

CDA Redevelopment

Agency Budget by Fund

Fund	2023 Actual	2024 Adopted	2024 Actual	2025 Adopted	2026 C2C	2026 Request
CDA	365,797	1,441,470	1,234,073	6,567,523	6,794,723	7,090,474
Total	\$ 365,797	\$ 1,441,470	\$ 1,234,073	\$ 6,567,523	\$ 6,794,723	\$ 7,090,474

Agency Budget by Service

Service	2023 Actual	2024 Adopted	2024 Actual	2025 Adopted	2026 C2C	2026 Request
Redevelopment	365,797	1,441,470	1,234,073	6,567,523	6,794,723	7,090,474
Total	\$ 365,797	\$ 1,441,470	\$ 1,234,073	\$ 6,567,523	\$ 6,794,723	\$ 7,090,474

Agency Budget by Major-Revenue

Major Revenue	2023 Actual	2024 Adopted	2024 Actual	2025 Adopted	2026 C2C	2026 Request
Charges For Services	(184,922)	(536,403)	(273,365)	(601,005)	(601,005)	(5,155,760)
Invest Other Contrib	(144,829)	(70,000)	(177,581)	(89,091)	(89,091)	(161,205)
Misc Revenue	(21,000)	(59,236)	(124,852)	(2,368,331)	(2,368,331)	(202,506)
Other Finance Source	(15,045)	(775,831)	(658,275)	(3,509,096)	(3,736,296)	(1,571,003)
Total	\$ (365,797)	\$ (1,441,470)	\$ (1,234,073)	\$ (6,567,523)	\$ (6,794,723)	\$ (7,090,474)

Agency Budget by Major-Expense

Major Expense	2023 Actual	2024 Adopted	2024 Actual	2025 Adopted	2026 C2C	2026 Request
Salaries	203,007	387,813	237,617	485,873	499,537	523,032
Benefits	49,772	97,903	52,751	138,021	143,056	143,056
Supplies	-	1,500	2,338	-	-	1,900
Purchased Services	25,779	109,115	170,962	1,624,494	1,832,994	131,253
Debt Othr Financing	87,239	645,139	770,405	4,319,136	4,319,136	6,268,751
Transfer Out	-	200,000	-	-	-	22,482
Total	\$ 365,797	\$ 1,441,470	\$ 1,234,073	\$ 6,567,523	\$ 6,794,723	\$ 7,090,474



CommunityDevelopmentAuthority

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TO: Mayor Rhodes-Conway
FROM: Matthew Wachter
DATE: July 18, 2025
SUBJECT: Community Development Authority, Redevelopment Authority Operating Budget Transmittal Memo
CC: Deputy Mayors; Finance Director; Budget Manager

Goals of Agency's Operating Budget

The Community Development Authority (CDA) Redevelopment Authority provides economic and redevelopment services in the City of Madison. Redevelopment activities focus on strengthening neighborhoods and the construction of high-quality affordable housing. The CDA's mission is to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison.

The CDA works with many stakeholders, including City agencies, existing residents, neighbors, and the development community, to strategically redevelop properties that will better serve community needs. Projects are prioritized to deliver public benefit such as affordable housing, commercial vitality, community-serving nonprofits, public spaces, and environmental sustainability, and where the CDA has the capacity to deliver in a reasonable timeframe. Activities include the development and redevelopment of CDA property undergoing disposition from the Public Housing program and with a goal to increase the number of affordable units. Projects are consistent with guiding principles of City neighborhood plans and are not reflected in the CDA's proposed budget. Current redevelopment activities include Theresa Terrace, Reservoir, Triangle, Park Badger, Village on Park, and MRCDC scattered site housing.

The CDA Redevelopment Authority also owns and operates 242 affordable apartments with long-term rent restrictions at Burr Oaks Senior Housing, Monona Shores Apartments, Reservoir Apartments, and Revival Ridge Apartments, as well as mixed-use commercial space at the Village on Park.

The operating budget supports CDA Redevelopment Authority workplan goals and priorities, aligns with Results Madison data indicators, Neighborhoods and Housing and Economy and Opportunity, and allows the CDA to secure and manage funding from various sources and allocate resources effectively.

Enterprise Agencies

The CDA Redevelopment Authority's proposed balanced budget aligns with the City of Madison's housing and community development priorities and includes costs that are supported by agency revenues. Redevelopment efforts are funded by redevelopment activities, which are regulated by WHEDA, HUD, and the City of Madison and any rate increase follows Federal, State, and Locally agreed upon affordable limits.

As the CDA looks to reposition, redevelop, and grow its portfolio of housing, the CDA will continue to expand its partnership with the City of Madison to leverage Land Banking, Affordable Housing Funds, and Tax Incremental Financing. The CDA will create external partnerships with experienced affordable housing developers to leverage their knowledge and talents. As the developer and long-term owner, the CDA will ensure that projects achieve our Livability Goals.

Reallocations and Other Changes

The CDA Redevelopment Authority continues to remain net-neutral to the General Fund. Due to the nature of the funding received, as well as economic conditions, the CDA will experience various changes in some major line items as described in the attached service proposal.

The CDA plays a significant role in creating safe, affordable, and decent housing in the City of Madison. The lack of affordable housing is a crucial citywide issue in Madison and the CDA is committed to working with the City of Madison on the development and preservation of affordable housing.

2026 Operating Budget Service Budget Proposal Form

Instructions: Complete one form per Service. When saving the file, add the Agency and Service name to the file name. Submit by saving a copy of the proposal form in your Common Drive Folder.

