

# CDA Redevelopment

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## *Agency Overview*

### Agency Mission

The mission of the Community Development Authority (CDA) of the City of Madison is to carry out various housing and redevelopment initiatives of the City, with powers and duties provided for under State Statutes.

### Agency Overview

The Agency provides: assisted housing development and management, neighborhood revitalization, housing finance and rehabilitation, and urban renewal and redevelopment. As the City's housing authority, the CDA is charged with planning the redevelopment of areas where unsafe housing exists and with providing safe and sanitary dwelling accommodations for persons of low income. Acting as the redevelopment authority, the CDA provides for the elimination and prevention of substandard, deteriorated, and blighted areas through redevelopment activities. In addition, the Common Council has designated, by ordinance, the CDA as the administrative entity for the City's various housing rehabilitation and home buyers' assistance loan programs.

### 2018 Budget Highlights

The 2018 Adopted Budget includes funding for:

- Overseeing Triangle redevelopment efforts.
- Managing construction of single-family housing in Allied Drive.
- Overseeing replacement of four public housing units at Teresa Terrace.
- Increased salary savings that will be realized through keeping the Housing Initiative Specialist position vacant throughout 2018 (\$59,000).





**CDA Redevelopment**Function: **Planning & Development***Line Item Detail***Agency Primary Fund: CDA****Charges for Service**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Development Fees	(8,201)	(168,020)	(8,445)	(100,000)	(100,000)	(100,000)
Non Dwelling Rent	(1,514,237)	(1,495,000)	(1,589,090)	(1,540,000)	(1,540,000)	(1,540,000)
<b>TOTAL</b>	<b>\$ (1,522,438)</b>	<b>\$ (1,663,020)</b>	<b>\$ (1,597,535)</b>	<b>\$ (1,640,000)</b>	<b>\$ (1,640,000)</b>	<b>\$ (1,640,000)</b>

**Investments & Contributions**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Interest	(629,450)	(100,000)	(89,567)	(495,495)	(495,495)	(495,495)
<b>TOTAL</b>	<b>\$ (629,450)</b>	<b>\$ (100,000)</b>	<b>\$ (89,567)</b>	<b>\$ (495,495)</b>	<b>\$ (495,495)</b>	<b>\$ (495,495)</b>

**Misc Revenue**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Miscellaneous Revenue	(136,436)	(57,500)	(128,881)	(166,400)	(166,400)	(166,400)
<b>TOTAL</b>	<b>\$ (136,436)</b>	<b>\$ (57,500)</b>	<b>\$ (128,881)</b>	<b>\$ (166,400)</b>	<b>\$ (166,400)</b>	<b>\$ (166,400)</b>

**Other Finance Sources**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Sale Of Assets	(328,590)	-	-	-	-	-
(Gain) Loss On Sale Of Asset	482,737	-	-	(50,000)	(50,000)	(50,000)
General Obligation Bond Issue	44,709	-	-	-	-	-
General Obligation Bond Alloc	(44,709)	-	-	-	-	-
Capital Contributions	(50,000)	-	-	-	-	-
Fund Balance Applied	(171,618)	-	-	-	(10,000)	(10,000)
<b>TOTAL</b>	<b>\$ (67,470)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,000)</b>	<b>\$ (60,000)</b>	<b>\$ (60,000)</b>

**Transfer In**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Transfer In From Insurance	-	-	(141,525)	-	-	-
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (141,525)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Salaries**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Permanent Wages	138,990	202,057	148,426	205,301	205,301	205,301
Salary Savings	-	(3,846)	-	(83,196)	(83,196)	(83,196)
Pending Personnel	-	-	-	20,000	20,000	20,000
Compensated Absence	5,225	-	-	-	-	-
Hourly Wages	325	-	914	-	-	-
Overtime Wages Permanent	467	-	1,113	400	400	400
Election Officials Wages	3	-	6	-	-	-
<b>TOTAL</b>	<b>\$ 145,008</b>	<b>\$ 198,211</b>	<b>\$ 150,459</b>	<b>\$ 142,505</b>	<b>\$ 142,505</b>	<b>\$ 142,505</b>

