

CDA Redevelopment

Agency Budget by Fund

Fund	2022 Actual	2023 Adopted	2023 Actual	2024 Adopted	2025 C2C	2025 Request
CDA	1,376,638	1,232,636	365,797	1,441,470	2,069,070	6,595,941
Total	1,376,638	1,232,636	365,797	1,441,470	2,069,070	6,595,941

Agency Budget by Service

Service	2022 Actual	2023 Adopted	2023 Actual	2024 Adopted	2025 C2C	2025 Request
Redevelopment	1,376,638	1,232,636	365,797	1,441,470	2,069,070	6,595,941
Total	1,376,638	1,232,636	365,797	1,441,470	2,069,070	6,595,941

Agency Budget by Major-Revenue

Major Revenue	2022 Actual	2023 Adopted	2023 Actual	2024 Adopted	2025 C2C	2025 Request
Charges For Services	(91,792)	(116,317)	(184,922)	(536,403)	(536,403)	(601,005)
Invest Other Contrib	(89,725)	(100,218)	(144,829)	(70,000)	(70,000)	(89,091)
Misc Revenue	(1,279,139)	(164,933)	(21,000)	(59,236)	(59,236)	(2,368,331)
Other Finance Source	84,017	(635,168)	(15,045)	(775,831)	(1,403,431)	(3,537,514)
Transfer In	-	(216,000)	-	-	-	-
Total	(1,376,638)	(1,232,636)	(365,797)	(1,441,470)	(2,069,070)	(6,595,941)

Agency Budget by Major-Expense

Major Expense	2022 Actual	2023 Adopted	2023 Actual	2024 Adopted	2025 C2C	2025 Request
Salaries	227,090	328,920	203,007	387,813	465,626	485,873
Benefits	51,780	74,056	49,772	97,903	132,397	132,397
Supplies	24	1,300	-	1,500	1,500	-
Purchased Services	36,546	72,859	25,779	109,115	624,408	1,624,494
Debt Othr Financing	1,061,198	755,501	87,239	645,139	645,139	4,353,177
Inter Depart Charges	-	-	-	-	-	-
Transfer Out	-	-	-	200,000	200,000	-
Total	1,376,638	1,232,636	365,797	1,441,470	2,069,070	6,595,941

TO: Mayor Satya Rhodes-Conway
FROM: Matt Wachter, Executive Director
DATE: July 18, 2024
SUBJECT: 2025 Operating Budget Transmittal Memo
CC: Deputy Mayors; Finance Director, Budget & Program Evaluation Staff

Goals of Agency's Operating Budget

The Community Development Authority (CDA) Redevelopment's goals as advanced by the 2025 Operating Budget remain the same as the CDA's state-established charge: to create more affordable housing options of better quality, to address housing insecurity and discriminatory housing practices, and to support economic activities for marginalized populations.

The Redevelopment's activities directly respond to the Elements of a Great City as laid out by the Neighborhoods and Housing Element. "Affordable housing was a consistently identified priority throughout the Imagine Madison process. Participants emphasized the need for more affordable housing that is well served by transportation options and amenities...Affordable housing must go beyond simply low-cost housing. It must be clean, safe, fit the needs of the household. All housing, regardless of price, should meet standards of quality and provide a safe, healthy environment for those living there." (Imagine Madison, page 52) Redevelopment aims to meet the needs of current tenants and to create more opportunities for similar future tenants by providing a place they are proud to call home.

The CDA remains committed to its initiatives at the Monona Shores Apartments, Burr Oaks Senior Housing, Revival Ridge Apartments, Reservoir Apartments, and the commercial space at the Village on Park as well as promoting many other community initiatives.

Although many of the Redevelopment's activities occur through budgetarily insignificant actions, the Redevelopment is very active and would like to note the below activities for which the CDA is partnering with the community to advance neighborhood-led projects not reflected in the CDA's proposed budget:

- Redevelopment of Theresa Terrace: The CDA is working with the U.S. Department of Housing and Urban Development (HUD) to redevelop two currently uninhabitable duplexes into affordable townhouse units. The CDA sold the units for \$1 a unit to the CDA's non-profit arm, MRCDC earlier this year and will begin construction in 2024 to be completed in 2025.
- Restructuring of the Livery at the Reservoir: The Livery at the Reservoir Apartments has long been an unused space. In conjunction with Zoning, the CDA is working to re-zone the space from commercial use to residential in order to convert the area into additional affordable housing units.
- Village on Park: Planning for the proposed Phase 3 housing component along Ridgewood Way, as recommended by the adopted Village on Park Master Plan, is expected to continue into 2025 as the CDA continues to make progress on construction of a multi-story parking garage on the south end of the site.

Enterprise Agencies

As Redevelopment efforts are funded by redevelopment activities regulated by Wisconsin Housing and Economic Development Authority (WHEDA), HUD, and the Affordable Housing Fund, any rate increase is in compliance with federal, state, and locally-agreed-upon affordable limits.

Reallocations and Other Changes

The CDA shall continue to be net-neutral to the General Fund; however, the CDA will experience various changes to almost every major line item as described in the service proposal due to the nature of its funding and market-driven operational needs.

