

**Community Development Authority  
of the City of Madison**

**Programs and  
Activities  
2023**



# Community Development Authority

The Community Development Authority (CDA) was created to address the issues of affordable housing and economic opportunity for low- and moderate-income residents of the City of Madison.

As a public entity, the CDA encourages and facilitates responsible development and redevelopment in the City of Madison by forming partnerships with developers, lenders, investors, nonprofit organizations, and federal, state, and local government. The Authority's work focuses to meet the highest needs and aspirations of the people of Madison, builds upon a community's assets, and results in economic and social opportunities so that Madison communities may grow and prosper.

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.

## Board of Commissioners

Alder Tag Evers	Claude A. Gilmore
DeWayne Gray	Alder Isadore Knox, Jr.
Madeline O'Connor	Gregory R. Reed
Mary E. Strickland	

## 2023 Resident Advisory Board

Katherine Acker	Rosie Haskins	Martha Siravo
John Beeman	Betsy Johnson	Malinda Sloan
Gwendolyn Diemer	Cindy Julius	Falaki Taylor
DeWayne Gray	Lisa Krosinski	Myesha Whitson
Marian Hadden	Olayinka Olagbegi-	Don Williams
Marquize Hanger	Adegbite	



**3,366** Total Assisted Units

**\$17,533** Average Participant Annual Household Income

**17.17%** Percentage of Elderly Participants

**5,515** Average Monthly Number of People Housed

**34.26%** Participants Person with Disabilities

**66.76%** Participants HUD Racial/Ethnic Identity Categories

**7,284** Total Wait List Applicants

# CDA Housing Authority



Established in 1945, the CDA's Housing Authority provides the core services necessary to operate important, federally funded, low-income housing programs within the City of Madison.

## **Housing Authority At A Glance**

### **Public Housing:**

738 Units for families, seniors, and people with disabilities

### **Multifamily Housing:**

115 designated units for elderly and persons with disabilities

### **Housing Choice Voucher Program:**

2,160 rental vouchers in use

### **Project-Based Voucher Program:**

234 vouchers at 13 different developments

**Family Unification Program:** 66 vouchers in use

### **Veterans Affairs Supportive Housing program:**

200 vouchers in use

**Moving Up Pilot Program:** 10 vouchers in use

**Mainstream Program:** 46 vouchers in use

**Emergency Housing:** 70 vouchers in use

**Section 8 Homeownership Program:** 61 closings to date

### **Resident Opportunity and Self-Sufficiency Program:**

3 referrals per month

**Section 8 Family Self-Sufficiency Program:** 14 participants enrolled

**Multifamily Housing Service Coordinator Grant:** 353 people served

# CDA Redevelopment Authority



Established in 1958, the CDA's Redevelopment Authority provides economic and redevelopment services in the City of Madison. Redevelopment activities focus on strengthening neighborhoods and the construction of high-quality affordable housing.

The CDA also owns and operates 242 affordable apartments with long-term rent restrictions, as well as commercial space.

## **Redevelopment Authority At A Glance**

### **Monona Shores Apartments:**

104 units for families, including 71 units with income and rent restrictions

### **Burr Oaks Senior Housing:**

50 units for seniors with 100% income and rent restrictions

### **Revival Ridge Apartments:**

49 units for families with 100% income and rent restrictions

### **Truax Park Redevelopment Phase 1, LLC:**

71 rehabbed units (47 Public Housing and 24 Section 8 PBVs)

### **Truax Park Development Phase 2, LLC:**

40 new units of Public Housing and 8 units for homeless supportive housing

### **Reservoir Apartments (CDA 95-1):**

28 units affordable housing, and 1 commercial space

### **The Village on Park:**

94,221 square feet mixed-use commercial space

# CDA Redevelopment Authority





## Redevelopment Activities

### **Theresa Terrace:**

HUD Section 18 disposition completed with project in predevelopment stage to increase from 4 units to 6 units. Two new affordable housing buildings to be ready for occupancy in 2025

### **The Reservoir:**

Zoning approval and architectural concept plans received for conversion of 1,430 sq. ft. commercial space into two affordable housing units. Expected completion in 2025

### **Triangle:**

Taking Shape Master Plan developed through active resident engagement and provides for phased redevelopment of the entire Triangle site over the next 10 years. RAD/Section 18 Blend application submitted to HUD for replacement of Brittingham Apartments as the first phase of Triangle redevelopment. New construction to take place in 2025 bringing 166 units online in 2026

