

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 management, maintenance, and other resident services to CDA owned and operated public housing units and administers the Section 8 Housing Choice Voucher program. The goal of the Agency is to provide rental assistance to low-income families. CDA Housing Operations will advance this goal by maintaining the number of households receiving Section 8 Housing Choice Voucher assistance each month at approximately 1,700 and maintaining public housing occupancy rates through service improvements for residents in CDA public housing.

2022 Budget Highlights

The 2022 Adopted Budget:

- Increases operating revenue from the federal government based on the Department of Housing and Urban Development's (HUD) funding formula and the addition of Mainstream Voucher Program and American Rescue Plan Act vouchers (\$4.38m)
- Increases rent revenue based on projected occupancy and income level (\$319,000)
- Increases Section 8 Housing Assistance Payments based on HUD's funding formula and the addition of Mainstream and American Rescue Plan Act Vouchers (\$4.67m)
- Includes federal funding for the creation of two Information Clerk positions (2.0 FTE), a Housing Choice Voucher Specialist position (1.0 FTE), and a Housing Manager (1.0 FTE)
- Includes capital improvements to CDA sites funded through the HUD capital fund grant (\$1.91m). Planned projects in 2022 include:
 - All Public Housing Sites: in-unit flooring replacements, heating equipment replacements, accessibility improvements as needed, and parking lot improvements and sidewalk repairs as needed
 - Triangle Public Housing: replacing cast piping and copper water lines
 - Tenney Park Apartments: new boiler
 - East Public Housing: new asphalt on road to Straubel Ct.
 - Truax Park Apartments: replacement of hallway carpet with LVP & repair of water drainage issue
 - West Scattered Site Public Housing: window and siding replacements and grounds improvements

CDA Housing Operations**Function: Planning & Development***Budget Overview*

Agency Budget by Fund

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| CDA | 24,506,139 | 25,829,178 | 26,955,360 | 31,942,410 | 31,937,789 | 31,932,415 |
| TOTAL | \$ 24,506,139 | \$ 25,829,178 | \$ 26,955,360 | \$ 31,942,410 | \$ 31,937,789 | \$ 31,932,415 |

Agency Budget by Service

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Housing Vouchers | 16,987,858 | 16,938,987 | 19,510,695 | 22,475,331 | 22,475,796 | 22,485,437 |
| Public Housing | 7,518,281 | 8,890,192 | 7,444,665 | 9,467,079 | 9,461,993 | 9,446,978 |
| TOTAL | \$ 24,506,139 | \$ 25,829,178 | \$ 26,955,360 | \$ 31,942,410 | \$ 31,937,789 | \$ 31,932,415 |

Agency Budget by Major-Revenue

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Intergov Revenues | (20,101,529) | (20,728,037) | (22,107,205) | (26,670,821) | (26,670,821) | (26,670,821) |
| Charges For Services | (3,731,281) | (3,689,138) | (3,820,430) | (3,998,282) | (3,998,282) | (3,998,282) |
| Investments & Other Contributions | (52,220) | (115,142) | (54,720) | - | - | - |
| Misc Revenue | (74,071) | (74,151) | (52,671) | (108,092) | (93,911) | (93,911) |
| Other Financing Source | (25,394) | (583,042) | (280,666) | (460,811) | (470,372) | (464,998) |
| Transfer In | (521,645) | (639,668) | (639,668) | (704,404) | (704,404) | (704,404) |
| TOTAL | \$ (24,506,139) | \$ (25,829,178) | \$ (26,955,360) | \$ (31,942,410) | \$ (31,937,789) | \$ (31,932,415) |

