3-year average growth (\$19,100).
- Increases sales of assets income by \$2.2 million due to Allied Drive, LLC dissolution. Income offset by payment of debt principal for Allied Drive, LLC.
- Increases miscellaneous revenue to the Redevelopment general fund due to collection of tax credit origination loans related to dissolution of Allied Drive, LLC (\$2.2 million) and the receipt of the Triangle development fee at closing (\$120,000).
- Increases fund balance applied to offset anticipated expenses (\$568,000).
- Increases pending personnel due to anticipated reclassifications (\$16,500).
- Increases purchased services due to the remainder of the contract for the Triangle redevelopment being moved from the CDA Housing Operations agency (\$300,000) and various small development projects and modernization projects at Redevelopment properties (\$1.2 million).
- Increases property insurance by 15% over 2024 to account for expected increases (\$25,000).
- Increase in debt principal and interest payments on Village on Park and Triangle redevelopment projects (\$984,200).
- Increase in paying agent fees due to one-time accrued management fee payment for Allied Drive, LLC (\$405,000) and reimbursable payment of Triangle Redevelopment development fee at closing (Net neutral).
- Decreases transfer out to debt due to expiration of various redevelopment loans (\$200,000).

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

Agency Budget by Fund

| Fund | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|--------------|--------------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|
| CDA | 365,797 | 1,441,470 | 2,033,306 | 6,595,941 | 6,567,523 | 6,567,523 |
| Total | \$ 365,797 | \$ 1,441,470 | \$ 2,033,306 | \$ 6,595,941 | \$ 6,567,523 | \$ 6,567,523 |

Agency Budget by Service

| Service | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------|--------------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|
| Redevelopment | 365,797 | 1,441,470 | 2,033,306 | 6,595,941 | 6,567,523 | 6,567,523 |
| Total | \$ 365,797 | \$ 1,441,470 | \$ 2,033,306 | \$ 6,595,941 | \$ 6,567,523 | \$ 6,567,523 |

Agency Budget by Major-Revenue

| Major Revenue | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Charges For Services | (184,922) | (536,403) | (545,619) | (601,005) | (601,005) | (601,005) |
| Invest Other Contrib | (144,829) | (70,000) | (68,843) | (89,091) | (89,091) | (89,091) |
| Misc Revenue | (21,000) | (59,236) | - | (2,368,331) | (2,368,331) | (2,368,331) |
| Other Finance Source | (15,045) | (775,831) | (1,418,845) | (3,537,514) | (3,509,096) | (3,509,096) |
| Total | \$ (365,797) | \$ (1,441,470) | \$ (2,033,306) | \$ (6,595,941) | \$ (6,567,523) | \$ (6,567,523) |

Agency Budget by Major-Expense

| Major Expense | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------------|--------------------|---------------------|-----------------------|---------------------|-----------------------|---------------------|
| Salaries | 203,007 | 387,813 | 265,841 | 485,873 | 485,873 | 485,873 |
| Benefits | 49,772 | 97,903 | 78,891 | 132,397 | 138,021 | 138,021 |
| Supplies | - | 1,500 | 1,500 | - | - | - |
| Purchased Services | 25,779 | 109,115 | 841,935 | 1,624,494 | 1,624,494 | 1,624,494 |
| Debt Othr Financing | 87,239 | 645,139 | 645,139 | 4,353,177 | 4,319,136 | 4,319,136 |
| Transfer Out | - | 200,000 | 200,000 | - | - | - |
| Total | \$ 365,797 | \$ 1,441,470 | \$ 2,033,306 | \$ 6,595,941 | \$ 6,567,523 | \$ 6,567,523 |

CDA RedevelopmentFunction: **Planning and Development***Service Overview*

Service: Redevelopment

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 is the managing member for Burr Oaks Senior Housing and Revival Ridge Apartments. The CDA is the sole owner of Monona Shores Apartments, Reservoir Apartments, and the Village on Park. The CDA Redevelopment also undertakes Public Housing redevelopment activities through its non-profit arm, Madison Revitalization and Community Development Corporation (MRCDC). The goal of this service is to provide high-quality housing for low income households to strengthen low and moderate income neighborhoods.