**Benefits**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Comp Absence Escrow	-	1,974	1,046	2,000	2,000	2,000
Health Insurance Benefit	22,386	29,110	20,802	26,603	26,952	26,952
Wage Insurance Benefit	360	129	954	806	806	806
WRS	9,231	13,741	10,170	14,392	13,757	13,757
FICA Medicare Benefits	10,086	15,392	11,052	16,139	15,616	15,616
Other Post Emplmnt Benefit	323	-	-	-	-	-
Pension Expense	7,515	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 49,901</b>	<b>\$ 60,346</b>	<b>\$ 44,023</b>	<b>\$ 59,940</b>	<b>\$ 59,131</b>	<b>\$ 59,131</b>

**CDA Redevelopment**Function: **Planning & Development***Line Item Detail*Agency Primary Fund: **CDA****Supplies**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Postage	339	-	-	200	200	200
Work Supplies	6,394	1,060	4,306	1,000	1,000	1,000
Food And Beverage	384	-	-	-	-	-
Equipment Supplies	-	-	-	200	200	200
<b>TOTAL</b>	<b>\$ 7,118</b>	<b>\$ 1,060</b>	<b>\$ 4,306</b>	<b>\$ 1,400</b>	<b>\$ 1,400</b>	<b>\$ 1,400</b>

**Purchased Services**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Electricity	769	1,000	-	1,000	1,000	1,000
Water	2,328	2,000	2,667	2,500	2,500	2,500
Stormwater	519	700	438	500	500	500
Cellular Telephone	-	240	-	240	240	240
Building Improv Repair Maint	4,040	-	-	-	-	-
Landscaping	13,683	6,200	138,948	14,000	14,000	14,000
Conferences & Training	2,235	4,000	240	3,000	3,000	3,000
Appraisal Services	-	2,000	-	2,000	2,000	2,000
Audit Services	12,000	19,000	19,000	20,000	20,000	20,000
Legal Services	1,123	-	1,436	-	-	-
Mortgage & Title Services	900	500	-	-	-	-
Management Services	636,963	651,000	651,000	572,100	572,100	572,100
Advertising Services	359	-	240	5,000	5,000	5,000
Engineering Services	5,477	-	-	-	-	-
Other Services & Expenses	68,315	15,000	2,156	15,000	15,000	15,000
Property Insurance	37,683	24,000	38,557	36,782	36,782	36,782
<b>TOTAL</b>	<b>\$ 786,394</b>	<b>\$ 725,640</b>	<b>\$ 854,682</b>	<b>\$ 672,122</b>	<b>\$ 672,122</b>	<b>\$ 672,122</b>

**Debt & Other Financing**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive	2018 Adopted
Principal	-	575,180	-	787,480	797,480	797,480
Interest	682,815	171,820	121,506	613,025	613,025	613,025
Paying Agent Services	2,425	-	1,425	2,425	2,425	2,425
PILOT	70,000	70,000	-	70,000	70,000	70,000
Depreciation	612,134	-	306,067	-	-	-
Fund Balance Generated	-	18,263	475,040	2,998	3,807	3,807
<b>TOTAL</b>	<b>\$ 1,367,374</b>	<b>\$ 835,263</b>	<b>\$ 904,038</b>	<b>\$ 1,475,928</b>	<b>\$ 1,486,737</b>	<b>\$ 1,486,737</b>

# CDA Redevelopment

Function: Planning & Development

*Position Summary*

	2017			Request		2018		Adopted	
	CG	FTEs	Amount	FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR	18	1.00	95,537	1.00	102,527	1.00	102,527	1.00	102,527
HSG INIT SPEC	18	1.00	65,876	1.00	67,192	1.00	67,192	1.00	67,192
<b>TOTAL</b>		<b>2.00</b>	<b>\$ 161,413</b>	<b>2.00</b>	<b>\$ 169,719</b>	<b>2.00</b>	<b>\$ 169,719</b>	<b>2.00</b>	<b>\$ 169,719</b>

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.