Agency Budget by Major-Expenses

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Salaries | 3,262,889 | 3,298,190 | 3,306,165 | 3,701,078 | 3,701,531 | 3,696,625 |
| Benefits | 968,778 | 1,058,961 | 1,138,208 | 1,094,246 | 1,108,700 | 1,113,215 |
| Supplies | 497,471 | 800,034 | 593,590 | 639,202 | 639,202 | 639,202 |
| Purchased Services | 17,711,627 | 19,088,304 | 20,616,227 | 24,807,712 | 24,807,712 | 24,807,712 |
| Debt & Other Financing | 1,297,213 | 385,235 | 404,299 | 437,277 | 435,509 | 430,526 |
| Inter Depart Charges | 819,273 | 848,099 | 822,338 | 848,504 | 828,825 | 828,825 |
| Inter Depart Billing | (572,756) | (565,136) | (565,136) | (625,333) | (625,333) | (625,333) |
| Transfer Out | 521,645 | 915,491 | 639,668 | 1,039,725 | 1,041,644 | 1,041,644 |
| TOTAL | \$ 24,506,139 | \$ 25,829,178 | \$ 26,955,360 | \$ 31,942,410 | \$ 31,937,789 | \$ 31,932,415 |

Service Overview

Service: Housing Vouchers

Citywide Element: Neighborhoods and Housing

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 50 percent of 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 assistance each month is approximately 1,700. This service also administers Port Housing Assistance Payments, which cover the billing for voucher recipients who are new to Madison or move to another housing authority. The goal of this service is to help chronically homeless individuals and families to become housed in permanently supported housing.

Major Budget Changes

- Housing Assistance Payments budget increased by \$5.38m from \$15.6m to \$20.96m, a 35% increase. The increase is based on projections from the federal Department of Housing and Urban Development (HUD) and the addition of Mainstream and American Rescue Plan Act vouchers. The increase in assistance payments is unlikely to increase the number of voucher holders since the cost per voucher has increased significantly in 2021 due to increasing rents and decreasing tenant income.
- Increased pending personnel to reflect the creation of an Information Clerk position (1.0 FTE) and a Housing Choice Voucher Specialist position (1.0 FTE). Filling these positions is contingent upon the expected increase in federal funding being fully realized in 2022 and beyond (\$125,000).

Activities Performed by this Service

- Section 8 Housing Assistance Payments: Direct payments made to landlords for housing low-income residents.
- Section 8 Administration: Expenses incurred to administer the Section 8 program.

Service Budget by Fund

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| General | - | - | - | - | - | - |
| Other-Expenditures | 16,987,858 | 16,938,987 | 19,510,695 | 22,475,331 | 22,475,796 | 22,485,437 |
| TOTAL | \$ 16,987,858 | \$ 16,938,987 | \$ 19,510,695 | \$ 22,475,331 | \$ 22,475,796 | \$ 22,485,437 |

Service Budget by Account Type

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------|--------------|------------------|----------------|--------------|----------------|--------------|
| Revenue | (16,987,858) | (16,926,346) | (19,510,695) | (22,475,331) | (22,475,796) | (22,485,437) |
| Personnel | 1,311,001 | 1,193,083 | 1,148,343 | 1,273,464 | 1,273,992 | 1,283,633 |
| Non-Personnel | 15,612,445 | 15,681,613 | 18,301,833 | 21,139,471 | 21,139,471 | 21,139,471 |
| Agency Charges | 64,412 | 64,291 | 60,519 | 62,396 | 62,333 | 62,333 |
| TOTAL | \$ - | \$ 12,641 | \$ - | \$ - | \$ - | \$ - |

CDA Housing Operations

Function: Planning & Development

Service Overview

Service: Public Housing

Citywide Element: Neighborhoods and 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 766 units of Low Rent Public Housing on 37 sites throughout the City 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). 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. Residents in CDA housing pay 30 percent of adjusted gross income for rent and utilities.

Major Budget Changes

- Increased pending personnel to reflect the creation of an Information Clerk position (1.0 FTE) and a Housing Manager position (1.0 FTE). Filling these positions is contingent upon the expected increase in federal funding being fully realized in 2022 and beyond (\$143,000).

