



Agency Mission

The mission of the Community Development Authority Housing Operations Division 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.

Budget Highlights

2023 Housing Authority - Operating Budget

- Decreases assumed federal revenue based on the local HUD field office guidance (\$182,180)
- Increases ROSS Grant revenue due to continued grant award (\$54,205)
- Increases assumed rental revenues based on occupancy and income (\$197,219)
- Reduces Section 8 Housing Assistance Payments due to better guidance in relation to the Mainstream Voucher Program, Emergency Voucher Program & HUD Projections (\$1,334,691)
- Reintroduces Interest Income due to current market conditions (\$22,814)
- Creates two new FTE positions to address program growth and to better address the needs of the Triangle. The positions are funded by program revenues, salary savings, repurposing of 2 part time security monitor positions, and reducing various other non-personnel line items. Supplies decreased due to recognized cost savings produced from staff working remotely.
- CDA use of reserves increase due to the Triangle's Redevelopment contract. (\$853,545)
- Includes capital improvements to CDA sites funded through the HUD Capital Fund Grant (\$1.72m).
 - Planned projects in 2023 include:
 - Common area flooring replacements
 - Heating equipment replacements
 - Accessibility improvements as needed
 - Balcony improvements
 - Siding & window replacements

2023 CDA Redevelopment - Operating Budget

- Decrease in revenue due to completion of Mosaic Ridge Home sales (\$616,675)
- Reserve usage not projected for 2023
- Salary expense increased as previously created management positions are being hired (\$29,660)
- Reduces interest expense as a correction to the City's GO Borrowing debt service not to include CDA (\$32,461)
- PILOT Expense reduced as MRCDC's payment will go directly to management (\$13,000)
- Included authority for sale of Teresa Terrace (\$29,004)
- Village on Park Debt Payment removed as the payment appears in the Village on Park's Financial Statement



Program Overview

Community Development Authority

Public Housing

Program Information:

- 742 units of subsidized housing owned by the CDA
- Property is held by HUD through a Declaration of Trust
- Property is operated by CDA through a HUD Annual Contributions Contract (ACC)
- Low-income restrictions at 80% of AMI
- Property Management Offices: East, West, and Triangle
- Central Office Cost Center (COCC): Administration
- Asset Management Projects (AMPS): East, West, Triangle, Truax Phase 1, and Truax Phase 2
- AMP Revenue Source: HUD Operating Subsidy, Tenant Rent, Capital Funds
- COCC Revenue Source: Management and bookkeeping fees charged to AMPS
- Performance Measured: Annual HUD Public Housing Assessment System (PHAS) score
- Regulated by: HUD, City of Madison
- Audited by: Baker Tilly under the City Single Audit

Multifamily Housing (Section 8 New Construction)

Program Information:

- 115 units of subsidized housing owned by the CDA
- 1 commercial space (7,135 sq ft)
- 2 Developments: Parkside and Karabis
- Low-income restrictions at 80% of AMI
- Property is operated by CDA through a HUD Section 8 Housing Assistance Payment (HAP) contract, administered by the Wisconsin Housing and Economic Development Authority (WHEDA)
- Property Management Office: Triangle
- Central Office Cost Center (COCC): Provides administration
- Revenue Source: HUD Section 8 HAP, Tenant Rent, Multifamily Housing Service Coordinator Grant
- COCC Revenue Source: Direct overhead expenses charged to property
- Performance Measured: WHEDA Review
- Regulated by: HUD, WHEDA City of Madison
- Audited by: Baker Tilly under the City Single Audit

Section 8 Housing Choice Voucher

Program Information:

- Rental assistance administered by the CDA through HUD Annual Contributions Contract
- Very-low Income restrictions at 50% of AMI
- Housing Assistance Payment Contract (HAP) between CDA and private landlord with rent paid on behalf of tenant
- Central Office Cost Center (COCC): Administration
- Revenue Source: HUD Section 8 HAP and Administrative funds
- Renewal funding based on number and cost of authorized vouchers in use, adjusted for inflation
- HUD Authorized Voucher baseline: 2,073
- Project-Based Voucher Contracts: 202 vouchers
- Special Programs: Veterans, Family Unification, Moving Up, Mainstream, Emergency Housing
- Performance Measured: CDA self-certifies under the Section Eight Management Assessment Program (SEMAP)
- Regulated by: HUD, City of Madison

Redevelopment General Fund	
<i>Program Information:</i> The CDA General Fund provides financial structure for CDA redevelopment activities with 5 support functions: ➤ General administrative activity ➤ Revenue bond repayments ➤ Maintenance of undeveloped real estate ➤ Limited-duration redevelopment activities ➤ Village on Park Commercial Development ➤ Limited Liability Corporation (Section 42 Tax Credit) activities	➤ Current Tax Credit Communities : Burr Oaks Senior Housing, LLC; Revival Ridge, LLC ➤ CDA wholly owned properties: Monona Shores, Reservoir, Village on Park ➤ Special Programs: State Street Pop-up Shops