### **Village on Park:**

Architectural and engineering design concepts for site improvements including a new 6-level parking structure and alteration work in adjacent grocery store. The parking structure will provide approximately 295 parking stalls and will operate as a fully automated self-parking structure. Expected completion in 2025

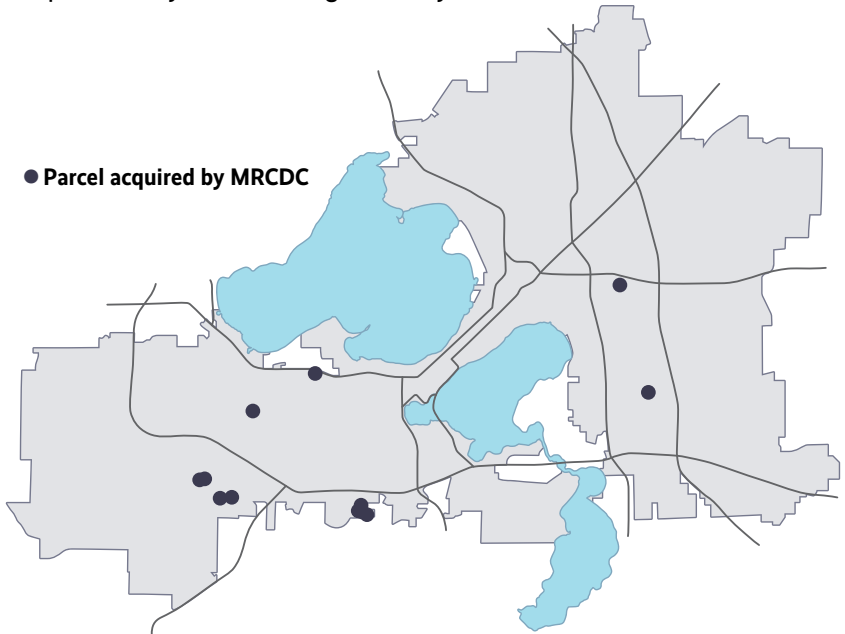
### **Park Badger:**

Site Master Plan developed through active public engagement. Development partner secured for pre-development of future new buildings for housing, fire, and clinic space. Expected completion in 2027

# Madison Revitalization and Community Development Corporation (MRCDC)

Housing and Redevelopment Authorities establish a separate legal entity to further Public Housing asset repositioning goals, to pursue other available funding sources that would not otherwise be available (e.g. grants or financing set aside or limited to non-profits), to facilitate the use of tax credits, to enter into Housing Assistance Payment contracts, to receive contributions and administer funds for resident services, and to receive tax exemptions.

The CDA founded the MRCDC, a 501(c)(3) non-profit organization, in 1998 to engage in blight removal and activities to facilitate community development. The MRCDC's primary mission is to serve and be accountable to low-income persons and communities through representation on its governing board. The MRCDC has corporate bylaws which govern its operating rules. Management of MRCDC is provided by CDA housing authority staff.



## MRCDC At A Glance

On June 30, 2023, the MRCDC acquired two former West Site Public Housing duplexes from the CDA through a U.S. Department of Housing and Urban Development Section 18 disposition process. The properties are located on Theresa Terrace and contain four vacant units. The MRCDC will begin demolition and building of two new buildings on the existing site in 2024, adding additional units of affordable housing. The MRCDC also maintains 32 scattered site properties on the East and West Sides of Madison as affordable housing for low-income families at or below 80 percent of AMI. During 2023, the MRCDC completed modernization of 13 units within the scattered site portfolio upon being awarded City of Madison Affordable Housing Trust Funds of \$1,640,600.

## MRCDC Financial Summary

Total Assets	\$2,160,902
Total Liabilities	\$1,417,759
Total Net Position	\$743,143
Total Operating Revenue	\$451,169
Total Operating Expenses	\$317,425
Operating Income	\$133,744
Cash Flows From Operating Activities:	\$191,107
Cash Flows from Capital and Related Financing Activities:	(\$1,450,130)
Cash and Cash Equivalents – End of Year	\$418,199

## MRCDC Board of Directors

Greg R. Reed, President	Claude A. Gilmore, Vice President
Mary Strickland, Treasurer	Matthew Wachter, Secretary
DeWayne T. Gray, Director	Isadore Knox, Jr., Director
Tag Evers, Director	



**Community Development Authority**

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