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.
- East Asset Management Project (AMP): Provide 159 units in 39 buildings at six different physical locations. This activity includes all expenses to manage and maintain this physical property in accordance with federal requirements.
- West AMP: Provide 266 units in 43 buildings at 23 different physical locations. This activity includes all expenses to manage and maintain these properties in accordance with federal requirements.
- Triangle AMP: Provide 224 units in seven buildings at one physical location. This activity includes all expenses needed to manage and maintain these properties in accordance with federal requirements.
- Karabis Apartments: Provide 20 units in one 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 CDA's contract with WHEDA.
- Parkside Apartments: Provide 94 units and one commercial space in five 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 CDA's contract with WHEDA.
- Truax Phase 1, LLC: Provide 71 units in six buildings located on the East Site, 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 requirements.
- Truax Phase 2, LLC: Provide 48 units in three 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 eight 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 requirements.

Service Budget by Fund

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| General | - | - | - | - | - | - |
| Other-Expenditures | 7,518,281 | 8,890,192 | 7,444,665 | 9,467,079 | 9,461,993 | 9,446,978 |
| TOTAL | \$ 7,518,281 | \$ 8,890,192 | \$ 7,444,665 | \$ 9,467,079 | \$ 9,461,993 | \$ 9,446,978 |

Service Budget by Account Type

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------|-------------|--------------------|----------------|--------------|----------------|--------------|
| Revenue | (7,518,281) | (8,902,833) | (7,444,665) | (9,467,079) | (9,461,993) | (9,446,978) |
| Personnel | 2,920,666 | 3,164,068 | 3,296,031 | 3,521,859 | 3,536,238 | 3,526,206 |
| Non-Personnel | 4,415,511 | 5,507,452 | 3,951,951 | 5,784,445 | 5,784,596 | 5,779,613 |
| Agency Charges | 182,104 | 218,672 | 196,683 | 160,775 | 141,159 | 141,159 |
| TOTAL | \$ - | \$ (12,641) | \$ - | \$ - | \$ - | \$ - |

CDA Housing Operations

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Intergovernmental Revenue

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Federal Revenues Operating | (17,321,058) | (18,551,503) | (20,866,038) | (23,226,956) | (23,226,956) | (23,226,956) |
| Federal Revenues Capital | (2,334,642) | (1,794,534) | (746,129) | (1,913,865) | (1,913,865) | (1,913,865) |
| State Revenues Operating | (147,492) | - | (69,704) | - | - | - |
| Local Revenues Operating | (7,632) | (22,000) | (21,180) | (30,000) | (30,000) | (30,000) |
| Other Unit of Gov Rev Op | (290,705) | (360,000) | (404,154) | (1,500,000) | (1,500,000) | (1,500,000) |
| TOTAL | \$ (20,101,529) | \$ (20,728,037) | \$ (22,107,205) | \$ (26,670,821) | \$ (26,670,821) | \$ (26,670,821) |

Charges for Service

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|--------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Misc Charges for Service | (81,773) | (103,950) | (77,891) | (94,633) | (94,633) | (94,633) |
| Reimbursement Of Expense | (3,022) | (1,000) | - | (1,000) | (1,000) | (1,000) |
| Dwelling Rent | (3,511,850) | (3,442,432) | (3,600,784) | (3,761,852) | (3,761,852) | (3,761,852) |
| Non Dwelling Rent | (134,636) | (141,756) | (141,756) | (140,796) | (140,796) | (140,796) |
| TOTAL | \$ (3,731,281) | \$ (3,689,138) | \$ (3,820,430) | \$ (3,998,282) | \$ (3,998,282) | \$ (3,998,282) |

Investments & Contributions

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|---------------------------|--------------------|---------------------|--------------------|--------------|----------------|--------------|
| Interest | (52,220) | (115,142) | (52,220) | - | - | - |
| Contributions & Donations | - | - | (2,500) | - | - | - |
| TOTAL | \$ (52,220) | \$ (115,142) | \$ (54,720) | \$ - | \$ - | \$ - |

