

# CDA Redevelopment

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## *Agency Overview*

### Agency Mission

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

### Agency Overview

The Agency provides housing development, management, financing, redevelopment, and rehabilitation as well as neighborhood revitalization. As the City's Housing Authority, the CDA is charged with redeveloping areas of unsafe housing to provide appropriate dwelling accommodations for people of various income levels.

### 2024 Budget Highlights

#### Service: Redevelopment

- Increases in revenue from third-party managed properties for Redevelopment activities and increases in reimbursements for debt service for the Village on Park (\$204,086).
- Reduces interest income to be more in line with actuals (\$30,218).
- Reduces miscellaneous revenue due to the Madison Revitalization and Community Development Corporation (MRCDC) management agreement. Revenues include reimbursement for CDA staff time and property insurance payments (\$105,697).
- Final sales at Allied Drive will occur in 2023. Reflects lower revenue than the 2023 Adopted Budget due to the end of sales (\$431,976).
- Increase in purchased services to accommodate staff training needs and increase in property insurance (\$36,256).
- Decrease debt service financing due to property expenses incurred by third party-managed properties being billed directly to the third party and a decrease in debt principal and interest as outlined in Finance Committee amendment #4 (overall decrease: \$110,362).

**CDA Redevelopment**Function: **Planning & Development***Budget Overview*

## Agency Budget by Fund

<b>Fund</b>	<b>2022 Actual</b>	<b>2023 Adopted</b>	<b>2023 Projected</b>	<b>2024 Request</b>	<b>2024 Executive</b>	<b>2024 Adopted</b>
CDA	1,376,638	1,232,636	1,676,515	864,900	868,831	1,441,470
<b>Total</b>	<b>\$ 1,376,638</b>	<b>\$ 1,232,636</b>	<b>\$ 1,676,515</b>	<b>\$ 864,900</b>	<b>\$ 868,831</b>	<b>\$ 1,441,470</b>

## Agency Budget by Service

<b>Service</b>	<b>2022 Actual</b>	<b>2023 Adopted</b>	<b>2023 Projected</b>	<b>2024 Request</b>	<b>2024 Executive</b>	<b>2024 Adopted</b>
Redevelopment	1,376,638	1,232,636	1,676,515	864,900	868,831	1,441,470
<b>Total</b>	<b>\$ 1,376,638</b>	<b>\$ 1,232,636</b>	<b>\$ 1,676,515</b>	<b>\$ 864,900</b>	<b>\$ 868,831</b>	<b>\$ 1,441,470</b>

## Agency Budget by Major-Revenue

<b>Major Revenue</b>	<b>2022 Actual</b>	<b>2023 Adopted</b>	<b>2023 Projected</b>	<b>2024 Request</b>	<b>2024 Executive</b>	<b>2024 Adopted</b>
Charges For Services	(91,792)	(116,317)	(146,082)	(536,403)	(536,403)	(536,403)
Invest Other Contrib	(89,725)	(100,218)	(100,218)	(70,000)	(70,000)	(70,000)
Misc Revenue	(1,279,139)	(164,933)	(164,933)	(59,236)	(59,236)	(59,236)
Other Finance Source	84,017	(635,168)	(1,049,281)	(199,261)	(203,192)	(775,831)
Transfer In	-	(216,000)	(216,000)	-	-	-
<b>Total</b>	<b>\$ (1,376,638)</b>	<b>\$ (1,232,636)</b>	<b>\$ (1,676,515)</b>	<b>\$ (864,900)</b>	<b>\$ (868,831)</b>	<b>\$ (1,441,470)</b>

## Agency Budget by Major-Expense

<b>Major Expense</b>	<b>2022 Actual</b>	<b>2023 Adopted</b>	<b>2023 Projected</b>	<b>2024 Request</b>	<b>2024 Executive</b>	<b>2024 Adopted</b>
Salaries	227,090	328,920	198,632	385,311	387,813	387,813
Benefits	51,780	74,056	46,663	96,475	97,903	97,903
Supplies	24	1,300	1,300	1,500	1,500	1,500
Purchased Services	36,546	72,859	674,419	109,115	109,115	109,115
Debt Othr Financing	1,061,198	755,501	755,501	72,500	72,500	645,139
Inter Depart Charges	-	-	-	-	-	-
Transfer Out	-	-	-	200,000	200,000	200,000
<b>Total</b>	<b>\$ 1,376,638</b>	<b>\$ 1,232,636</b>	<b>\$ 1,676,515</b>	<b>\$ 864,900</b>	<b>\$ 868,831</b>	<b>\$ 1,441,470</b>

**CDA Redevelopment**

Function:

**Planning & Development***Service Overview***Service:**           Redevelopment*Service Description*

This service is responsible for the Community Development Authority's (CDA) housing, economic, and redevelopment initiatives in the City of Madison. CDA Redevelopment is the managing member for Burr Oaks Senior Housing and Revival Ridge Apartments. The CDA is the sole owner of Monona Shores Apartments, Reservoir Apartments, and the Village on Park. The CDA Redevelopment also undertakes Public Housing redevelopment activities through its non-profit arm, Madison Revitalization and Community Development Corporation (MRCDC). The goal of this service is to provide high-quality housing for low income households to strengthen low and moderate income neighborhoods.

