



# 2026 Executive Operating Budget - Final Web Version

City of Madison



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# Agency Operating Budgets

## 2026 Executive Operating Budget

*By Functional Area*

Administration

General Government

Other

Planning & Development

Public Facilities

Public Safety & Health

Public Works

Transportation



# Planning & Development

Building Inspection

CDA Housing Operations

CDA Redevelopment

Community Development Division (CDD)

Economic Development Division (EDD)

PCED Office of the Director

Planning Division

# CDA Housing Operations Overview

## Agency Mission

The mission of the Community Development Authority (CDA) Housing Operations is to provide affordable and well-maintained housing for eligible families and individuals in an environment that promotes personal safety, independence, and a sense of community.

## Agency Overview

The Agency provides property management, maintenance, and resident supportive services to CDA Public Housing units. The CDA also administers the Section 8 Housing Choice Voucher program. The goal of Housing Operations is to provide stable and safe housing to low-income families throughout the city. This goal is accomplished by increasing the Section 8 Housing Choice Voucher participation to the maximum level as supported by HUD funding and maintaining high public housing occupancy.

## 2026 Budget Highlights

### Service: Housing Vouchers

- Increases intergovernmental revenues and corresponding Housing Assistance Payments and other program support services related to the Section 8 voucher program. The increase is based on estimates of federal revenue for the Section 8 voucher program as determined by U.S. Congress (Net neutral: \$8.2 million).
- Decreases supply expenses due to the completion of hardware and vehicle replacement purchases in 2025 (\$43,400).

### Service: Public Housing

- Increases federal revenues due to first full year of the Resident Opportunities and Self-Sufficiency (ROSS) grant program through the U.S. Department of Housing and Urban Development (HUD) (\$53,300).
- Increases dwelling rent due to HUD-approved rent increases at Parkside and Karabis as well as estimated receipt of rental payments and miscellaneous charges (\$50,100).
- Increases subsidy income at Truax Phase 1 and Phase 2 to more closely reflect actuals received through the Central Office Cost Center (COCC) and to reflect additional revenue from Porchlight building at Truax Phase 2 (\$199,000).
- Increases reserve usage to support expenses at each Public Housing property (\$387,100).
- Decreases federal grant award transferred into the various Public Housing properties from the COCC due to a lower updated award from the Capital Grant Program (\$127,900).
- Decreases supplies budget due to the completion of safety planning in 2025 (\$11,200).
- Decreases purchased services due to no anticipated special assessments in 2026 (\$25,100).
- Decreases debt and other financing. Increases to debt service interest payments and Payments in Lieu of Taxes (PILOT) offset by decreases in contingent reserve contributions and paying agent services (\$10,500).
- Increases transfer out to CDA from the various Public Housing properties to the COCC to support personnel and operational costs (\$308,500).

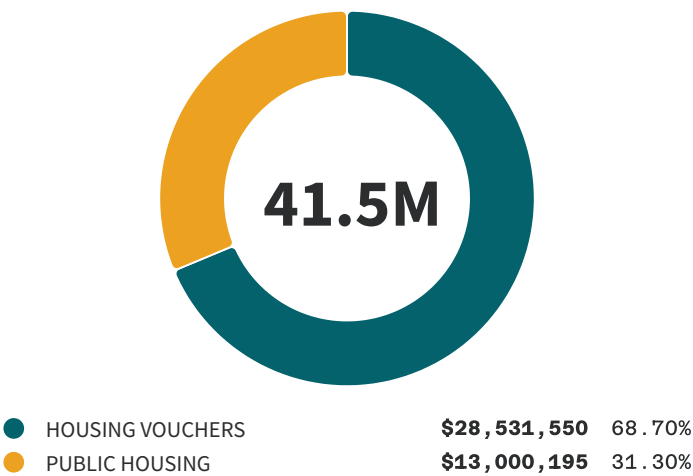
# CDA Housing Operations Service Summary

The graphs and tables below provide a summary of expenditures and agency revenues by service. The pages following this summary show expenditures and agency revenues for each service by major category. The data reflect all funds within the agency's operating budget.

The service tables do not show 2024 actuals due to the chart of accounts reorganization that occurred in 2025. Historical actuals are available in the line-item detail provided in the agency's fund detail section.

## Expenditures by Service (All Funds)

FY26 Expenditures by Service

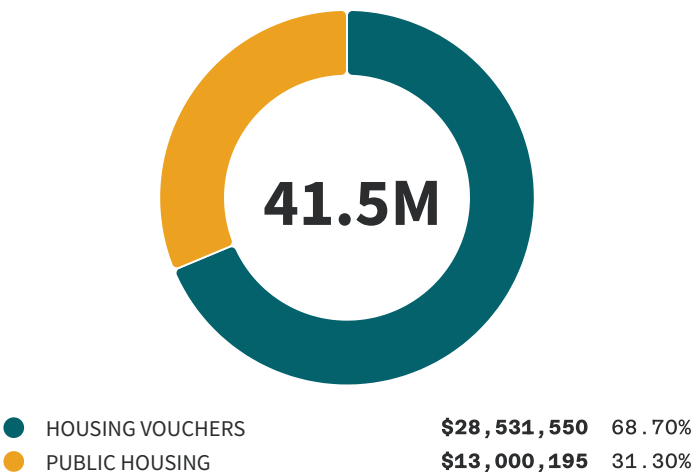


### Expenditures by Service

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
PUBLIC HOUSING	\$12,433,405	\$11,801,240	\$13,053,484	\$13,000,195
HOUSING VOUCHERS	\$20,292,947	\$28,725,577	\$28,510,492	\$28,531,550
Total Expenditures	\$32,726,352	\$40,526,817	\$41,563,976	\$41,531,745

