

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).
- Increase Public Housing Central Operating Cost Center reserve support of all Public Housing properties to support personnel and operational cost increases (\$230,800).

CDA Housing OperationsFunction: **Planning and Development***Budget Overview*

Agency Budget by Fund

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

Agency Budget by Service

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

Agency Budget by Major-Revenue

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

Agency Budget by Major-Expense

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

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
General	-	-	-	-	-
Other-Expenditures	19,473,319	21,735,602	21,521,613	20,288,600	20,292,947
Total	\$ 19,473,319	\$ 21,735,602	\$ 21,521,613	\$ 20,288,600	\$ 20,292,947

Service Budget by Account Type

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Revenue	(19,473,319)	(21,708,725)	(21,521,613)	(20,288,600)	(20,292,947)
Personnel	1,341,233	1,683,856	1,356,466	1,523,426	1,542,699
Non-Personnel	18,064,059	19,985,460	20,098,861	18,699,909	18,685,053
Agency Charges	68,027	66,287	66,287	65,265	65,195
Total	\$ (0)	\$ 26,877	\$ 0	\$ -	\$ (0)

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
General	-	-	-	-	-
Other-Expenditures	16,060,620	11,952,842	10,618,503	12,368,558	12,433,405
Total	\$ 16,060,620	\$ 11,952,842	\$ 10,618,503	\$ 12,368,558	\$ 12,433,405

Service Budget by Account Type

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Revenue	(16,060,620)	(11,979,719)	(10,618,503)	(12,368,558)	(12,433,405)
Personnel	3,455,476	3,948,178	3,622,684	4,057,058	4,130,465
Non-Personnel	12,391,146	7,788,151	6,779,305	8,075,998	8,075,998
Agency Charges	213,998	216,514	216,514	235,503	226,943
Total	\$ (0)	\$ (26,877)	\$ (0)	\$ (0)	\$ 0