Misc Revenue

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-----------------------|--------------------|--------------------|--------------------|---------------------|--------------------|--------------------|
| Miscellaneous Revenue | (74,071) | (74,151) | (52,671) | (108,092) | (93,911) | (93,911) |
| TOTAL | \$ (74,071) | \$ (74,151) | \$ (52,671) | \$ (108,092) | \$ (93,911) | \$ (93,911) |

Other Finance Sources

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Tax Credit Funding | (25,394) | - | - | - | - | - |
| Fund Balance Applied | - | (583,042) | (280,666) | (460,811) | (470,372) | (464,998) |
| TOTAL | \$ (25,394) | \$ (583,042) | \$ (280,666) | \$ (460,811) | \$ (470,372) | \$ (464,998) |

Transfer In

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Transfer In From CDA | (521,645) | (639,668) | (639,668) | (704,404) | (704,404) | (704,404) |
| TOTAL | \$ (521,645) | \$ (639,668) | \$ (639,668) | \$ (704,404) | \$ (704,404) | \$ (704,404) |

Salaries

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Permanent Wages | 2,877,083 | 3,199,226 | 3,098,522 | 3,271,305 | 3,234,992 | 3,266,852 |
| Salary Savings | - | (102,348) | - | (33,200) | (33,200) | (33,200) |
| Pending Personnel | - | 17,946 | 45,084 | 295,892 | 332,658 | 295,892 |
| Premium Pay | 21,382 | 10,408 | 15,794 | 12,408 | 12,408 | 12,408 |
| Workers Compensation Wages | 8,290 | 5,700 | 26,938 | 5,700 | 5,700 | 5,700 |
| Compensated Absence | 219,921 | - | 6,731 | - | - | - |
| Hourly Wages | 14,494 | 91,808 | 16,807 | 73,922 | 73,922 | 73,922 |
| Overtime Wages Permanent | 120,817 | 75,000 | 96,289 | 75,000 | 75,000 | 75,000 |
| Overtime Wages Hourly | 511 | 200 | - | - | - | - |
| Election Officials Wages | 392 | 250 | - | 50 | 50 | 50 |
| TOTAL | \$ 3,262,889 | \$ 3,298,190 | \$ 3,306,165 | \$ 3,701,078 | \$ 3,701,531 | \$ 3,696,625 |

CDA Housing Operations

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Benefits

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Comp Absence Escrow | 55,221 | - | 100,000 | - | - | - |
| Health Insurance Benefit | 436,646 | 497,679 | 536,560 | 541,039 | 562,033 | 562,033 |
| Wage Insurance Benefit | 9,890 | 9,161 | 10,175 | 10,307 | 10,271 | 10,271 |
| WRS | 204,930 | 210,687 | 210,482 | 213,544 | 207,059 | 209,143 |
| FICA Medicare Benefits | 225,719 | 234,568 | 230,663 | 234,572 | 234,553 | 236,984 |
| Post Employment Health Plans | 23,010 | 21,221 | 50,328 | 19,784 | 19,784 | 19,784 |
| Other Post Emplmnt Benefit | (35,744) | 85,645 | - | 75,000 | 75,000 | 75,000 |
| Pension Expense | 49,107 | - | - | - | - | - |
| TOTAL | \$ 968,778 | \$ 1,058,961 | \$ 1,138,208 | \$ 1,094,246 | \$ 1,108,700 | \$ 1,113,215 |