## Agency Revenues by Service (All Funds)

FY26 Revenues by Service



## Agency Revenues by Service

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
PUBLIC HOUSING	\$12,433,405	\$11,801,240	\$13,053,484	\$13,000,195
HOUSING VOUCHERS	\$20,292,947	\$28,725,577	\$28,510,492	\$28,531,550
<b>Total Revenues</b>	<b>\$32,726,352</b>	<b>\$40,526,817</b>	<b>\$41,563,976</b>	<b>\$41,531,745</b>



# Service: Housing Vouchers

## Service Description

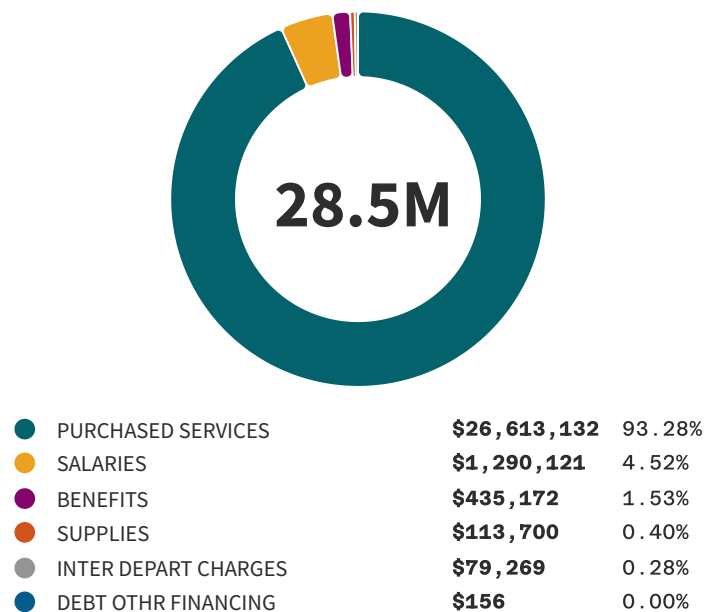
This service provides Section 8 Housing Vouchers across the City of Madison. The housing vouchers provide rental assistance to fill the gap between what low-income tenants can afford to pay and the actual cost of decent, safe, and sanitary housing. The voucher program serves households with incomes below the area median income: priority is given to the elderly, disabled, families with minor children, chronically homeless veterans, and other targeted groups. The number of households receiving Section 8 housing assistance varies based on the area's market rate rent and HUD's available funding. It has been averaging upwards of 1900 households. The goal of this service is to help those individuals and families who are at risk of becoming homeless or who are currently rent-burdened to afford stable housing.

## Activities Performed by this Service

- Housing Assistance Payments: Direct Payments made to landlords to subsidize the market rent to an affordable level based on the participant's income.
- Voucher Administration: Expenses incurred to administer the Section 8 program.

## Expenditures by Major (All Funds)

FY26 Expenditures by Major



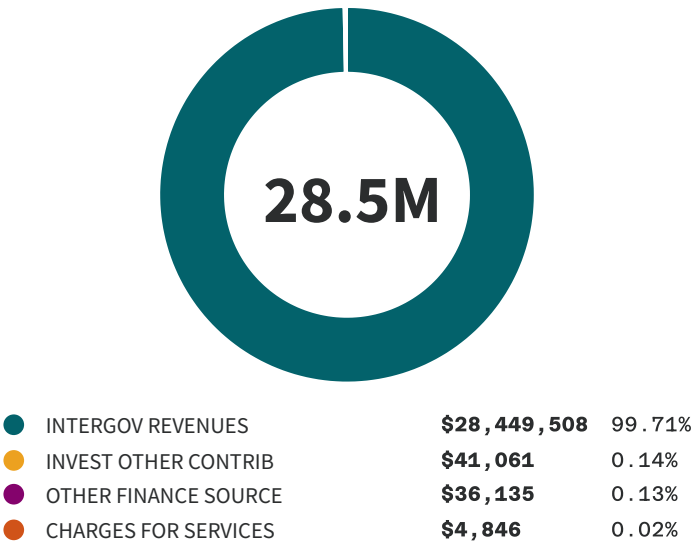
## Expenditures by Major

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
SALARIES	\$1,163,528	\$1,075,281	\$1,290,121	\$1,290,121
BENEFITS	\$379,171	\$318,872	\$413,864	\$435,172
SUPPLIES	\$157,129	\$132,543	\$113,700	\$113,700
PURCHASED SERVICES	\$18,527,768	\$27,133,530	\$26,613,132	\$26,613,132
DEBT OTHR FINANCING	\$156	\$156	\$156	\$156
INTER DEPART CHARGES	\$65,195	\$65,195	\$79,519	\$79,269
<b>Total Expenditures</b>	<b>\$20,292,947</b>	<b>\$28,725,577</b>	<b>\$28,510,492</b>	<b>\$28,531,550</b>



