

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.

Existing Site-Triangle





PHASE 1 | 164 Units -Taking Shape B1

Estimated Completion 2026



PHASE 2 | 187 Units- Taking Shape B2-B3

Estimated Completion 2028



PHASE 3 & 4 | 697 Units & Grocery

Estimated Completion 2032



PHASE 5 | 166 Units

Estimated Completion 2034

Phasing Plan

Taking Shape B1- Renderings





Redevelopment- South Madison

Complete the Village on Park
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.



Housing Choice Vouchers

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



Public Housing Screening/Eligibility

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



How To Apply for CDA Housing

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

Questions & Discussion

