

## CDA Redevelopment

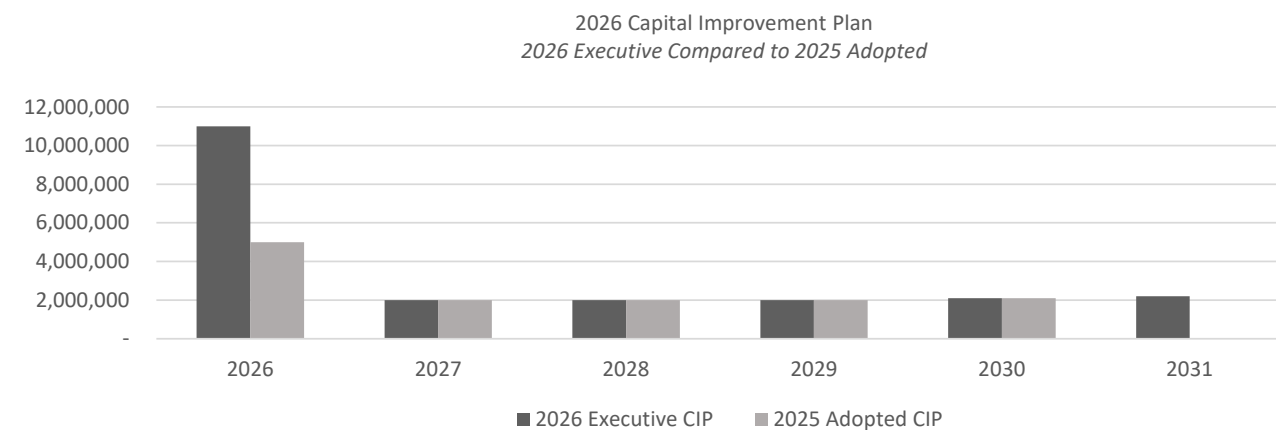
### Capital Improvement Plan (CIP) Overview

Budget Phase: Executive

#### Summary Table

	2026	2027	2028	2029	2030	2031
Affordable Housing Redevelopment, Development, & Preservation	2,000,000	2,000,000	2,000,000	2,000,000	2,100,000	2,205,000
South Madison Redevelopment	9,000,000	-	-	-	-	-
	\$ 11,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,100,000	\$ 2,205,000

#### Changes from 2025 Adopted CIP



#### Description of Major Changes

##### Affordable Housing Redevelopment, Development, & Preservation

- No major changes compared to 2025 Adopted CIP.

##### South Madison Redevelopment

- Project budget in 2026 increased by \$6.0 million in TIF increment due to increased scope of the project. This represents a 200% increase compared to 2025 Adopted CIP.

## CDA Redevelopment

### Summary of Expenditures and Revenues

#### 2026 CIP by Expenditure Type

	2026	2027	2028	2029	2030	2031
Building	11,000,000	2,000,000	2,000,000	2,000,000	2,100,000	2,205,000
	\$ 11,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,100,000	\$ 2,205,000

#### 2026 CIP by Funding Source

	2026	2027	2028	2029	2030	2031
Developer Capital Funding	2,000,000	2,000,000	2,000,000	2,000,000	2,100,000	2,205,000
TIF Increment	9,000,000	-	-	-	-	-
	\$ 11,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,100,000	\$ 2,205,000

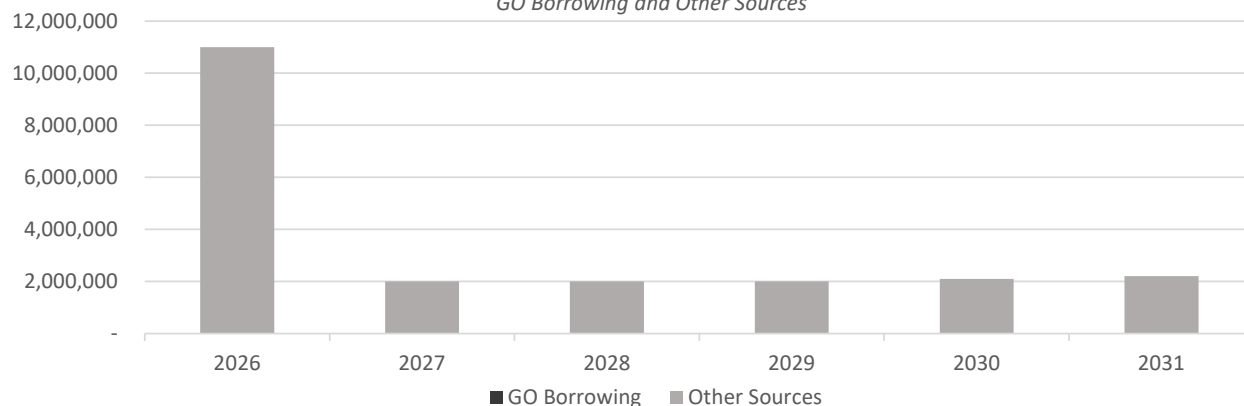
#### Borrowing Summary

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	-	-	-	-	-	-
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