Supplies

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Office Supplies | 20,517 | 21,520 | 13,496 | 18,478 | 18,478 | 18,478 |
| Copy Printing Supplies | 18,991 | 13,840 | 12,196 | 14,717 | 14,717 | 14,717 |
| Furniture | 10,273 | 10,100 | 36,379 | 915 | 915 | 915 |
| Hardware Supplies | 39,219 | 23,111 | 25,617 | 26,155 | 26,155 | 26,155 |
| Software Lic & Supplies | 18,171 | 11,432 | 10,326 | 75,495 | 75,495 | 75,495 |
| Postage | 38,732 | 45,058 | 32,284 | 46,849 | 46,849 | 46,849 |
| Program Supplies | 1,703 | - | 633 | - | - | - |
| Books & Subscriptions | - | 30 | - | 30 | 30 | 30 |
| Work Supplies | 24,499 | 34,080 | 14,492 | 23,741 | 23,741 | 23,741 |
| Asphalt Repair Materials | 213 | 600 | 41 | 600 | 600 | 600 |
| Janitorial Supplies | 32,072 | 19,200 | 14,568 | 27,750 | 27,750 | 27,750 |
| Safety Supplies | 16,527 | 13,150 | 6,639 | 14,950 | 14,950 | 14,950 |
| Snow Removal Supplies | 5,865 | 14,900 | 8,294 | 14,000 | 14,000 | 14,000 |
| Uniform Clothing Supplies | 7,045 | 8,760 | 4,945 | 9,090 | 9,090 | 9,090 |
| Food And Beverage | - | 200 | - | 200 | 200 | 200 |
| Building Supplies | 62,470 | 179,660 | 118,576 | 77,500 | 77,500 | 77,500 |
| Electrical Supplies | 15,501 | 24,760 | 18,601 | 22,530 | 22,530 | 22,530 |
| HVAC Supplies | 41,852 | 161,050 | 14,538 | 24,440 | 24,440 | 24,440 |
| Plumbing Supplies | 90,030 | 65,575 | 87,408 | 67,855 | 67,855 | 67,855 |
| Landscaping Supplies | 1,919 | 9,000 | 2,061 | 6,100 | 6,100 | 6,100 |
| Machinery And Equipment | 7,723 | 86,000 | 85,185 | 123,800 | 123,800 | 123,800 |
| Equipment Supplies | 44,150 | 58,008 | 87,310 | 44,008 | 44,008 | 44,008 |
| TOTAL | \$ 497,471 | \$ 800,034 | \$ 593,590 | \$ 639,202 | \$ 639,202 | \$ 639,202 |