*Activities Performed by this Service*

- Housing Asset Management: Oversee contracts with property managers to administer housing projects.
- Commercial Asset Management: Oversee operations at The Village on Park by managing a contract with a property management company.
- Staffing the CDA Board: As a separate public entity, the CDA is governed by a Board of Commissioners. CDA staff and assigned City staff support the operation of the Board and its committees.

*Service Budget by Fund*

	<b>2022 Actual</b>	<b>2023 Adopted</b>	<b>2023 Projected</b>	<b>2024 Request</b>	<b>2024 Executive</b>	<b>2024 Adopted</b>
Other-Expenditures	1,376,638	1,232,636	1,676,515	864,900	868,831	1,441,470
<b>Total</b>	<b>\$ 1,376,638</b>	<b>\$ 1,232,636</b>	<b>\$ 1,676,515</b>	<b>\$ 864,900</b>	<b>\$ 868,831</b>	<b>\$ 1,441,470</b>

*Service Budget by Account Type*

	<b>2022 Actual</b>	<b>2023 Adopted</b>	<b>2023 Projected</b>	<b>2024 Request</b>	<b>2024 Executive</b>	<b>2024 Adopted</b>
Revenue	(1,376,638)	(1,232,636)	(1,676,515)	(864,900)	(868,831)	(1,441,470)
Personnel	278,870	402,976	245,294	481,785	485,716	485,716
Non-Personnel	1,097,768	829,660	1,431,220	383,115	383,115	955,754
Agency Charges	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**CDA Redevelopment**

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

	2022 Actual	2023 Adopted	2023 Projected	2024 Request	2024 Executive	2024 Adopted
<b>Charges For Services</b>						
Miscellaneous Chrgs For Servic	(82,000)	(39,317)	(59,000)	(276,403)	(276,403)	(276,403)
Development Fees	(9,792)	-	(10,082)	-	-	-
Reimbursement Of Expense	-	(77,000)	(77,000)	(260,000)	(260,000)	(260,000)
<b>Charges For Services Total</b>	<b>\$ (91,792)</b>	<b>\$ (116,317)</b>	<b>\$ (146,082)</b>	<b>\$ (536,403)</b>	<b>\$ (536,403)</b>	<b>\$ (536,403)</b>
<b>Invest Other Contrib</b>						
Interest	(89,725)	(100,218)	(100,218)	(70,000)	(70,000)	(70,000)
<b>Invest Other Contrib Total</b>	<b>\$ (89,725)</b>	<b>\$ (100,218)</b>	<b>\$ (100,218)</b>	<b>\$ (70,000)</b>	<b>\$ (70,000)</b>	<b>\$ (70,000)</b>
<b>Misc Revenue</b>						
Awards and Damages	(1,200,000)	-	-	-	-	-
Miscellaneous Revenue	(79,139)	(164,933)	(164,933)	(59,236)	(59,236)	(59,236)
<b>Misc Revenue Total</b>	<b>\$ (1,279,139)</b>	<b>\$ (164,933)</b>	<b>\$ (164,933)</b>	<b>\$ (59,236)</b>	<b>\$ (59,236)</b>	<b>\$ (59,236)</b>
<b>Other Finance Source</b>						
Sale Of Assets	(1,098,005)	(100,000)	(100,000)	-	-	-
(Gain) Loss On Sale Of Asset	1,182,022	100,000	100,000	-	-	-
General Obligation Bond Issue	-	(2,066)	(2,066)	-	-	-
General Obligation Bond Alloc	-	2,066	2,066	-	-	-
Fund Balance Applied	-	(635,168)	(1,049,281)	(199,261)	(203,192)	(775,831)
<b>Other Finance Source Total</b>	<b>\$ 84,017</b>	<b>\$ (635,168)</b>	<b>\$ (1,049,281)</b>	<b>\$ (199,261)</b>	<b>\$ (203,192)</b>	<b>\$ (775,831)</b>
<b>Transfer In</b>						
Transfer In From CDA	-	(216,000)	(216,000)	-	-	-
<b>Transfer In Total</b>	<b>\$ -</b>	<b>\$ (216,000)</b>	<b>\$ (216,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Salaries</b>						
Permanent Wages	213,605	293,320	185,032	390,383	383,091	383,091
Salary Savings	-	-	-	(12,172)	-	-
Pending Personnel	-	35,000	-	6,850	4,472	4,472
Premium Pay	0	-	-	50	50	50
Compensated Absence	12,932	-	13,000	-	-	-
Overtime Wages Permanent	552	600	600	200	200	200
<b>Salaries Total</b>	<b>\$ 227,090</b>	<b>\$ 328,920</b>	<b>\$ 198,632</b>	<b>\$ 385,311</b>	<b>\$ 387,813</b>	<b>\$ 387,813</b>
<b>Benefits</b>						
Health Insurance Benefit	22,791	30,802	19,299	39,210	41,475	41,475
Wage Insurance Benefit	1,145	1,224	983	1,372	1,353	1,353
WRS	12,976	19,946	12,585	26,546	26,433	26,433
FICA Medicare Benefits	14,868	22,084	13,796	29,346	28,643	28,643
<b>Benefits Total</b>	<b>\$ 51,780</b>	<b>\$ 74,056</b>	<b>\$ 46,663</b>	<b>\$ 96,475</b>	<b>\$ 97,903</b>	<b>\$ 97,903</b>