# Agency Revenues by Major (All Funds)

FY26 Revenues by Major



## Agency Revenues by Major

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
INTERGOV REVENUES	\$20,246,793	\$28,209,629	\$28,449,508	\$28,449,508
CHARGES FOR SERVICES	\$1,350	\$3,759	\$4,846	\$4,846
INVEST OTHER CONTRIB	\$40,457	\$40,062	\$41,061	\$41,061
OTHER FINANCE SOURCE	\$4,347	\$472,126	\$15,077	\$36,135
Total Revenues	\$20,292,947	\$28,725,577	\$28,510,492	\$28,531,550

# Service: Public Housing

## Service Description

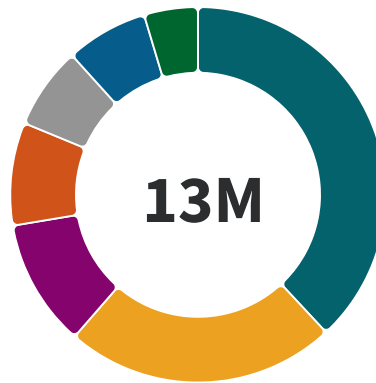
This service provides public housing assistance across the City of Madison through Community Development Authority (CDA) owned and operated developments. The CDA owns, manages, and maintains 742 units of Low Rent Public Housing with funding from the Federal Department of Housing and Urban Development (HUD). Additionally, it owns, manages, and maintains 114 multifamily units with funding from HUD, and it owns and manages 24 units with Section 8 Project-Based Voucher assistance. This service is available to residents with incomes below 80 percent of Area Median Income (AMI), with priority given to the elderly, disabled, and families with minor children, and operates within strict compliance of the Fair Housing Act. Residents in CDA housing pay 30 percent of adjusted gross income for rent and utilities.

## Activities Performed by this Service

- Central Operating Cost Center (COCC): Provides administrative support to the Public Housing program. The COCC collects and screens all program applications and provides policy, procurement, and financial oversight.
- The East Asset Management Project (AMP) comprises 163 units at 4 different physical locations. This activity includes all expenses to manage and maintain the physical property in accordance with federal regulations.
- The West AMP is made up of 265 units in 15 different physical locations. This activity includes all expenses to manage and maintain these properties in accordance with federal regulations.
- The Triangle AMP comprises 224 units in 7 buildings at 1 physical location. This activity includes all expenses to manage and maintain these properties in accordance with federal regulations.
- Karabis Apartments comprises 20 units in 1 building located at the Triangle Site. All units in this building are handicapped accessible. This activity includes all expenses needed to manage and maintain this building in accordance with federal regulations.
- Parkside Apartments is made up of 94 units and 1 commercial space in 5 buildings at the Triangle Site. The commercial space is currently leased to Asian Foods. This activity includes all expenses needed to manage and maintain these buildings in accordance with federal regulations.
- The Truax Phase 1 AMP is made up of 71 units in 6 buildings located on the East site and bordering Wright and Straubel Streets. This property includes 47 public housing units and 24 Project Based Section 8 voucher units, all of which are managed by the East Site Manager. This activity includes all tax credit compliance activities as well as all expenses needed to manage and maintain these properties in accordance with federal regulations.
- The Truax Phase 2 AMP comprises 48 units in 3 buildings located on the East Site. This property includes 40 public housing units and 8 Project Based Section 8 Voucher units. The CDA manages 40 units and Porchlight manages 8 units. This activity includes all tax credit compliance activities as well as all expenses needed to manage and maintain these properties in accordance with federal regulations.

