

# Community Development Authority 2025 Overview for CCHIC

**Linette Rhodes, Interim Director** 

**April 7, 2025** 





# Community Development Authority Linette Rhodes

**Client Services** 

Sadie Villegas

**Property Management** 

Lauren Anderson

Administrative Services

Lisa Daniels

**Housing Vouchers** 

**Public Housing** 

Redevelopment





#### **Theresa Terrace**







#### Construct 6 new townhomes

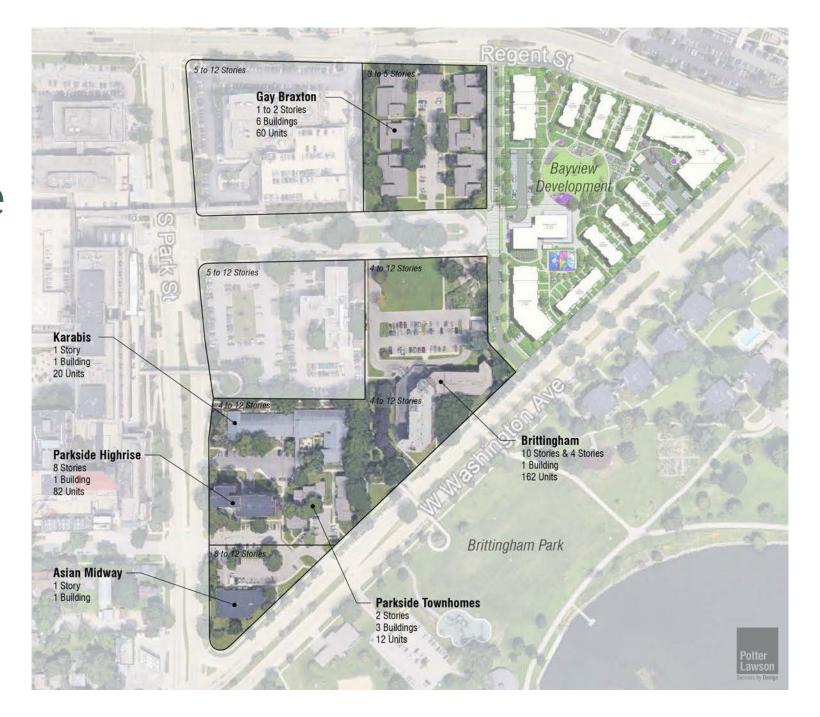
**4** existing units demolished that had been deemed "functionally obsolete."

#### **Completion Date June 2025**

Turning vacant homes to permanently affordable townhomes rentable at 60% AMI.

The intergree self-milled mining (2) 400° associate found in the Sta.

# Existing SiteTriangle









PHASE 1 | 164 Units - Taking Shape B1 Estimated Completion 2026



PHASE 2 | 187 Units- Taking Shape B2-B3 PHASE 3 & 4 | 697 Units & Grocery **Estimated Completion 2028** 



Estimated Completion 2032



PHASE 5 | 166 Units Estimated Completion 2034



## Phasing Plan

## Taking Shape B1- Renderings



















# Complete the Village on Park Parking Ramp

# Starting Design of Park/Badger





### Redevelopment: Preservation











# Madison Revitalization and Community Development Corporation (MRCDC).

32 Units of Scattered Site Housing Modernized

Families are very excited to move into the rehabbed units. They love the A/C for the kids and love the dishwasher.





#### Waitlist NOT Open for Housing Choice Vouchers

- Applicants apply to CDA waiting list (when open)
- Once screened/approved, applicant is given a voucher to shop for a unit in City of Madison.
- Applicant needs to locate a private landlord in which they meet the landlord's screening criteria, is within their voucher limit, and passes a CDA inspection; all within the allotted time period.
- Tenant would typically pay no more than 30% of the households total gross income for rent.

Monthly Disbursement Average \$1.7 Million with 1,940 Vouchers In Service

### Public Housing



- West Site- 265 Units
- Triangle, Parkside, Karabis- 338 Units
- East, Truax- 273 Units



Parkside



Truax





#### **5 Mandatory HUD denial reasons**

- Evicted from federally assisted housing within last 3 years for drug-related criminal activity
- Current drug related criminal activity by a household member
- Current or pattern use of illegal drugs, or alcohol abuse that may threaten the health, safety, or peaceful enjoyment of the premises by others
- Convicted of methamphetamine production or manufacturing on the premises of federally assisted housing
- Subject to lifetime sex offender registration

#### **Criminal Behavior**

Previously terminated from a Housing Authority

Owe monies to other Housing Authority

## Public Housing Wait Times



Bedroom Size	With City of Madison Residency Preference	Without City of Madison Residency Preference			
			1-Bedroom with Disabled/Elderly Preference	6 - 12 Months	* indefinitely
			2-Bedroom with Family Preference	1 - 2 Years	* indefinitely
3-, 4-, 5-Bedroom with Family Preference	2 - 3 Years	4 - 5 Years			







www.cityofmadison.com/housing

Questions? Call 608-266-4675 or email housing@cityofmadison.com

#### Important Things to remember:

- Verify your preferences
- Keep contact information current, USPS will NOT forward CDA correspondence
- Include an advocate (friend, family member, social worker, etc.) to your application so they receive copies of all CDA correspondence. They can help you with paperwork and not miss deadlines.

## 2025 Hiring and Onboarding



Housing Director

Section 8 Supervisor

Admission and Eligibility Supervisor

Finance & Grants
Manager

Housing Specialist

Account Tech

Program Assistant

Support Services
Coordinator

Admission & Eligibility Coordinator