**CDA Redevelopment**

Function: **Planning & Development**

Line Item Detail

Agency Primary Fund: CDA

	2022 Actual	2023 Adopted	2023 Projected	2024 Request	2024 Executive	2024 Adopted
<b>Supplies</b>						
Supplies						
Copy Printing Supplies	24	100	100	500	500	500
Hardware Supplies	-	1,000	1,000	1,000	1,000	1,000
Work Supplies	-	200	200	-	-	-
<b>Supplies Total</b>	<b>\$ 24</b>	<b>\$ 1,300</b>	<b>\$ 1,300</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>
<b>Purchased Services</b>						
Purchased Services						
Water	3,058	-	852	200	200	200
Stormwater	1,195	400	966	600	600	600
Cellular Telephone	45	55	40	195	195	195
Building Improv Repair Maint	-	4	600,004	-	-	-
Landscaping	-	-	-	3,000	3,000	3,000
System & Software Mntc	1,760	1,800	1,895	2,000	2,000	2,000
Recruitment	-	-	-	200	200	200
Conferences & Training	1,100	3,000	3,000	15,500	15,500	15,500
Appraisal Services	-	2,000	2,000	5,000	5,000	5,000
Audit Services	13,000	14,000	14,000	14,420	14,420	14,420
Other Services & Expenses	18,938	25,000	25,062	-	-	-
Grants	480	11,600	11,600	-	-	-
Property Insurance	(4,890)	15,000	15,000	68,000	68,000	68,000
Taxes & Special Assessments	1,861	-	-	-	-	-
<b>Purchased Services Total</b>	<b>\$ 36,546</b>	<b>\$ 72,859</b>	<b>\$ 674,419</b>	<b>\$ 109,115</b>	<b>\$ 109,115</b>	<b>\$ 109,115</b>
<b>Debt Othr Financing</b>						
Debt Othr Financing						
Principal	-	527,486	527,486	-	-	512,482
Interest	65,594	130,741	130,741	72,000	72,000	132,157
Paying Agent Services	500	1,500	1,500	500	500	500
PILOT	-	62,000	62,000	-	-	-
Fund Balance Generated	995,104	33,774	33,774	-	-	-
<b>Debt Othr Financing Total</b>	<b>\$ 1,061,198</b>	<b>\$ 755,501</b>	<b>\$ 755,501</b>	<b>\$ 72,500</b>	<b>\$ 72,500</b>	<b>\$ 645,139</b>
<b>Inter Depart Charges</b>						
Inter Depart Charges						
ID Charge From CDA Managem	-	-	-	-	-	-
<b>Inter Depart Charges Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Transfer Out</b>						
Transfer Out						
Transfer Out To Debt Service	-	-	-	200,000	200,000	200,000
<b>Transfer Out Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>

**CDA Redevelopment**

Function: **Planning & Development**

*Position Summary*

Classification	CG	2023 Budget Adopted		Request		2024 Budget Executive		Adopted	
		FTEs	Amount	FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR-21	21	1.00	96,348	1.00	102,852	1.00	103,849	1.00	103,849
REAL ESTATE DEV SPEC 4-18	18	1.00	91,956	1.00	102,852	1.00	103,849	1.00	103,849
		<b>2.00</b>	<b>\$188,304</b>	<b>2.00</b>	<b>\$205,703</b>	<b>2.00</b>	<b>\$207,697</b>	<b>2.00</b>	<b>\$207,697</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.