## Expenditures by Major (All Funds)

FY26 Expenditures by Major



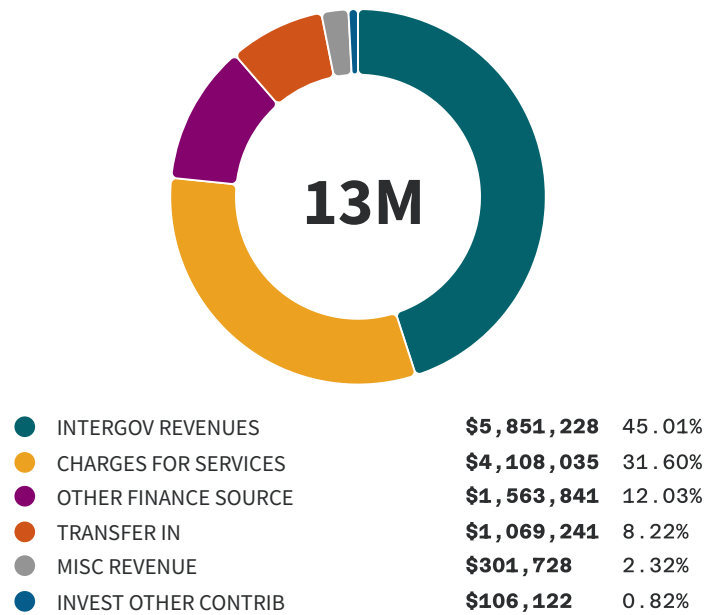
PURCHASED SERVICES	\$5,224,585	40.19%
SALARIES	\$3,200,263	24.62%
TRANSFER OUT	\$1,505,504	11.58%
BENEFITS	\$1,217,761	9.37%
DEBT OTHR FINANCING	\$971,084	7.47%
INTER DEPART CHARGES	\$967,411	7.44%
SUPPLIES	\$636,556	4.90%
INTER DEPART BILLING	-\$722,968	-5.56%

### Expenditures by Major

Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
SALARIES	\$3,120,824	\$3,027,851	\$3,300,956	\$3,200,263
BENEFITS	\$1,009,642	\$959,262	\$1,160,235	\$1,217,761
SUPPLIES	\$647,737	\$438,701	\$636,556	\$636,556
PURCHASED SERVICES	\$5,249,653	\$4,932,879	\$5,224,585	\$5,224,585
DEBT OTHR FINANCING	\$981,595	\$1,018,592	\$971,084	\$971,084
INTER DEPART CHARGES	\$949,911	\$949,911	\$977,657	\$967,411
INTER DEPART BILLING	-\$722,968	-\$722,968	-\$723,092	-\$722,968
TRANSFER OUT	\$1,197,013	\$1,197,013	\$1,505,504	\$1,505,504
<b>Total Expenditures</b>	<b>\$12,433,405</b>	<b>\$11,801,240</b>	<b>\$13,053,484</b>	<b>\$13,000,195</b>

## Agency Revenues by Major (All Funds)

FY26 Revenues by Major



### Agency Revenues by Major

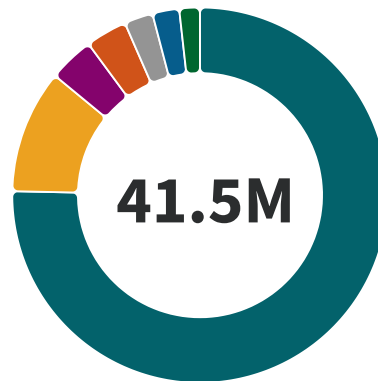
Category	2025 Adopted	2025 Projection	2026 Request	2026 Executive
INTERGOV REVENUES	\$5,797,945	\$5,454,643	\$5,851,228	\$5,851,228
CHARGES FOR SERVICES	\$4,057,984	\$4,330,248	\$4,108,035	\$4,108,035
INVEST OTHER CONTRIB	\$100,822	\$135,073	\$106,122	\$106,122
MISC REVENUE	\$102,751	\$42,171	\$301,728	\$301,728
OTHER FINANCE SOURCE	\$1,176,722	\$641,924	\$1,617,130	\$1,563,841
TRANSFER IN	\$1,197,181	\$1,197,181	\$1,069,241	\$1,069,241
<b>Total Revenues</b>	<b>\$12,433,405</b>	<b>\$11,801,240</b>	<b>\$13,053,484</b>	<b>\$13,000,195</b>

# CDA Housing Operations: CDA Fund

The graphs and tables below provide a summary and line-item details of the agency's CDA Fund operating budget. The data reflect all services within the fund.

## Expenditures by Major

FY26 Expenditures by Major



PURCHASED SERVICES	\$31,837,717	76.66%
SALARIES	\$4,490,385	10.81%
BENEFITS	\$1,652,933	3.98%
TRANSFER OUT	\$1,505,504	3.62%
INTER DEPART CHARGES	\$1,046,680	2.52%
DEBT OTHR FINANCING	\$971,240	2.34%
SUPPLIES	\$750,255	1.81%
INTER DEPART BILLING	-\$722,968	-1.74%