CDA Housing Operations

Function: Planning & Development

Line Item Detail

Agency Primary Fund: CDA

Purchased Services

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Natural Gas | 151,241 | 183,300 | 210,378 | 220,373 | 220,373 | 220,373 |
| Electricity | 353,104 | 349,700 | 272,106 | 373,769 | 373,769 | 373,769 |
| Water | 223,584 | 210,000 | 196,158 | 226,917 | 226,917 | 226,917 |
| Sewer | 189,480 | 173,850 | 170,986 | 194,754 | 194,754 | 194,754 |
| Stormwater | 65,016 | 58,600 | 60,388 | 66,165 | 66,165 | 66,165 |
| Telephone | 55,102 | 31,599 | 35,225 | 45,196 | 45,196 | 45,196 |
| Cellular Telephone | 28,163 | 24,182 | 25,741 | 28,910 | 28,910 | 28,910 |
| Systems Comm Internet | 3,115 | 4,490 | 1,393 | 1,720 | 1,720 | 1,720 |
| Building Improv Repair Maint | 312,359 | 604,150 | 254,297 | 1,544,205 | 1,544,205 | 1,544,205 |
| Waste Disposal | 133,116 | 136,500 | 252,925 | 148,423 | 148,423 | 148,423 |
| Fire Protection | 45,030 | 31,650 | 37,674 | 49,650 | 49,650 | 49,650 |
| Pest Control | 67,658 | 73,475 | 102,489 | 74,975 | 74,975 | 74,975 |
| Elevator Repair | 47,800 | 44,600 | 4,542 | 42,000 | 42,000 | 42,000 |
| Grounds Improv Repair Maint | 105,709 | 678,000 | 33,900 | 15,000 | 15,000 | 15,000 |
| Landscaping | 139,272 | 88,840 | 91,549 | 78,372 | 78,372 | 78,372 |
| Snow Removal | 1,032 | - | - | - | - | - |
| Equipment Mntc | 37,721 | 38,700 | 4,422 | 16,500 | 16,500 | 16,500 |
| System & Software Mntc | 48,242 | 65,861 | 76,436 | 56,800 | 56,800 | 56,800 |
| Recruitment | 911 | 900 | 362 | 900 | 900 | 900 |
| Mileage | 432 | 1,589 | 1,025 | 999 | 999 | 999 |
| Conferences & Training | 41,306 | 68,958 | 11,798 | 64,222 | 64,222 | 64,222 |
| Memberships | 13,893 | 10,230 | 26,931 | 13,365 | 13,365 | 13,365 |
| Audit Services | 39,610 | 33,870 | 38,166 | 42,228 | 42,228 | 42,228 |
| Bank Services | 51 | 60 | 40 | 60 | 60 | 60 |
| Legal Services | 995 | 4,800 | 2,182 | 4,800 | 4,800 | 4,800 |
| Collection Services | 32 | 100 | 27 | 100 | 100 | 100 |
| Storage Services | 1,079 | 2,580 | 428 | 2,528 | 2,528 | 2,528 |
| Consulting Services | 11,439 | 35,353 | 4,110 | 8,363 | 8,363 | 8,363 |
| Advertising Services | 1,395 | 600 | - | 600 | 600 | 600 |
| Engineering Services | 15,575 | 20,000 | - | - | - | - |
| Inspection Services | (1,334) | 8,300 | - | 7,800 | 7,800 | 7,800 |
| Parking Towing Services | 3,839 | - | - | - | - | - |
| Investigative Services | 22,243 | 18,160 | 20,519 | 20,402 | 20,402 | 20,402 |
| Security Services | 130,308 | 141,510 | 213,939 | 197,200 | 197,200 | 197,200 |
| Interpreters Signing Services | - | 350 | - | 350 | 350 | 350 |
| Transportation Services | 174 | - | - | - | - | - |
| Program Services | - | 9,500 | - | - | - | - |
| Other Services & Expenses | 38,725 | 126,703 | 33,832 | 34,530 | 34,530 | 34,530 |
| Grants | 42,118 | - | - | - | - | - |
| Comm Agency Contracts | 101,706 | - | 281,382 | - | - | - |
| Port Housing Assistance Pmts | 589,539 | 625,000 | 625,000 | 1,339,341 | 1,339,341 | 1,339,341 |
| Housing Assistance Payments | 14,335,028 | 14,954,898 | 17,263,920 | 19,620,850 | 19,620,850 | 19,620,850 |
| Portable Voucher Adm Fees | 35,963 | 22,000 | 39,150 | 40,000 | 40,000 | 40,000 |
| Bad Debt Expense | 25,758 | 29,500 | 37,858 | 30,350 | 30,350 | 30,350 |
| Property Insurance | 181,338 | 174,246 | 181,338 | 193,996 | 193,996 | 193,996 |
| Taxes & Special Assessments | 71,791 | - | 1,870 | - | - | - |
| Permits & Licenses | 969 | 1,600 | 1,740 | 1,000 | 1,000 | 1,000 |
| TOTAL | \$ 17,711,627 | \$ 19,088,304 | \$ 20,616,227 | \$ 24,807,712 | \$ 24,807,712 | \$ 24,807,712 |

