

CDA Redevelopment

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.

Budget Service Changes

As part of the 2025 budget process, all agencies evaluated the budget service structure and had the opportunity to propose updates to services. CDA Redevelopment's 2025 budget service structure is the same as the 2024 budget. Since there were no changes, the budget does show a full history at the service level. The budget includes the following service:

- Redevelopment

2025 Budget Highlights

Service: Redevelopment

- Increases charges for services due to the allowable asset management fees across CDA Redevelopment-owned properties (\$64,600).
- Increases interest income based on 3-year average growth (\$19,100).
- Increases sales of assets income by \$2.2 million due to Allied Drive, LLC dissolution. Income offset by payment of debt principal for Allied Drive, LLC.
- Increases miscellaneous revenue to the Redevelopment general fund due to collection of tax credit origination loans related to dissolution of Allied Drive, LLC (\$2.2 million).
- Increases fund balance applied to offset anticipated expenses (\$568,000).
- Increases pending personnel due to anticipated reclassifications (\$21,000).
- Increases purchased services due to the remainder of the contract for the Triangle redevelopment being moved from the CDA Housing Operations agency (\$300,000) and various small development projects and modernization projects at Redevelopment properties (\$1.2 million).
- Increases property insurance by 15% over 2024 to account for expected increases (\$25,000).
- Increase in debt principal and interest payments on Village on Park and Triangle redevelopment projects (\$984,200).
- Increase in paying agent fees due to one-time accrued management fee payment for Allied Drive, LLC (\$405,000) and reimbursable payment of Triangle Redevelopment development fee at closing (Net neutral).
- Decreases transfer out to debt due to expiration of various redevelopment loans (\$200,000).

CDA RedevelopmentFunction: **Planning and Development***Budget Overview*

Agency Budget by Fund

Fund	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
CDA	365,797	1,441,470	2,033,306	6,595,941	6,567,523
Total	\$ 365,797	\$ 1,441,470	\$ 2,033,306	\$ 6,595,941	\$ 6,567,523

Agency Budget by Service

Service	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Redevelopment	365,797	1,441,470	2,033,306	6,595,941	6,567,523
	\$ 365,797	\$ 1,441,470	\$ 2,033,306	\$ 6,595,941	\$ 6,567,523

Agency Budget by Major-Revenue

Major Revenue	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Charges For Services	(184,922)	(536,403)	(545,619)	(601,005)	(601,005)
Invest Other Contrib	(144,829)	(70,000)	(68,843)	(89,091)	(89,091)
Misc Revenue	(21,000)	(59,236)	-	(2,368,331)	(2,368,331)
Other Finance Source	(15,045)	(775,831)	(1,418,845)	(3,537,514)	(3,509,096)
Total	\$ (365,797)	\$ (1,441,470)	\$ (2,033,306)	\$ (6,595,941)	\$ (6,567,523)

Agency Budget by Major-Expense

Major Expense	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Salaries	203,007	387,813	265,841	485,873	485,873
Benefits	49,772	97,903	78,891	132,397	138,021
Supplies	-	1,500	1,500	-	-
Purchased Services	25,779	109,115	841,935	1,624,494	1,624,494
Debt Othr Financing	87,239	645,139	645,139	4,353,177	4,319,136
Transfer Out	-	200,000	200,000	-	-
Total	\$ 365,797	\$ 1,441,470	\$ 2,033,306	\$ 6,595,941	\$ 6,567,523

CDA Redevelopment

Function:

Planning and 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

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
General	-	-	-	-	-
Other-Expenditures	365,797	1,441,470	2,033,306	6,595,941	6,567,523
Total	\$ 365,797	\$ 1,441,470	\$ 2,033,306	\$ 6,595,941	\$ 6,567,523

Service Budget by Account Type

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Revenue	(365,797)	(1,441,470)	(2,033,306)	(6,595,941)	(6,567,523)
Personnel	252,779	485,716	344,732	618,270	623,893
Non-Personnel	113,018	955,754	1,688,574	5,977,671	5,943,630
Agency Charges	-	-	-	-	-
Total	\$ -	\$ -	\$ 0	\$ -	\$ -