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

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|--------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| General | - | - | - | - | - | - |
| Other-Expenditures | 365,797 | 1,441,470 | 2,033,306 | 6,595,941 | 6,567,523 | 6,567,523 |
| Total | \$ 365,797 | \$ 1,441,470 | \$ 2,033,306 | \$ 6,595,941 | \$ 6,567,523 | \$ 6,567,523 |

Service Budget by Account Type

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|----------------|-------------|--------------|----------------|--------------|----------------|--------------|
| Revenue | (365,797) | (1,441,470) | (2,033,306) | (6,595,941) | (6,567,523) | (6,567,523) |
| Personnel | 252,779 | 485,716 | 344,732 | 618,270 | 623,893 | 623,893 |
| Non-Personnel | 113,018 | 955,754 | 1,688,574 | 5,977,671 | 5,943,630 | 5,943,630 |
| Agency Charges | - | - | - | - | - | - |
| Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

CDA Redevelopment

Function: **Planning and Development**

Line Item Detail

Agency Primary Fund: CDA

| | 2023 Actual | 2024 Adopted | 2024 Projected | 2025 Request | 2025 Executive | 2025 Adopted |
|-----------------------------------|---------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Charges For Services | | | | | | |
| Miscellaneous Chrgs For Servic | (174,840) | (276,403) | (276,403) | (281,005) | (281,005) | (281,005) |
| Development Fees | (10,082) | - | (9,216) | (120,000) | (120,000) | (120,000) |
| Reimbursement Of Expense | - | (260,000) | (260,000) | (200,000) | (200,000) | (200,000) |
| Charges For Services Total | \$ (184,922) | \$ (536,403) | \$ (545,619) | \$ (601,005) | \$ (601,005) | \$ (601,005) |
| Invest Other Contrib | | | | | | |
| Interest | (144,829) | (70,000) | (68,843) | (89,091) | (89,091) | (89,091) |
| Invest Other Contrib Total | \$ (144,829) | \$ (70,000) | \$ (68,843) | \$ (89,091) | \$ (89,091) | \$ (89,091) |
| Misc Revenue | | | | | | |
| Miscellaneous Revenue | (21,000) | (59,236) | - | (2,368,331) | (2,368,331) | (2,368,331) |
| Misc Revenue Total | \$ (21,000) | \$ (59,236) | \$ - | \$ (2,368,331) | \$ (2,368,331) | \$ (2,368,331) |
| Other Finance Source | | | | | | |
| Sale Of Assets | - | - | - | (2,165,293) | (2,165,293) | (2,165,293) |
| Oper Contribution Municipal | (1,145) | - | - | - | - | - |
| Fund Balance APplied | (13,901) | (775,831) | (1,418,845) | (1,372,221) | (1,343,803) | (1,343,803) |
| Other Finance Source Total | \$ (15,045) | \$ (775,831) | \$ (1,418,845) | \$ (3,537,514) | \$ (3,509,096) | \$ (3,509,096) |
| Salaries | | | | | | |
| Permanent Wages | 195,642 | 383,091 | 260,641 | 464,674 | 464,674 | 464,674 |
| Pending Personnel | - | 4,472 | - | 20,949 | 20,949 | 20,949 |
| Premium Pay | 0 | 50 | - | 50 | 50 | 50 |
| Compensated Absence | 6,656 | - | 5,000 | - | - | - |
| Hourly Wages | 710 | - | - | - | - | - |
| Overtime Wages Permanent | - | 200 | 200 | 200 | 200 | 200 |
| Salaries Total | \$ 203,007 | \$ 387,813 | \$ 265,841 | \$ 485,873 | \$ 485,873 | \$ 485,873 |
| Benefits | | | | | | |
| Health Insurance Benefit | 20,440 | 41,475 | 40,333 | 63,877 | 69,338 | 69,338 |
| Wage Insurance Benefit | 1,138 | 1,353 | 1,561 | 1,865 | 1,865 | 1,865 |
| WRS | 13,463 | 26,433 | 17,984 | 32,062 | 32,295 | 32,295 |
| FICA Medicare Benefits | 14,731 | 28,643 | 19,014 | 34,594 | 34,523 | 34,523 |
| Benefits Total | \$ 49,772 | \$ 97,903 | \$ 78,891 | \$ 132,397 | \$ 138,021 | \$ 138,021 |
| Supplies | | | | | | |
| Copy Printing Supplies | - | 500 | 500 | - | - | - |
| Hardware Supplies | - | 1,000 | 1,000 | - | - | - |
| Supplies Total | \$ - | \$ 1,500 | \$ 1,500 | \$ - | \$ - | \$ - |