## Line-Item Expenditures

Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
<b>SALARIES</b>					
PERMANENT WAGES	\$3,668,311	\$4,152,002	\$3,990,492	\$4,339,303	\$4,339,303
SALARY SAVINGS	-	-\$41,520	-	-\$41,188	-\$41,188
PENDING PERSONNEL	-	\$76,194	-	\$128,135	\$27,442
PREMIUM PAY	\$9,627	\$9,225	\$13,380	\$10,977	\$10,977
COMPENSATED ABSENCE	\$17,917	\$20,600	\$21,126	\$29,580	\$29,580
HOURLY WAGES	\$153	\$31,290	-	\$46,606	\$46,606
OVERTIME WAGES PERMANENT	\$96,284	\$36,511	\$78,133	\$77,665	\$77,665
ELECTION OFFICIALS WAGES	-	\$50	-	-	-
<b>Total SALARIES</b>	<b>\$3,792,293</b>	<b>\$4,284,352</b>	<b>\$4,103,131</b>	<b>\$4,591,078</b>	<b>\$4,490,385</b>
<b>BENEFITS</b>					
COMPENSATED ABSENCE ESCROW	-	-	-	\$160,000	\$160,000
HEALTH INSURANCE BENEFIT	\$709,083	\$763,253	\$700,477	\$744,472	\$813,681
WAGE INSURANCE BENEFIT	\$12,292	\$11,309	\$12,012	\$10,716	\$10,716
WI RETIREMENT SYSTEM	\$261,361	\$288,563	\$263,124	\$301,581	\$312,430
FICA MEDICARE BENEFITS	\$275,426	\$305,014	\$275,557	\$322,231	\$321,007
POST EMPLOYMENT HEALTH PLANS	\$25,416	\$20,673	\$26,965	\$27,774	\$27,774



Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
PENSION EXPENSE	-	-	-	\$7,324	\$7,324
<b>Total BENEFITS</b>	\$1,283,578	\$1,388,812	\$1,278,134	\$1,574,099	\$1,652,933
<b>SUPPLIES</b>					
OFFICE SUPPLIES	\$18,024	\$18,524	\$11,982	\$17,114	\$17,114
COPY PRINTING SUPPLIES	\$18,748	\$20,580	\$18,685	\$25,815	\$25,815
FURNITURE	\$960	\$3,608	\$1,200	\$2,408	\$2,408
HARDWARE SUPPLIES	\$42,642	\$64,483	\$83,698	\$64,045	\$64,045
SOFTWARE LICENSES & SUPPLIES	\$16,109	\$13,320	\$6,287	\$38,297	\$38,297
POSTAGE	\$58,058	\$56,670	\$56,698	\$53,707	\$53,707
PROGRAM SUPPLIES	\$984	\$257	-	\$250	\$250
BOOKS AND SUBSCRIPTIONS	-	\$100	-	\$100	\$100
WORK SUPPLIES	\$37,869	\$30,150	\$26,195	\$37,400	\$37,400
ASPHALT REPAIR MATERIALS	-	\$500	-	-	-
JANITORIAL SUPPLIES	\$23,915	\$28,000	\$15,236	\$27,000	\$27,000
SAFETY SUPPLIES	\$15,166	\$17,380	\$13,288	\$24,450	\$24,450
SNOW REMOVAL SUPPLIES	\$3,191	\$10,500	\$1,657	\$8,600	\$8,600
UNIFORM CLOTHING SUPPLIES	\$5,388	\$9,920	\$3,547	\$11,820	\$11,820
FOOD AND BEVERAGE	\$3,043	\$3,045	\$420	\$3,250	\$3,250
BUILDING	-	-	\$7,254	-	-
BUILDING SUPPLIES	\$81,301	\$75,500	\$52,185	\$75,500	\$75,500
ELECTRICAL SUPPLIES	\$42,404	\$30,500	\$32,528	\$32,800	\$32,800
HVAC SUPPLIES	\$32,597	\$33,450	\$32,467	\$33,950	\$33,950
PLUMBING SUPPLIES	\$111,021	\$105,100	\$109,454	\$104,800	\$104,800
LANDSCAPING SUPPLIES	\$1,713	\$4,000	-	\$3,750	\$3,750
MACHINERY AND EQUIPMENT	\$3,609	\$131,270	-	\$77,500	\$77,500
EQUIPMENT SUPPLIES	\$60,953	\$148,009	\$98,464	\$107,700	\$107,700
<b>Total SUPPLIES</b>	\$577,695	\$804,866	\$571,244	\$750,255	\$750,255
<b>PURCHASED SERVICES</b>					
NATURAL GAS	\$178,374	\$333,620	\$373,330	\$383,663	\$383,663
ELECTRICITY	\$409,323	\$391,709	\$377,090	\$387,245	\$387,245
WATER	\$282,504	\$345,056	\$345,345	\$362,309	\$362,309
SEWER	\$226,992	\$278,820	\$287,755	\$292,761	\$292,761
STORMWATER	\$73,382	\$86,834	\$94,463	\$91,179	\$91,179
TELEPHONE	\$47,487	\$45,279	\$61,191	\$44,891	\$44,891
CELLULAR TELEPHONE	\$30,677	\$36,019	\$29,560	\$30,835	\$30,835
SYSTEMS COMMUNICATION					
INTERNET	\$7,550	\$4,420	\$4,345	\$4,870	\$4,870
BUILDING IMPROV REPAIR MAINT	\$633,302	\$1,915,714	\$1,914,356	\$1,961,714	\$1,961,714
WASTE DISPOSAL	\$202,500	\$210,000	\$181,884	\$231,910	\$231,910
FIRE PROTECTION	\$46,969	\$50,000	\$23,974	\$39,950	\$39,950
PEST CONTROL	\$112,262	\$121,500	\$130,209	\$122,050	\$122,050
ELEVATOR REPAIR	\$48,646	\$51,200	\$51,200	\$50,200	\$50,200
GROUPS IMPROV REPAIR MAINT	\$9,864	-	\$11,200	\$15,000	\$15,000
LANDSCAPING	\$64,102	\$84,500	\$10,650	\$84,500	\$84,500
EQUIP IMPROV REPAIR MAINT	\$22,332	\$24,700	\$40,596	\$24,700	\$24,700
SYSTEM AND SOFTWARE					
MAINTENANC	\$44,654	\$82,529	\$65,409	\$114,355	\$114,355
LEASE RENTAL OF EQUIPMENT	\$978	\$225	\$144	\$250	\$250