CDA Housing Operations

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: **CDA**

Debt & Other Financing

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Interest | 170,999 | 39,718 | 170,999 | 174,768 | 174,768 | 174,768 |
| Paying Agent Services | 14,064 | 13,300 | 13,300 | 14,100 | 14,100 | 14,100 |
| PILOT | 221,933 | - | 220,000 | - | - | - |
| Fund Balance Generated | 890,217 | - | - | - | - | - |
| Contingent Reserve | - | 332,217 | - | 248,409 | 246,641 | 241,658 |
| TOTAL | \$ 1,297,213 | \$ 385,235 | \$ 404,299 | \$ 437,277 | \$ 435,509 | \$ 430,526 |

Inter-Departmental Charges

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| ID Charge From Engineering | 80,430 | 80,430 | 80,430 | 80,430 | 80,430 | 80,430 |
| ID Charge From Fleet Services | 60,883 | 102,533 | 76,772 | 82,659 | 62,980 | 62,980 |
| ID Charge From Insurance | 63,118 | 48,000 | 48,000 | 48,000 | 48,000 | 48,000 |
| ID Charge From Workers Comp | 42,085 | 52,000 | 52,000 | 52,000 | 52,000 | 52,000 |
| ID Charge From CDA Managemen | 503,974 | 494,904 | 494,904 | 518,905 | 518,905 | 518,905 |
| ID Charge From CDA Bookkeepin | 68,783 | 70,232 | 70,232 | 66,510 | 66,510 | 66,510 |
| TOTAL | \$ 819,273 | \$ 848,099 | \$ 822,338 | \$ 848,504 | \$ 828,825 | \$ 828,825 |

Inter-Departmental Billings

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| ID Billing To CDA Management | (503,974) | (494,904) | (494,904) | (555,101) | (555,101) | (555,101) |
| ID Billing To CDA Bookkeeping | (68,783) | (70,232) | (70,232) | (70,232) | (70,232) | (70,232) |
| TOTAL | \$ (572,756) | \$ (565,136) | \$ (565,136) | \$ (625,333) | \$ (625,333) | \$ (625,333) |

Transfer Out

| | 2020 Actual | 2021 Adopted | 2021 Projected | 2022 Request | 2022 Executive | 2022 Adopted |
|------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|
| Transfer Out To General | - | 220,000 | - | 222,275 | 222,275 | 222,275 |
| Transfer Out To Debt Service | - | 55,823 | - | 55,823 | 57,742 | 57,742 |
| Transfer Out To CDA | 521,645 | 639,668 | 639,668 | 761,627 | 761,627 | 761,627 |
| TOTAL | \$ 521,645 | \$ 915,491 | \$ 639,668 | \$ 1,039,725 | \$ 1,041,644 | \$ 1,041,644 |