CDA Housing Operations

Function: Planning and Development

Line Item Detail

Agency Primary Fund: CDA

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Intergov Revenues					
Federal Revenues Operating	(20,423,395)	(23,188,024)	(23,188,024)	(22,221,209)	(22,221,209)
Federal Revenues Capital	-	(2,891,461)	(2,891,461)	(2,426,736)	(2,426,736)
State Revenues Operating	(659,238)	(598,000)	(598,000)	(1,395,560)	(1,395,560)
Local Revenues Operating	(3,997)	(1,000)	(1,000)	(233)	(233)
Other Unit Of Gov Revenues OI	(7,736)	(4,000)	(4,000)	(1,000)	(1,000)
Intergov Revenues Total	\$ (21,094,366)	\$ (26,682,485)	\$ (26,682,485)	\$ (26,044,738)	\$ (26,044,738)
Charges For Services					
Miscellaneous Chrgs For Servic	(82,378)	(105,600)	(38,749)	(66,597)	(66,597)
Reimbursement Of Expense	(8,533)	(1,000)	(1,240)	(1,350)	(1,350)
Dwelling Rent	(3,589,296)	(3,764,210)	(3,198,571)	(3,880,445)	(3,880,445)
Non Dwelling Rent	(152,146)	(152,561)	(152,561)	(110,942)	(110,942)
Charges For Services Total	\$ (3,832,353)	\$ (4,023,371)	\$ (3,391,121)	\$ (4,059,334)	\$ (4,059,334)
Invest Other Contrib					
Interest	(287,053)	(58,317)	(121,168)	(141,279)	(141,279)
Invest Other Contrib Total	\$ (287,053)	\$ (58,317)	\$ (121,168)	\$ (141,279)	\$ (141,279)
Misc Revenue					
Insurance Recoveries	(105,124)	-	(25,628)	-	-
Lease Revenue	(29,475)	-	(46,000)	(46,360)	(46,360)
Miscellaneous Revenue	(234,397)	(60,529)	(54,267)	(56,391)	(56,391)
Misc Revenue Total	\$ (368,996)	\$ (60,529)	\$ (125,895)	\$ (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)
Tax Credit Funding	(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)
Other Finance Source Total	\$ (8,058,460)	\$ (2,161,305)	\$ (1,126,708)	\$ (1,111,875)	\$ (1,181,069)
Transfer In					
Transfer In From CDA	(1,892,712)	(702,438)	(692,738)	(1,197,181)	(1,197,181)
Transfer In Total	\$ (1,892,712)	\$ (702,438)	\$ (692,738)	\$ (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
Salaries					
Permanent Wages	3,388,568	3,970,519	3,616,991	4,152,002	4,152,002
Salary Savings	-	(41,020)	-	(41,520)	(41,520)
Pending Personnel	-	176,115	-	44,846	76,194
Premium Pay	9,614	12,900	8,652	9,225	9,225
Workers Compensation Wages	1,578	700	-	-	-
Compensated Absence	1,576	20,000	23,032	20,600	20,600
Hourly Wages	3,194	34,493	10,000	31,290	31,290
Overtime Wages Permanent	73,994	43,600	54,600	36,511	36,511
Overtime Wages Hourly	-	100	-	-	-
Election Officials Wages	-	50	-	50	50
Salaries Total	\$ 3,478,525	\$ 4,217,458	\$ 3,713,274	\$ 4,253,004	\$ 4,284,352
Benefits					
Comp Absence Escrow	99,377	-	-	-	-
Health Insurance Benefit	684,906	752,891	703,249	703,066	763,253
Wage Insurance Benefit	12,154	11,131	11,719	11,309	11,309
WRS	237,581	273,966	255,523	286,489	288,563
FICA Medicare Benefits	257,280	290,721	269,969	305,943	305,014
Post Employment Health Plans	26,886	25,866	25,416	20,673	20,673
Other Post Emplymnt Benefit	-	60,000	-	-	-
Benefits Total	\$ 1,318,185	\$ 1,414,576	\$ 1,265,876	\$ 1,327,480	\$ 1,388,812
Supplies					
Office Supplies	17,593	18,375	16,299	18,524	18,524
Copy Printing Supplies	17,789	23,998	14,318	20,580	20,580
Furniture	5,976	5,900	-	3,608	3,608
Hardware Supplies	27,973	77,747	18,620	64,483	64,483
Software Lic & Supplies	11,719	28,115	12,072	13,320	13,320
Postage	53,187	57,206	42,655	56,670	56,670
Program Supplies	1,285	1,200	1,200	257	257
Books & Subscriptions	478	125	100	100	100
Work Supplies	30,547	21,700	33,084	30,150	30,150
Asphalt Repair Materials	-	400	-	500	500
Janitorial Supplies	22,182	29,550	18,541	28,000	28,000
Safety Supplies	10,396	17,550	12,741	17,380	17,380
Snow Removal Supplies	3,727	10,500	805	10,500	10,500
Uniform Clothing Supplies	6,510	8,200	7,807	9,920	9,920
Food And Beverage	178	1,720	1,961	3,045	3,045
Building Supplies	77,033	84,500	79,399	75,500	75,500
Electrical Supplies	25,004	25,490	27,572	30,500	30,500
HVAC Supplies	26,891	26,250	33,766	33,450	33,450
Plumbing Supplies	97,070	94,100	111,059	105,100	105,100
Landscaping Supplies	2,616	3,800	2,054	4,000	4,000
Machinery And Equipment	17,550	53,600	25,923	131,270	131,270
Equipment Supplies	93,353	120,400	49,207	148,009	148,009
Supplies Total	\$ 549,057	\$ 710,426	\$ 509,183	\$ 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
Purchased Services					
Natural Gas	220,085	368,302	232,468	333,620	333,620
Electricity	423,086	383,693	299,212	391,709	391,709
Water	279,529	283,915	285,335	345,056	345,056
Sewer	225,615	268,483	228,797	278,820	278,820
Stormwater	67,005	82,116	72,490	86,834	86,834
Telephone	44,668	43,713	37,191	45,279	45,279
Cellular Telephone	28,112	33,340	24,177	36,019	36,019
Systems Comm Internet	5,726	3,070	5,504	4,420	4,420
Building Improv Repair Maint	486,842	1,880,403	964,815	1,915,714	1,915,714
Waste Disposal	174,105	187,036	169,175	210,000	210,000
Fire Protection	50,147	35,700	33,915	50,000	50,000
Pest Control	147,297	125,740	69,523	121,500	121,500
Elevator Repair	86,588	60,600	60,600	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
Equipment Mntc	28,021	20,500	27,364	24,700	24,700
System & Software Mntc	60,274	92,414	80,169	82,529	82,529
Rental Of Equipment	1,123	-	203	225	225
Recruitment	698	450	250	379	379
Mileage	1,020	1,864	666	1,177	1,177
Conferences & Training	51,767	94,450	94,450	86,913	86,913
Memberships	11,368	17,250	15,289	17,992	17,992
Audit Services	44,270	46,460	47,350	49,164	49,164
Bank Services	57	60	60	60	60
Legal Services	1,046	4,875	4,062	5,100	5,100
Credit Card Services	7,314	-	4,358	3,010	3,010
Collection Services	-	100	100	100	100
Storage Services	3,310	5,140	7,075	6,290	6,290
Consulting Services	601,963	1,008,100	1,138,817	11,416	11,416
Advertising Services	-	500	500	500	500
Inspection Services	389	5,315	5,315	750	750
Investigative Services	71,106	22,800	50,000	43,012	43,012
Security Services	227,687	226,905	240,277	235,844	235,844
Interpreters Signing Services	-	650	650	-	-
Transportation Services	1,931	350	830	800	800
Program Services	1,100	990	296,826	-	-
Other Services & Expenses	45,704	63,210	56,184	56,175	56,175
Comm Agency Contracts	523,407	550,000	550,268	1,140,928	1,140,928
Port Housing Assistance Pmts	572,720	550,000	550,000	1,212,788	1,212,788
Housing Assistance Payments	16,576,319	18,700,000	18,535,185	15,987,887	15,987,887
Portable Voucher Adm Fees	40,045	30,000	40,000	85,000	85,000
Bad Debt Expense	33,193	44,500	44,500	164,582	164,582
Property Insurance	216,964	227,329	250,631	278,181	278,181
Taxes & Special Assessments	76,870	60,000	307,995	323,048	323,048
Permits & Licenses	-	1,350	1,890	4,200	4,200
Purchased Services Total	\$ 21,500,496	\$ 25,606,472	\$ 24,912,231	\$ 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
Debt Othr Financing					
Principal	-	64,892	64,892	-	-
Interest	168,640	165,305	165,344	167,463	167,463
Paying Agent Services	15,403	14,880	14,880	14,880	14,880
PILOT	197,226	229,400	229,400	198,544	198,544
Fund Balance Generated	6,131,673	-	-	14,856	-
Contingent Reserve	-	16,064	16,064	600,864	600,864
Debt Othr Financing Total	\$ 6,512,941	\$ 490,541	\$ 490,580	\$ 996,607	\$ 981,751
Inter Depart Charges					
ID Charge From Engineering	80,430	80,430	80,430	88,473	88,473
ID Charge From Fleet Services	88,860	90,814	90,814	100,747	97,269
ID Charge From Traffic Eng	321	-	-	-	-
ID Charge From Insurance	87,183	84,529	84,529	82,621	82,621
ID Charge From Workers Comp	25,230	27,027	27,027	23,774	23,774
ID Charge From CDA Managem	600,920	706,752	706,752	656,958	656,958
ID Charge From CDA Bookkeep	65,940	67,560	67,560	66,010	66,010
Inter Depart Charges Total	\$ 948,884	\$ 1,057,112	\$ 1,057,112	\$ 1,018,583	\$ 1,015,105
Inter Depart Billing					
ID Billing To CDA Management	(600,920)	(706,752)	(706,752)	(651,806)	(656,958)
ID Billing To CDA Bookkeeping	(65,940)	(67,560)	(67,560)	(66,010)	(66,010)
Inter Depart Billing Total	\$ (666,860)	\$ (774,312)	\$ (774,312)	\$ (717,816)	\$ (722,968)
Transfer Out					
Transfer Out To CDA	1,892,712	966,172	966,172	1,197,013	1,197,013
Transfer Out Total	\$ 1,892,712	\$ 966,172	\$ 966,172	\$ 1,197,013	\$ 1,197,013

