

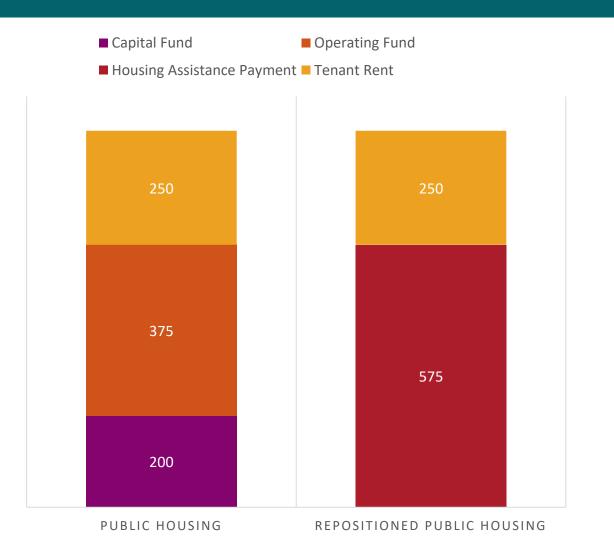
CDA, MRCDC, and Repositioning



What is Repositioning?



Repositioning is the removal of a property from the **Public Housing Program and** replacing it with **Section 8** assistance



Why Reposition?



- Local Control and Flexibility
- Administrative Relief
- Predictable and Stable Funding Platform
- Ability to Leverage

Glossary



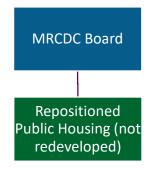
- PBV: Project-based Section 8 Voucher
- Redeveloped: Rebuilt or substantially renovated
- Section 42 Tax Credit: Federal Low-income housing tax credit to construct or rehab buildings
- LLC: Limited Liability Corporation
- MRCDC: CDA affiliated non-profit