CDA Housing Operations

Function: Planning & Development

Position Summary

| Classification | CG | 2021 Budget Adopted | | Request | | 2022 Budget Executive | | Adopted | |
|----------------------------|----|---------------------|------------------|--------------|------------------|-----------------------|------------------|--------------|------------------|
| | | FTEs | Amount | FTEs | Amount | FTEs | Amount | FTEs | Amount |
| ADMIN ANAL 2-18 | 18 | 1.00 | 73,632 | 1.00 | 76,356 | 1.00 | 76,356 | 1.00 | 77,120 |
| ADMIN CLK 1-20 | 20 | 1.00 | 51,415 | 1.00 | 52,281 | 1.00 | 52,281 | 1.00 | 52,804 |
| ADMIN SUPV-18 | 17 | 3.00 | 178,752 | - | - | - | - | - | - |
| ADMIN SUPV-18 | 18 | - | - | 4.00 | 293,233 | 4.00 | 237,821 | 4.00 | 240,199 |
| BUILDING MAINT COORD-16 | 16 | 3.00 | 186,414 | 3.00 | 213,573 | 3.00 | 213,573 | 3.00 | 215,708 |
| CDA SECURITY MONITOR-16 PT | 16 | 1.00 | 51,544 | 1.20 | 31,548 | 1.20 | 62,034 | 1.20 | 62,654 |
| CLERK-TYP 1-20 | 20 | - | - | 1.00 | 43,215 | - | - | - | - |
| CLERK-TYP 2-20 | 20 | 1.00 | 40,950 | - | - | 1.00 | 43,216 | 1.00 | 43,648 |
| CUSTODIAL WKR 2-16 | 16 | 4.00 | 214,886 | 4.00 | 217,884 | 4.00 | 217,884 | 4.00 | 220,063 |
| HEARINGS/ACCOM SPEC2-18 | 18 | 1.00 | 64,952 | 1.00 | 62,060 | 1.00 | 62,060 | 1.00 | 62,681 |
| HSG ASST PROGRAM SUPV-18 | 18 | 1.00 | 85,323 | 1.00 | 75,393 | 1.00 | 75,393 | 1.00 | 76,147 |
| HSG MAINT WKR-16 | 16 | 5.00 | 282,683 | 8.00 | 447,666 | 5.00 | 283,651 | 5.00 | 286,487 |
| HSG MOD GRTS MGR-18 | 18 | 1.00 | 67,831 | 1.00 | 73,071 | 1.00 | 73,071 | 1.00 | 73,802 |
| HSG OPER ANALYST-18 | 18 | 1.00 | 86,932 | 1.00 | 87,069 | 1.00 | 87,069 | 1.00 | 87,940 |
| HSG OPER PROG MGR-18 | 18 | 1.00 | 104,694 | 1.00 | 119,646 | 1.00 | 119,647 | 1.00 | 120,843 |
| HSG SITE MGR-18 | 18 | 3.00 | 249,705 | 3.00 | 237,782 | 3.00 | 237,782 | 3.00 | 240,160 |
| HSG SPEC 1-20 | 20 | 1.00 | 60,851 | 2.00 | 117,741 | 1.00 | 62,147 | 1.00 | 62,768 |
| HSG SPEC 2-20 | 20 | 4.00 | 251,349 | 3.00 | 195,360 | 4.00 | 250,954 | 4.00 | 253,463 |
| HSG SPEC 3-20 | 20 | 1.00 | 69,594 | 1.00 | 55,594 | 1.00 | 55,594 | 1.00 | 56,150 |
| HSG SPEC OUTREACH COORD-20 | 20 | 0.50 | 33,460 | 0.50 | 33,206 | 0.50 | 33,206 | 0.50 | 33,538 |
| INFORMATION CLERK-20 | 20 | 2.00 | 95,520 | 2.00 | 95,078 | 2.00 | 95,077 | 2.00 | 96,028 |
| MAINT MECH 1-16 | 16 | 1.00 | 66,306 | - | - | 1.00 | 52,580 | 1.00 | 53,106 |
| MAINT MECH 2-16 | 16 | 3.00 | 211,786 | 1.00 | 70,269 | 3.00 | 181,702 | 3.00 | 183,520 |
| PAINTER-71 | 71 | 1.00 | 64,754 | 1.00 | 64,261 | 1.00 | 64,261 | 1.00 | 64,904 |
| PROGRAM ASST 1-20 | 20 | 3.00 | 181,679 | 3.00 | 182,386 | 3.00 | 182,386 | 3.00 | 184,210 |
| PROGRAM ASST 2-20 | 20 | 1.00 | 59,078 | - | - | - | - | - | - |
| SECTION 8 INSPECTOR-16 | 16 | 2.00 | 125,928 | 2.00 | 126,117 | 2.00 | 126,117 | 2.00 | 127,378 |
| TENANT SVS AIDE-20 | 20 | 4.00 | 217,404 | 4.00 | 220,545 | 4.00 | 220,544 | 4.00 | 222,750 |
| TOTAL | | 50.50 | 3,177,422 | 50.70 | 3,191,334 | 50.70 | 3,166,406 | 50.70 | 3,198,071 |

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.