CDA Redevelopment

Function: Planning and Development

Line Item Detail

Agency Primary Fund: CDA

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Charges For Services					
Miscellaneous Chrgs For Servic	(174,840)	(276,403)	(276,403)	(281,005)	(281,005)
Development Fees	(10,082)	-	(9,216)	(120,000)	(120,000)
Reimbursement Of Expense	-	(260,000)	(260,000)	(200,000)	(200,000)
Charges For Services Total	\$ (184,922)	\$ (536,403)	\$ (545,619)	\$ (601,005)	\$ (601,005)
Invest Other Contrib					
Interest	(144,829)	(70,000)	(68,843)	(89,091)	(89,091)
Invest Other Contrib Total	\$ (144,829)	\$ (70,000)	\$ (68,843)	\$ (89,091)	\$ (89,091)
Misc Revenue					
Miscellaneous Revenue	(21,000)	(59,236)	-	(2,368,331)	(2,368,331)
Misc Revenue Total	\$ (21,000)	\$ (59,236)	\$ -	\$ (2,368,331)	\$ (2,368,331)
Other Finance Source					
Sale Of Assets	-	-	-	(2,165,293)	(2,165,293)
Oper Contribution Municipal	(1,145)	-	-	-	-
Fund Balance APplied	(13,901)	(775,831)	(1,418,845)	(1,372,221)	(1,343,803)
Other Finance Source Total	\$ (15,045)	\$ (775,831)	\$ (1,418,845)	\$ (3,537,514)	\$ (3,509,096)
Salaries					
Permanent Wages	195,642	383,091	260,641	464,674	464,674
Pending Personnel	-	4,472	-	20,949	20,949
Premium Pay	0	50	-	50	50
Compensated Absence	6,656	-	5,000	-	-
Hourly Wages	710	-	-	-	-
Overtime Wages Permanent	-	200	200	200	200
Salaries Total	\$ 203,007	\$ 387,813	\$ 265,841	\$ 485,873	\$ 485,873
Benefits					
Health Insurance Benefit	20,440	41,475	40,333	63,877	69,338
Wage Insurance Benefit	1,138	1,353	1,561	1,865	1,865
WRS	13,463	26,433	17,984	32,062	32,295
FICA Medicare Benefits	14,731	28,643	19,014	34,594	34,523
Benefits Total	\$ 49,772	\$ 97,903	\$ 78,891	\$ 132,397	\$ 138,021
Supplies					
Copy Printing Supplies	-	500	500	-	-
Hardware Supplies	-	1,000	1,000	-	-
Supplies Total	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -

CDA Redevelopment

Function: Planning and Development

Line Item Detail

Agency Primary Fund: CDA

	2023 Actual	2024 Adopted	2024 Projected	2025 Request	2025 Executive
Purchased Services					
Water	1,015	200	200	-	-
Stormwater	1,830	600	664	-	-
Cellular Telephone	45	195	50	195	195
Landscaping	-	3,000	3,000	-	-
System & Software Mntc	-	2,000	2,028	2,050	2,050
Recruitment	-	200	-	-	-
Conferences & Training	5,007	15,500	15,500	5,000	5,000
Appraisal Services	-	5,000	-	-	-
Audit Services	13,500	14,420	14,420	15,862	15,862
Consulting Services	5,465	-	800,000	300,000	300,000
Other Services & Expenses	3,242	-	2,098	5,000	5,000
Grants	-	-	-	1,202,887	1,202,887
Property Insurance	(4,326)	68,000	3,975	93,500	93,500
Purchased Services Total	\$ 25,779	\$ 109,115	\$ 841,935	\$ 1,624,494	\$ 1,624,494
Debt Othr Financing					
Principal	-	512,482	512,482	3,032,776	2,914,844
Interest	55,779	132,157	132,157	795,401	879,292
Interest SBITAS	164	-	-	-	-
Paying Agent Services	-	500	500	525,000	525,000
SBITA Amortization	1,912	-	-	-	-
Fund Balance Generated	29,384	-	-	-	-
Debt Othr Financing Total	\$ 87,239	\$ 645,139	\$ 645,139	\$ 4,353,177	\$ 4,319,136
Transfer Out					
Transfer Out To Debt Service	-	200,000	200,000	-	-
Transfer Out Total	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -

CDA Redevelopment

Function: Planning and Development

Position Summary

Classification	CG	2024 Budget Adopted		2025 Budget			
		FTEs	Amount	Request		Executive	
		FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR-21	21	1.00	103,849	1.00	109,797	1.00	109,797
REAL ESTATE DEV SPEC 4-18	18	1.00	103,849	1.00	112,820	1.00	112,820
		2.00	\$207,697	2.00	\$222,616	2.00	\$222,616

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.