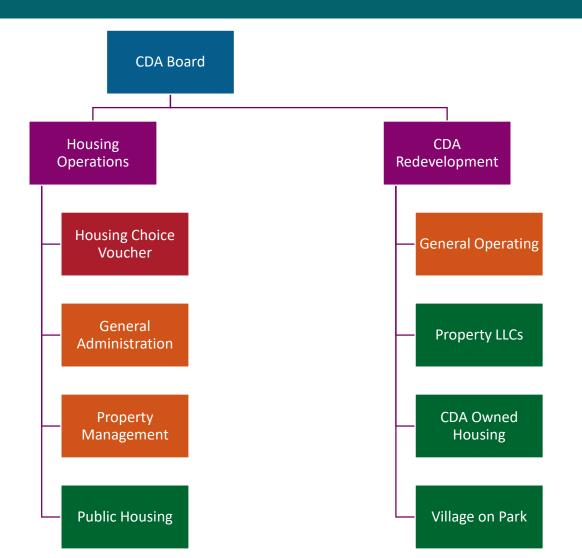
CDA 6/8/2020 Shading indicates operated Fund: 5100 under an LLC Board President: Claude Gilmore Executive Director: Matthew Wachter Dashes indicates not in Deputy Director: Deborah Rakowski City financials 1. CDA Housing 2. CDA Operations Redevelopment Function: 92 Function: 91 Program Manger: Staff: Adam Pfost Anne Slezak 3. Multifamily Housing 4. Public Housing 5. Housing Vouchers 7. Village on Park 8. Monona Shores 9. Allied Drive 10. CDA 95-1 11. Burr Oaks 6. General SubFund: 51102 Service: 921 Service: 921 Service: 922 Operating SubFund: 51105 Operated under an Formerly operated (Reservoir) Description: Provide the Description: Administer SubFund: 51101 Description: The Description: Provide Description: Manage under an LLC Description: **HUD Housing Choice** the Village on Park, SubFund: 51103 Description: 50 units services necessary to core services necessary Description: 1) Revitalize the Allied Reservoir is six administer WHEDA to operate important. Vouchers Program General which is a CDA-Description: Eight Drive neighborhood buildings with 28 of senior housing in Section 8 contracts for federally funded, lowpayments administrative owned commercial buildings with 104 units and a nonthe Burr Oaks low-income housing income housing. functions, 2) property on Park units between Lake profit commercial neighborhood Revenue bond Monona and the (South Park Street). Street. The purchase space on the near Belt Line. east side. The Management: payments, 3) and redevelopment Maintenance of was supported by a Management: development also Horizon undeveloped real city loan. Founders 3 includes a two flat. 13. Parkside 14. Administrative 12. Karabis 15. Housing estate, 4) Limited-Management: Management: Sub Fund: 51205 Sub Fund: 51206 Sub Service: 9201 Assistance duration activity, 5) Founders 3 Founders 3 Description: 20 Description: Costs Description: Four Payments LLC managing wheel chair buildings with 94 associated with Sub Service: 9202 partner activity units of Multifamily accessible units in administering the Description: the Monona Bay Housing, most Housing Choice Payments made to Neighborhood (near designated for Voucher program landlords. Neighborhood Revitalization west side). people who are Manager: Lauren elderly or disabled. One building with Andersen commercial space. Manager: Lauren Anders en **Multi-Family Housing** Housing Choice Voucher Program 16. COCC 17. East AMP 18. West AMP 19. Triangle AMP 20. Truax Phase 1 21. Truax Phase 2 22. Mosaic Ridge 23. Revival Ridge Sub Fund: 51201 Sub Fund: 51202 Sub Fund: 51203 Sub Fund: 51204 Operated under an Operated under an Description: Operated under an Description: Central Description: 166 Description:297 Description: 224 ШС ЦC Construction of administrative cost units at Truax Park units at Romnes units at Brittingham Sub Fund: 51208 Sub Fund: 51209 single family homes Description: center for the Apartments, at Apartments and in Apartments and Gay Description: Six Description: Three in the Allied Drive Apartment complex activity of managing Tenney Park scattered units on Braxton Apartments, buildings with 71 buildings with 48 with 49 units in the neighborhood public housing. Apartments, and in the West and units near Madison units near Madison Construction Allied Drive located on a scattered units on Southwest sides of triangle-shaped College on the far College on the far Partner: Bluestone neighborhood. the East side. Madison. property in the east side. Custom Homes Management: Stone east side. Manager: Janet Manager: Elizabeth Monona Bay Manager: Janet Manager: Janet House Development Corcoran Yszenga neighborhood. Corcoran Corcoran and Dana Manager: Lauren Pellebon (Porchlight) **Public Housing** Affordable Housing and Neighborhood Revitalization