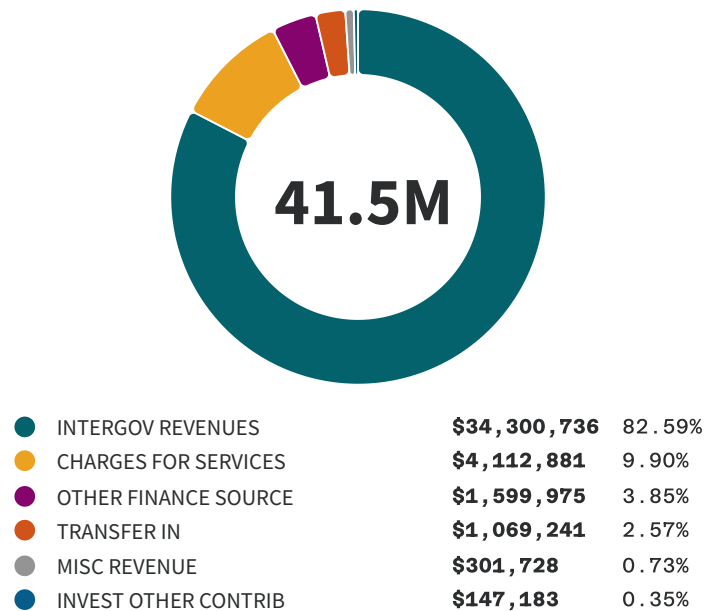
Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
RECRUITMENT	\$63	\$379	\$360	\$552	\$552
MILEAGE	\$761	\$1,177	\$1,185	\$1,115	\$1,115
CONFERENCES AND TRAINING	\$69,907	\$86,913	\$63,006	\$97,415	\$97,415
MEMBERSHIPS	\$14,517	\$17,992	\$19,513	\$15,969	\$15,969
AUDIT SERVICES	\$46,370	\$49,164	\$49,377	\$50,071	\$50,071
BANK SERVICES	\$65	\$60	\$71	\$100	\$100
LEGAL SERVICES	\$15,092	\$5,100	\$5,311	\$6,235	\$6,235
CREDIT CARD SERVICES	\$9,725	\$3,010	\$10,200	\$9,725	\$9,725
COLLECTION SERVICES	-	\$100	\$8	-	-
STORAGE SERVICES	\$4,572	\$6,290	\$4,164	\$3,180	\$3,180
MORTGAGE AND TITLE SERVICES	\$503,269	-	\$1,000	-	-
CONSULTING SERVICES	\$13,807	\$11,416	\$30,982	\$4,600	\$4,600
ADVERTISING SERVICES	\$60	\$500	-	-	-
INSPECTION SERVICES	\$1,716	\$750	\$7,891	\$750	\$750
INVESTIGATIVE SERVICES	\$86,263	\$43,012	\$29,449	\$37,550	\$37,550
SECURITY SERVICES	\$227,883	\$235,844	\$247,249	\$216,198	\$216,198
TRANSPORTATION SERVICES	\$2,272	\$800	\$1,860	\$1,450	\$1,450
PROGRAM SERVICES	\$748,610	-	\$625,311	\$625,311	\$625,311
OTHER SERVICES AND EXPENSES	\$46,926	\$56,175	\$57,500	\$64,685	\$64,685
GRANTS	\$288,641	-	-	-	-
COMMUNITY AGENCY CONTRACTS	\$686,240	\$1,140,928	\$690,975	\$690,758	\$690,758
PORT HOUSING ASSISTANCE PMTS	\$785,424	\$1,212,788	\$1,554,624	\$750,000	\$750,000
HOUSING ASSISTANCE PAYMENTS	\$19,426,349	\$15,987,887	\$24,076,926	\$24,373,068	\$24,373,068
PORTABLE VOUCHER ADM FEES	\$56,415	\$85,000	\$99,935	\$60,000	\$60,000
BAD DEBT EXPENSE	\$57,227	\$164,582	\$164,582	\$185,440	\$185,440
PROPERTY INSURANCE	\$252,784	\$278,181	\$241,641	\$317,886	\$317,886
TAXES AND SPECIAL ASSESSMENTS	\$298,018	\$323,048	\$78,232	\$80,579	\$80,579
PERMITS AND LICENSES	\$1,890	\$4,200	\$2,358	\$2,700	\$2,700
<b>Total PURCHASED SERVICES</b>	<b>\$26,086,762</b>	<b>\$23,777,421</b>	<b>\$32,066,409</b>	<b>\$31,837,717</b>	<b>\$31,837,717</b>
<b>DEBT OTHR FINANCING</b>					
INTEREST	\$171,182	\$167,463	\$167,463	\$177,610	\$177,610
PAYING AGENT SERVICES	\$15,707	\$14,880	\$20,160	\$5,280	\$5,280
PAYMENTS IN LIEU OF TAXES	\$230,264	\$198,544	\$230,262	\$230,264	\$230,264
CONTINGENT RESERVE	-	\$600,864	\$600,864	\$558,086	\$558,086
<b>Total DEBT OTHR FINANCING</b>	<b>\$417,153</b>	<b>\$981,751</b>	<b>\$1,018,748</b>	<b>\$971,240</b>	<b>\$971,240</b>
<b>INTER DEPART CHARGES</b>					
ID CHARGE FROM ENGINEERING	\$80,430	\$88,473	\$88,473	\$88,473	\$88,473
ID CHARGE FROM FLEET SERVICES	\$57,613	\$97,269	\$97,269	\$88,044	\$77,548
ID CHARGE FROM INSURANCE	\$84,529	\$82,621	\$82,621	\$142,899	\$142,899
ID CHARGE FROM WORKERS COMP	\$27,027	\$23,774	\$23,774	\$14,792	\$14,792
ID CHARGE FROM CDA MANAGEMENT	\$673,347	\$656,958	\$656,958	\$656,958	\$656,958
ID CHARGE FROM CDA BOOKKEEPING	\$64,673	\$66,010	\$66,010	\$66,010	\$66,010
<b>Total INTER DEPART CHARGES</b>	<b>\$987,619</b>	<b>\$1,015,105</b>	<b>\$1,015,105</b>	<b>\$1,057,176</b>	<b>\$1,046,680</b>
<b>INTER DEPART BILLING</b>					
ID BILLING TO CDA MANAGEMENT	-\$673,347	-\$656,958	-\$656,958	-\$656,958	-\$656,958



Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
ID BILLING TO CDA BOOKKEEPING	-\$64,673	-\$66,010	-\$66,010	-\$66,134	-\$66,010
<b>Total INTER DEPART BILLING</b>	<b>-\$738,019</b>	<b>-\$722,968</b>	<b>-\$722,968</b>	<b>-\$723,092</b>	<b>-\$722,968</b>
<b>TRANSFER OUT</b>					
TRANSFER OUT TO CDA	\$729,814	\$1,197,013	\$1,197,013	\$1,505,504	\$1,505,504
<b>Total TRANSFER OUT</b>	<b>\$729,814</b>	<b>\$1,197,013</b>	<b>\$1,197,013</b>	<b>\$1,505,504</b>	<b>\$1,505,504</b>
<b>Total Expenditures</b>	<b>\$33,136,894</b>	<b>\$32,726,352</b>	<b>\$40,526,817</b>	<b>\$41,563,976</b>	<b>\$41,531,745</b>

## Agency Revenues by Major

FY26 Revenues by Major



## Line-Item Agency Revenues

Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
<b>INTERGOV REVENUES</b>					
FEDERAL REVENUES OPERATING	\$23,849,916	\$22,221,209	\$29,495,264	\$29,950,843	\$29,950,843
FEDERAL REVENUES CAPITAL	-	\$2,426,736	\$3,077,406	\$3,098,654	\$3,098,654
STATE REVENUES OPERATING	\$743,406	\$1,395,560	\$793,717	\$742,559	\$742,559
LOCAL REVENUES OPERATING	\$5,970	\$233	\$31,888	\$28,680	\$28,680
OTHER UNIT OF GOV REVENUES OP	\$116,569	\$1,000	\$265,997	\$480,000	\$480,000
<b>Total INTERGOV REVENUES</b>	<b>\$24,715,861</b>	<b>\$26,044,738</b>	<b>\$33,664,272</b>	<b>\$34,300,736</b>	<b>\$34,300,736</b>
<b>CHARGES FOR SERVICES</b>					
MISCELLANEOUS CHRGS FOR SERVIC	\$68,602	\$66,597	\$70,808	\$77,822	\$77,822
REIMBURSEMENT OF EXPENSE	\$2,283	\$1,350	\$3,759	\$4,846	\$4,846
DWELLING RENT	\$3,959,639	\$3,880,445	\$4,145,863	\$3,919,271	\$3,919,271
NON DWELLING RENT	\$162,928	\$110,942	\$113,577	\$110,942	\$110,942
<b>Total CHARGES FOR SERVICES</b>	<b>\$4,193,452</b>	<b>\$4,059,334</b>	<b>\$4,334,007</b>	<b>\$4,112,881</b>	<b>\$4,112,881</b>
<b>INVEST OTHER CONTRIB</b>					
INTEREST	\$253,065	\$141,279	\$175,135	\$147,183	\$147,183
CONTRIBUTIONS AND DONATIONS	\$852,462	-	-	-	-