CDA Redevelopment

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 | | | | | | |
| Water | 1,015 | 200 | 200 | - | - | - |
| Stormwater | 1,830 | 600 | 664 | - | - | - |
| Cellular Telephone | 45 | 195 | 50 | 195 | 195 | 195 |
| Landscaping | - | 3,000 | 3,000 | - | - | - |
| System & Software Mntc | - | 2,000 | 2,028 | 2,050 | 2,050 | 2,050 |
| Recruitment | - | 200 | - | - | - | - |
| Conferences & Training | 5,007 | 15,500 | 15,500 | 5,000 | 5,000 | 5,000 |
| Appraisal Services | - | 5,000 | - | - | - | - |
| Audit Services | 13,500 | 14,420 | 14,420 | 15,862 | 15,862 | 15,862 |
| Consulting Services | 5,465 | - | 800,000 | 300,000 | 300,000 | 300,000 |
| Other Services & Expenses | 3,242 | - | 2,098 | 5,000 | 5,000 | 5,000 |
| Grants | - | - | - | 1,202,887 | 1,202,887 | 1,202,887 |
| Property Insurance | (4,326) | 68,000 | 3,975 | 93,500 | 93,500 | 93,500 |
| Purchased Services Total | \$ 25,779 | \$ 109,115 | \$ 841,935 | \$ 1,624,494 | \$ 1,624,494 | \$ 1,624,494 |
| Debt Othr Financing | | | | | | |
| Principal | - | 512,482 | 512,482 | 3,032,776 | 2,914,844 | 2,914,844 |
| Interest | 55,779 | 132,157 | 132,157 | 795,401 | 879,292 | 879,292 |
| Interest SBITAS | 164 | - | - | - | - | - |
| Paying Agent Services | - | 500 | 500 | 525,000 | 525,000 | 525,000 |
| SBITA Amortization | 1,912 | - | - | - | - | - |
| Fund Balance Generated | 29,384 | - | - | - | - | - |
| Debt Othr Financing Total | \$ 87,239 | \$ 645,139 | \$ 645,139 | \$ 4,353,177 | \$ 4,319,136 | \$ 4,319,136 |
| Transfer Out | | | | | | |
| Transfer Out To Debt Service | - | 200,000 | 200,000 | - | - | - |
| Transfer Out Total | \$ - | \$ 200,000 | \$ 200,000 | \$ - | \$ - | \$ - |

CDA Redevelopment

Function: Planning and Development

Position Summary

| Classification | CG | 2024 Budget Adopted | | Request | | 2025 Budget Executive | | Adopted | |
|---------------------------|----|------------------------|------------------|-------------|------------------|--------------------------|------------------|-------------|------------------|
| | | FTEs | Amount | FTEs | Amount | FTEs | Amount | FTEs | Amount |
| CDA EXECUTIVE DIR-21 | 21 | 1.00 | 103,849 | 1.00 | 109,797 | 1.00 | 109,797 | 1.00 | 109,797 |
| REAL ESTATE DEV SPEC 4-18 | 18 | 1.00 | 103,849 | 1.00 | 112,820 | 1.00 | 112,820 | 1.00 | 112,820 |
| | | 2.00 | \$207,697 | 2.00 | \$222,616 | 2.00 | \$222,616 | 2.00 | \$222,616 |

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.