



### 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	
<p><b>Program Information:</b></p> <ul style="list-style-type: none"> <li>➤ 742 units of subsidized housing owned by the CDA</li> <li>➤ Property is held by HUD through a Declaration of Trust</li> <li>➤ Property is operated by CDA through a HUD Annual Contributions Contract (ACC)</li> <li>➤ Low-income restrictions at 80% of AMI</li> <li>➤ Property Management Offices: East, West, and Triangle</li> <li>➤ Central Office Cost Center (COCC): Administration</li> <li>➤ Asset Management Projects (AMPS): East, West, Triangle, Truax Phase 1, and Truax Phase 2</li> </ul>	<ul style="list-style-type: none"> <li>➤ AMP Revenue Source: HUD Operating Subsidy, Tenant Rent, Capital Funds</li> <li>➤ COCC Revenue Source: Management and bookkeeping fees charged to AMPS</li> <li>➤ Performance Measured: Annual HUD Public Housing Assessment System (PHAS) score</li> <li>➤ Regulated by: HUD, City of Madison</li> <li>➤ Audited by: Baker Tilly under the City Single Audit</li> </ul>

Multifamily Housing (Section 8 New Construction)	
<p><b>Program Information:</b></p> <ul style="list-style-type: none"> <li>➤ 115 units of subsidized housing owned by the CDA</li> <li>➤ 1 commercial space (7,135 sq ft)</li> <li>➤ 2 Developments: Parkside and Karabis</li> <li>➤ Low-income restrictions at 80% of AMI</li> <li>➤ 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)</li> <li>➤ Property Management Office: Triangle</li> </ul>	<ul style="list-style-type: none"> <li>➤ Central Office Cost Center (COCC): Provides administration</li> <li>➤ Revenue Source: HUD Section 8 HAP, Tenant Rent, Multifamily Housing Service Coordinator Grant</li> <li>➤ COCC Revenue Source: Direct overhead expenses charged to property</li> <li>➤ Performance Measured: WHEDA Review</li> <li>➤ Regulated by: HUD, WHEDA City of Madison</li> <li>➤ Audited by: Baker Tilly under the City Single Audit</li> </ul>

Section 8 Housing Choice Voucher	
<p><b>Program Information:</b></p> <ul style="list-style-type: none"> <li>➤ Rental assistance administered by the CDA through HUD Annual Contributions Contract</li> <li>➤ Very-low Income restrictions at 50% of AMI</li> <li>➤ Housing Assistance Payment Contract (HAP) between CDA and private landlord with rent paid on behalf of tenant</li> <li>➤ Central Office Cost Center (COCC): Administration</li> <li>➤ Revenue Source: HUD Section 8 HAP and Administrative funds</li> <li>➤ Renewal funding based on number and cost of authorized vouchers in use, adjusted for inflation</li> </ul>	<ul style="list-style-type: none"> <li>➤ HUD Authorized Voucher baseline: 2,073</li> <li>➤ Project-Based Voucher Contracts: 202 vouchers</li> <li>➤ Special Programs: Veterans, Family Unification, Moving Up, Mainstream, Emergency Housing</li> <li>➤ Performance Measured: CDA self-certifies under the Section Eight Management Assessment Program (SEMAP)</li> <li>➤ Regulated by: HUD, City of Madison</li> </ul>

## Redevelopment General Fund

### ***Program Information:***

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