Part 1. Identifying Information

Select your Agency:	CDA REDEVELOPMENT
Enter your Service:	Redevelopment

Review the "Service Description" in the [2025 Adopted Budget](#). Do you have any updates?

- ☒ No – No change to description
☐ Yes – Description needs to be updated

If yes, enter updated Service Description here:

Click or tap here to enter text.

Review the "Activities Performed by Service" in the [2025 Adopted Budget](#). Do you have any updates?

- ☒ No – No change to activities
☐ Yes – Activities need to be updated

If yes, enter updated Activities Performed by Service here:

Click or tap here to enter text.

Part 2. Base Budget Proposal: Significant Changes (\$10,000 or more)

Agencies can propose net neutral reallocations within their budget, but must explain changes of \$10,000 or more at the **Service and/or Major level**.

Examples of changes that **do** need to be detailed:

- Moving \$10,000+ within a Service from one Major to another Major.
- Moving \$10,000+ within a Major from one Service to another Service

Examples of changes that **do not** need to be detailed:

- Total changes of less than \$10,000 at the Major and Service level.
- Object level changes if the net change to the Major is less than \$10,000. For example, if you propose moving \$15,000 from Consulting to Software within the Purchased Services Major, you do not need to detail the change if it is within the same Service.

If your proposed changes are a technical correction to your base budget, you can simply state that the change is a correction/ adjustment in the narrative questions below. **If you are not proposing changes to your base budget, skip this section.**

Summary Table of Service and/or Major Changes of \$10,000 or More

Complete the table below to detail changes at the Service and/or Major level and answer the narrative questions to describe your changes. **If you have no significant changes, skip this section**

Fund	Major	\$ Change	Description
5100 - CDA	43 - CHARGES FOR SERVICES	4,554,755	Asset Management Fees from multiple properties, Burr Oaks and Park Badger Development Fees.
5100 - CDA	46 - INVEST OTHER CONTRIB	72,114	Interest Earned – based on 3-year historical average.
5100 - CDA	47 - MISC REVENUE	-2,165,825	Decrease due to Allied Drive LLC and Truax Phase 1 dissolution in 2025.
5100 - CDA	48 - OTHER FINANCE SOURCE	-2,165,293	Decrease reserve usage for predevelopment costs of Triangle B1, B2, & B3. Decrease due to Allied Drive LLC dissolution in 2025.
5100 - CDA	51 - SALARIES	23,496	Increase due to compensated absence based on historical actuals.
5100 - CDA	54 - PURCHASED SERVICES	-1,701,741	Decrease due to expected reduction in consulting services and no new grant funding.
5100 - CDA	56 - DEBT OTHR FINANCING	1,949,615	Increase due to funding received for Park Badger project.
5100 - CDA	59 - TRANSFER OUT	22,482	Increase in transfer out to CDA due to Allied Drive LLC dissolution in 2025.
Select	Select	Enter \$.	Click or tap here to enter text.
Select	Select	Enter \$.	Click or tap here to enter text.

Explain the impact of your proposed changes. Why is this needed in the 2026 budget? Will there be a change in current service levels? Will this result in operational efficiencies or savings?

Redevelopment activities increase in 2026 as Triangle B1 will continue construction. Triangle B2 & B3 will begin pre-development as well as South Madison. The Allied Drive LLC and Truax Park Redevelopment Phase 1 LLC will be dissolved in 2025 in compliance with Tax Credit procedures.

Explain how your proposed changes consider equity and quality of life for residents. Will the changes address specific inequities or advance other equity goals? Is this related to a Neighborhood Resource Team (NRT) recommendation? What data did you use to inform your request?

The Redevelopment activities will directly increase the amount of affordable housing available in Madison.

Part 3. Personnel Changes

Complete this section to propose changes to payroll allocations or position classifications. Standard career ladders and position studies that are already in process with HR do not need to be submitted through this form.

- If proposing a personnel change, agencies **are required** to discuss proposed changes with their HR Analyst before submitting their budget.
- If the change involves a new classification, agencies must attach a position description.

If you are not submitting personnel changes, skip this section.

Allocation Changes: Does your proposal change the position allocations of existing positions?

- ☒ No – No allocation changes
☐ Yes – Includes proposed allocation changes

If yes, complete the “Position Allocation Change Form” and submit as part of your proposal.

Reclassifications: Does your proposal reclassify existing positions?

- ☒ No – No reclassifications
☐ Yes – Includes proposed reclassifications

*If yes, you must provide the position number and briefly describe the change in the text box below.
If the request involves a new classification, attach an updated position description.*

Click or tap here to enter text.

of FTEs: Agencies may propose changes to the total number of FTEs. For General/ Library/ Fleet funds, proposed changes in FTEs must be net neutral to the target budget. For Enterprise funds, proposed changes in FTEs must be supported by agency revenues. Estimated costs must factor in salary *and* benefits. Use the [2025 Employee Compensation Calculator](#) to estimate the total costs.

Does your proposal change the total number of FTE positions for an existing classification?

- ☒ No – No change to # of FTEs
☐ Yes – Includes proposed change to # of FTEs

Provide the position classification and briefly describe the change:

Click or tap here to enter text.

Explain the impact of your proposed personnel changes. Why is this needed in the 2026 budget? Will there be a change in current service levels? Will this result in operational efficiencies or savings?

Click or tap here to enter text.

Explain how your proposed personnel changes consider equity and quality of life for residents. Will the changes address specific inequities or advance other equity goals?

Click or tap here to enter text.