CDA Housing Operations

Function: Planning and Development

Position Summary

Classification	CG	2024 Budget Adopted		2025 Budget			
		FTEs	Amount	Request		Executive	
		FTEs	Amount	FTEs	Amount	FTEs	Amount
ACCOUNTANT 3-18	18	1.00	102,089	1.00	105,819	1.00	105,819
ACCT TECH 2-20	20	-	-	1.00	63,264	1.00	63,264
ADMIN SUPV-18	18	3.00	197,642	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
CDA ADMISSION-ELIGIBILITY SUP	18	1.00	81,408	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
CUSTODIAL WKR 2-16	16	4.00	243,900	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
HSG ASST PROGRAM SUPV-18	18	1.00	98,271	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
HSG OPER ANALYST-18	18	1.00	120,815	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
HSG SITE MGR-18	18	3.00	286,989	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
HSG SPEC 3-20	20	1.00	62,746	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
INFORMATION CLERK-20	20	4.00	209,730	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
MAINT MECH 2-16	16	3.00	185,303	3.00	197,629	3.00	197,629
PAINTER-71	71	1.00	74,640	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
PROP OPERATIONS MGR	18	1.00	99,115	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
TENANT SOC SERV COORD-18	18	1.00	65,883	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
		55.50	\$4,067,580	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.