#### Annual Debt Service

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	-	-	-	-	-	-
Non-General Fund GO Borrowing	-	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Executive Budget by Funding Source  
GO Borrowing and Other Sources



## CDA Redevelopment

### *Carryforward General Obligation Borrowing*

	Unused Appropriation Authority	Reauthorized GO Borrowing
10079 MOSAIC RIDGE CONSTRUCTION	1,930,420	-
11817 PUBLIC HOUSING REDEVELOPMENT	6,333,897	1,000,000
13624 VILLAGE ON PARK REDEVELOPMENT	3,587,392	1,700,000
14431 SOUTH MADISON REDEVELOPMENT	3,923,428	-
14696 Triangle Redevelopment	40,646,910	-
17002 BRIDGE LAKE PT COMM CENTER	-	-
	\$ 56,422,047	\$ 2,700,000

## CDA Redevelopment

### Project & Program Details

Project	<b>Affordable Housing Redevelopment, Development, &amp; Preservation</b>	Project #	<b>11817</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program was formerly called “Public Housing Redevelopment” and comprises the funds, planning, and implementation of CDA-sponsored affordable housing development, redevelopment, and preservation. This includes public housing redevelopment, land banking pre-development & development, mixed-use developments, Madison Revitalization and Community Development Corporation (MRCDC)-led preservation initiatives, and affordable housing renovation support. The CDA accomplishes these projects with the use of loans from the CDD Affordable Housing Development projects, TIF funding, and various external funding sources such as Low-Income Housing Tax Credit programs and other grants/loan structures. The goal of this program is to provide quality, affordable, and integrated housing for low-income individuals, people with disabilities, seniors, formerly homeless persons, and low-income families. The scope of the program includes the redevelopment of CDA Redevelopment-owned properties that are outside of their 15-year tax credit compliance, public housing units moving through disposition, formerly public housing units that have been disposed out of the HUD portfolio, current public housing sites, currently-held sites waiting for redevelopment, and sites procured through the City’s land banking program.

	2026	2027	2028	2029	2030	2031
Developer Capital						
Funding	2,000,000	2,000,000	2,000,000	2,000,000	2,100,000	2,205,000
<b>Total</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,100,000</b>	<b>\$ 2,205,000</b>

Project	<b>South Madison Redevelopment</b>	Project #	<b>14431</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Project</b>

#### Project Description

This project consists of redeveloping surplus property and recent land banking acquisitions into a new CDA South Madison development that will serve many needed functions outlined in the South Madison Comprehensive Plan. Since the adoption of the 2023 Capital Improvement Plan, the City has assembled several acres of land near South Park Street and Badger Road in anticipation of a large, multi-phase redevelopment project featuring several hundred units of affordable housing utilizing TIF funding and housing tax credits. This is a multi-phase redevelopment effort that includes the redevelopment of City-owned properties, currently held sites waiting for redevelopment, sites procured through the City’s land banking program, and potentially a small number of public housing units. This project encapsulates Capital Budget projects held within the Public Health, Fire, and Police budgets as new facilities are planned for the forementioned agencies. The project will not only increase needed amenities but also affordable housing. Capital planning began in 2024.

	2026	2027	2028	2029	2030	2031
TIF Increment	9,000,000	-	-	-	-	-
<b>Total</b>	<b>\$ 9,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## CDA Redevelopment

### 2026 Appropriation Schedule

#### 2026 Appropriation

	Request	Executive Budget		
		GO Borrowing	Other	Total
Affordable Housing Redevelopment, Development, & Preservation	2,000,000	-	2,000,000	2,000,000
South Madison Redevelopment	9,000,000	-	9,000,000	9,000,000
	<b>\$ 11,000,000</b>	<b>\$ -</b>	<b>\$ 11,000,000</b>	<b>\$ 11,000,000</b>