The CDA appreciates the importance of its role in creating safe, sanitary, and affordable housing options in the city of Madison. The need for affordable housing in our community has never been greater and we look forward to being a partner in the solution.

Sincerely,

Matt Wachter

Matt Wachter
Executive Director
Community Development Authority

2025 Operating Budget Service Budget Proposal Form

Part 1. Identifying Information

Select your Agency:	CDA Redevelopment
Enter your Service:	Redevelopment

Enter your Service:	Redevelopment
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Please provide an updated Service Description below.

If this is an existing service, please see the “Service Description” in the [2024 Adopted Budget](#). Write “No change needed,” if applicable. Otherwise, please provide a complete updated description.

If this is a new service due to the agency’s Results Madison restructure, please provide a 2-4 sentence description of the service and its goals.

Updated Service Description:

No change needed.

Please provide updated Activities Performed by Service.

If this is an existing service, please see the “Activities Performed by Service” in the [2024 Adopted Budget](#). Write “No change needed,” if applicable. Otherwise, please provide a complete updated list of activities.

If this is a new service due to the agency’s Results Madison restructure, please provide a list of major activities using the format *Activity Name: Description*.

Updated Activities Performed by Service:

No change needed.

Part 2. Base Budget Proposal: Significant Changes (\$10,000 or more)

Agencies can propose net neutral reallocations within their budget but must explain changes of \$10,000 or more at the **Major level**.

Examples of changes that **do** need to be detailed:

- Moving \$10,000+ from one Major to another Major

Examples of changes that **do not** need to be detailed:

- Total changes of less than \$10,000 at the Major level.
- Object level changes do not need additional justification if the net change to the Major is less than \$10,000. For example, if you propose moving \$15,000 from Consulting to Software within the Purchased Services Major, you do not need to detail the change.

If the proposed changes are a technical correction to the agency's base budget, simply state that the change is a correction/adjustment in the narrative questions below.

Summary Table of Major Changes of \$10,000 or More

Complete the table below to detail changes at the Major level and answer the narrative questions to describe your changes. **If there are no significant changes, skip this section**

Fund	Major	\$ Change	Description
5100 - CDA	43 - CHARGES FOR SERVICES	-64,602	Increase in owner transfers from the Village on Park as the property will be stabilized in 2025
5100 - CDA	46 - INVEST OTHER CONTRIB	-19,091	Interest earned – increased based on 3-year historical average
5100 - CDA	47 - MISC REVENUE	-2,309,095.23	Increase due to Allied Drive LLC dissolution
5100 - CDA	48 - OTHER FINANCE SOURCE	-2,134,082.77	Increase due to reimbursement of expense for mortgage payments for Allied Dr LLC dissolution
5100 - CDA	51 - SALARIES	20,247	Increase of 4% due to COLAs received in late 2024
5100 - CDA	54 - PURCHASED SERVICES	1,000,086	Increase due to Triangle & South Madison pre-development costs
5100 - CDA	56 - DEBT OTHR FINANCING	3,708,038	Increase due to payments on GO Borrowing as well as mortgage payments due as part of the Allied Drive LLC dissolution
5100 - CDA	59 - TRANSFER OUT	-200,000	Decrease due to one-time expense in 2024
Select	Select	Enter \$.	Click or tap here to enter text.
Select	Select	Enter \$.	Click or tap here to enter text.

Explain the impact of the proposed change(s). Will there be a change to current activities or service levels? Why is this change needed in the 2025 budget?

Redevelopment activities increase in 2025 as Triangle B1 will begin construction. Triangle B2 & B3 will begin pre-development as will South Madison. The Allied Drive LLC will be dissolved in compliance with Tax Credit procedures.

Explain how your proposed change(s) will align with your draft 2024-2025 Department Equity Action Plan. Will the change(s) address specific inequities or advance other equity goals? Is the change related to a Neighborhood Resource Team (NRT) recommendation? Be as specific as possible.

The Redevelopment activities will directly increase the amount of affordable housing available in Madison.

Part 3. Personnel Changes

All proposed personnel changes must be submitted for review, even if the change is net neutral. Agencies should contact their HR Analyst to discuss proposed changes prior to submitting their request. **If you are not submitting personnel changes, skip this section.**

Allocation Changes: Does your proposal change the position allocations of existing positions?

- No – No allocation changes
 Yes – Includes proposed allocation changes

If yes, complete the "Position Allocation Change Form" and submit as part of your proposal.

Reclassifications: Does your proposal reclassify existing positions?

- No – No reclassifications
 Yes – Includes proposed reclassifications

If yes, provide the position number and briefly describe the change:

Click or tap here to enter text.

of FTEs: Does your proposal change the total number of FTE positions?

- No – No change to # of FTEs
 Yes – Includes proposed change to # of FTEs

Note: If "Yes," the proposed change must be net neutral to the target budget, and salary **and benefits must be considered when computing the cost of the change.*

If yes, provide the position classification and briefly describe the change:

Click or tap here to enter text.

Explain the impact of your proposed personnel change(s). Will there be a change to current activities or service levels? Why is this change needed in the 2025 budget?

Click or tap here to enter text.

Explain how your proposed personnel change(s) will align with your draft Department Equity Action Plan. Will the change(s) address specific inequities or advance other equity goals?

Click or tap here to enter text.