Category	2024 Actuals	2025 Adopted	2025 Projection	2026 Request	2026 Executive
<b>Total INVEST OTHER CONTRIB</b>	\$1,105,526	\$141,279	\$175,135	\$147,183	\$147,183
<b>MISC REVENUE</b>					
INSURANCE RECOVERIES	\$25,628	-	-	-	-
LEASE REVENUE	-	\$46,360	-	\$46,360	\$46,360
MISCELLANEOUS REVENUE	\$178,040	\$56,391	\$42,171	\$255,368	\$255,368
<b>Total MISC REVENUE</b>	\$203,668	\$102,751	\$42,171	\$301,728	\$301,728
<b>OTHER FINANCE SOURCE</b>					
SALE OF ASSETS	\$19,800	-	\$12,240	-	-
(GAIN) LOSS ON SALE OF ASSET	-	\$393,197	\$393,197	\$393,197	\$393,197
TAX CREDIT FUNDING	\$25,394	\$25,394	\$25,394	\$25,394	\$25,394
FUND BALANCE APPLIED	\$2,143,378	\$762,478	\$683,219	\$1,213,616	\$1,181,384
<b>Total OTHER FINANCE SOURCE</b>	\$2,188,572	\$1,181,069	\$1,114,050	\$1,632,207	\$1,599,975
<b>TRANSFER IN</b>					
TRANSFER IN FROM CDA	\$729,814	\$1,197,181	\$1,197,181	\$1,069,241	\$1,069,241
<b>Total TRANSFER IN</b>	\$729,814	\$1,197,181	\$1,197,181	\$1,069,241	\$1,069,241
<b>Total Revenues</b>	<b>\$33,136,894</b>	<b>\$32,726,352</b>	<b>\$40,526,817</b>	<b>\$41,563,976</b>	<b>\$41,531,745</b>



# CDA Housing Operations Position Summary

		2025 Adopted		2026 Base	2026 Executive	
Classification	CG	FTEs	Amount	FTEs	FTEs	Amount
ACCOUNTANT 3-18	18	1.00	105,819	1.00	1.00	108,994
ACCT TECH 2-20	20	1.00	63,264	1.00	1.00	66,990
ADMIN CLK 1-20	20	-	-	1.00	1.00	59,468
ADMIN SUPV-18	18	3.00	223,450	3.00	3.00	234,328
BUILDING MAINT COORD-16	16	3.00	264,773	3.00	3.00	272,717
CDA ADMISSION-ELIGIBILITY SUP	18	1.00	84,383	1.00	1.00	72,781
CDA HOUSING DIRECTOR-21	21	-	-	1.00	1.00	149,774
CLIENT SERVICES MANAGER-18	18	1.00	95,320	1.00	1.00	96,255
CUSTODIAL WKR 2-16	16	4.00	254,295	4.00	4.00	263,940
HEARINGS/ACCOM SPEC 2-18	18	1.00	89,328	1.00	1.00	94,768
HSG ASST PROGRAM SUPV-18	18	1.00	81,925	1.00	1.00	81,113
HSG MOD GRTS MGR-18	18	1.00	93,451	1.00	1.00	99,142
HSG OPER ANALYST-18	18	1.00	125,230	1.00	1.00	128,987
HSG OPER PROG MGR-18	18	1.00	142,317	-	-	-
HSG SITE MGR-18	18	3.00	290,838	3.00	3.00	309,940
HSG SPEC 2-20	20	6.00	400,992	6.00	6.00	419,438
HSG SPEC 3-20	20	1.00	66,339	1.00	1.00	61,483
HSG SPEC OUTREACH COORD-20	20	0.50	39,200	0.50	0.50	40,376
INFORMATION CLERK-20	20	4.00	223,431	2.00	2.00	118,936
MAINT MECH 1-16	16	6.00	442,051	6.00	6.00	457,198
MAINT MECH 2-16	16	3.00	197,629	3.00	3.00	218,662
PAINTER-71	71	1.00	77,368	1.00	1.00	79,689
PROGRAM ASST 1-20	20	4.00	264,233	4.00	4.00	267,401
PROGRAM ASST 2-20	20	-	-	2.00	2.00	124,481
PROP OPERATIONS MGR	18	1.00	119,589	1.00	1.00	131,271
SECTION 8 INSPECTOR-16	16	2.00	165,172	2.00	2.00	170,897
TENANT SOC SERV COORD-18	18	1.00	88,201	1.00	1.00	90,847
TENANT SVS AIDE-20	20	4.00	264,842	4.00	4.00	273,691
<b>Grand Total</b>		<b>55.50</b>	<b>\$ 4,263,440</b>	<b>56.50</b>	<b>56.50</b>	<b>\$ 4,493,564</b>



**Notes:**

2026 Base FTE amounts reflect position changes made by resolution or administrative authorization since adoption of the 2025 budget through September 8, 2025.

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.