Current Organization

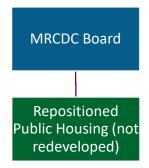


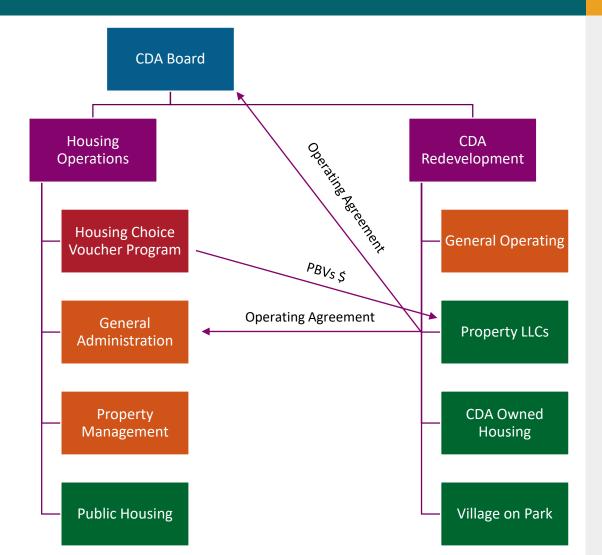




LLC Relationship



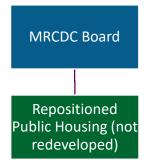


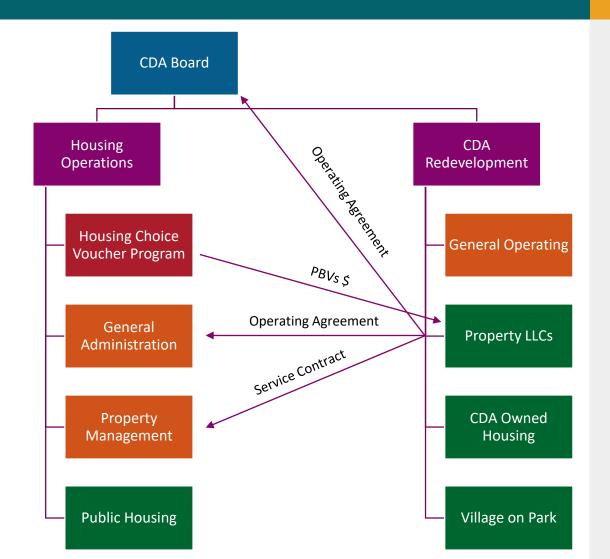


Examples: Revival Ridge and Burr Oaks

LLC Relationship

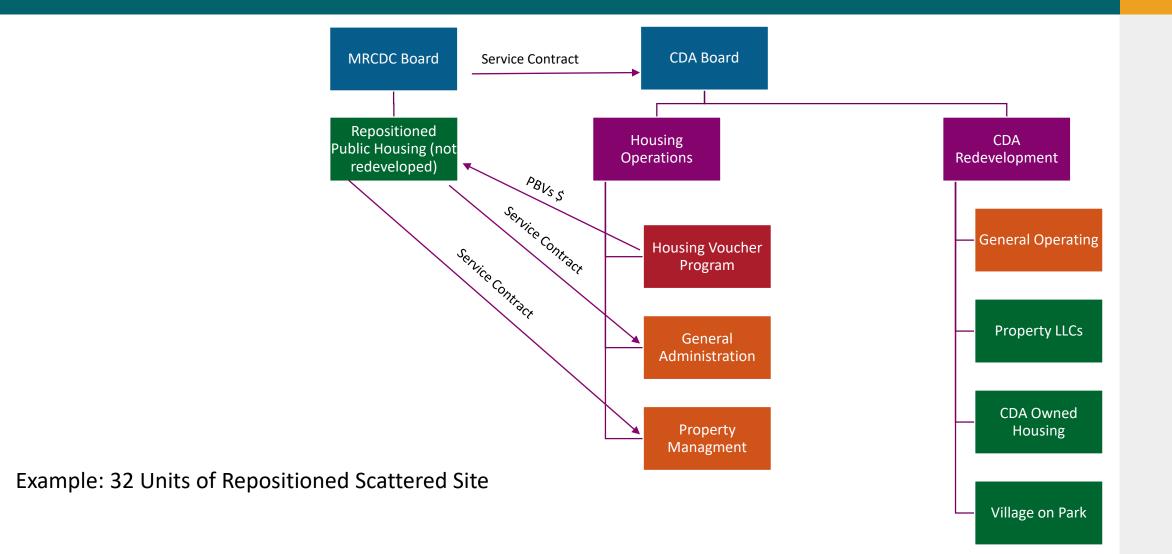






MRCDC Relationship





Repositioned Public Housing





Example: 32 Units of Repositioned Scattered Site







Example: Future Triangle Redevelopment

CDA Owned Housing





Directs Staff



- AssetManage
- PropertyManage

Example: Village on Park, Monona Shores, Reservoir

Roles & Responsibilities



	Туре	Own	Control	Asset Manage	Operating Subsidy	Property Manage
Current	Public Housing	CDA - Housing Authority	CDA Board	CDA Staff	Public Housing	CDA Staff
	Redevelopment	LLCs, CDA - Redevelopment Authority	CDA Board	CDA Staff	None, Section 8	3rd Party
Repositioned	Public Housing	MRCDC	MRCDC/ CDA Board	CDA Staff	Section 8	CDA Staff or 3rd Party
	Redeveloped Public Housing	LLCs	CDA Board	CDA Staff	Section 8	CDA Staff or 3rd Party
	Redevelopment	LLCs, CDA - Redevelopment Authority	CDA Board	CDA Staff	None. Section 8	CDA Staff or 3rd Party