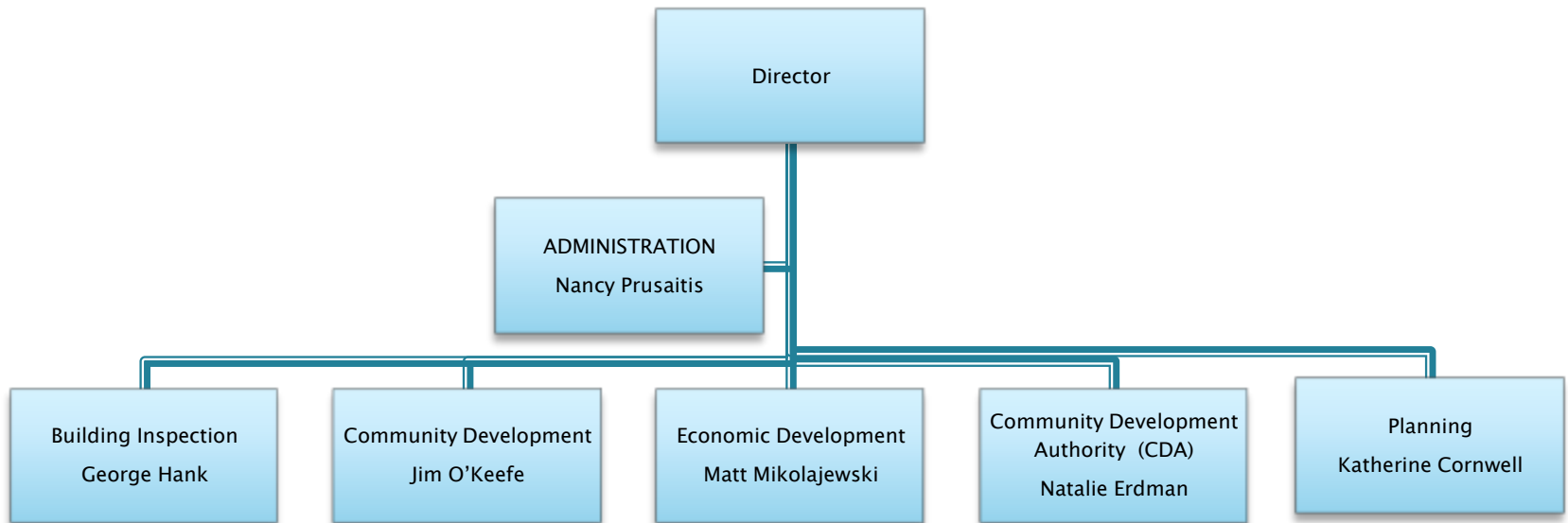


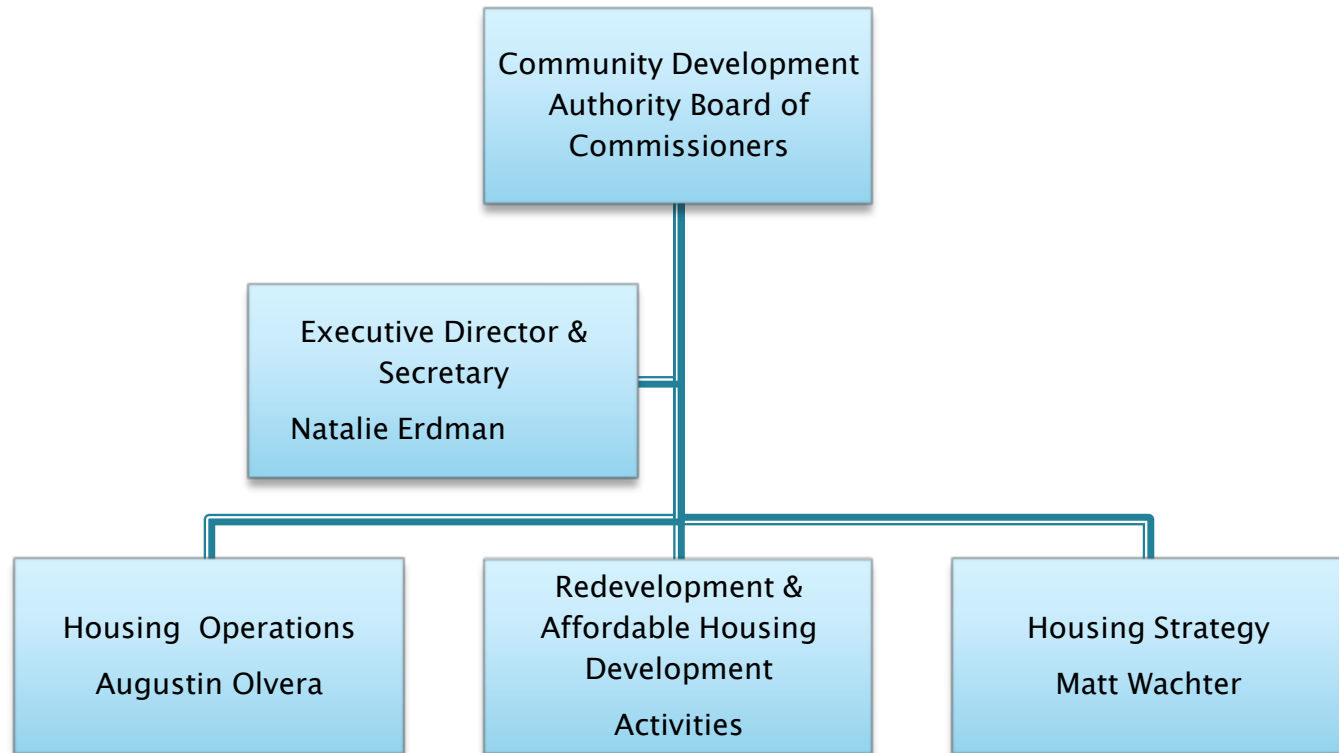
Community Development Authority of the City of Madison

Natalie Erdman, Executive Director



Department of Planning Community & Economic Development







Mission

Carry out the duties set forth in Madison General Ordinance Section 3.69 (11) in accordance with

- The ordinance
- Applicable state statutes for Housing Authorities, Redevelopment Authorities and Housing Finance Agencies
- Contract for services with the City of Madison



- ▶ **Separate Legal Entity**
 - CDA is body politic and corporate separate and distinct from the City.

- ▶ **Governed by 7-member board**
 - Appointed by Mayor
 - Confirmed by Council

- ▶ **Members**
 - 5 citizen members
 - 2 Council members



Organizational Documents

- Madison General Ordinance (MGO) 3.69
- By-Laws
- Contract by and Between CDA and City of Madison
- State Statute regarding Housing Authorities
- State Statute regarding Redevelopment Authorities



Powers and Duties

Housing Authority

- *Provide safe sanitary dwellings for low income persons within the City of Madison boundaries*
- *Provide for the clearance, planning and reconstruction of areas where unsafe housing exists*
- *Administer Federal Contract for Public Housing and Housing Choice Voucher Programs*



Powers and Duties

A Redevelopment Authority

- *Provide for the elimination and prevention of substandard, deteriorated and blighted areas through redevelopment activities*
- *Acquire, construct, redevelop, rehabilitate or dispose of real property*
- *Use power of eminent domain*
- *Issue revenue bonds or other indebtedness*



Development Activities

- ▶ West Broadway aka Lake Point Redevelopment District
- ▶ Badger Anne Redevelopment District
- ▶ Allied Drive Redevelopment District
- ▶ Truax Park Public Housing Redevelopment



West Broadway Redevelopment Area (14 AD):

- ▶ **Monona Shores Apartments**
 - 104 Affordable Apartments
 - Financed with Low Income Housing Tax Credits
 - One, Two and Three Bedroom
 - 80% income/rent restricted
 - Operates at Breakeven



Monona Shores





Lake Point Condominiums





South Madison Badger–Ann–Park Street Redevelopment District (14 AD)

- ▶ The Village on Park
 - 124,000 s.f. and one out lot
 - Major Tenants include Madison College, Dane County Human Resources, Public Health, Lanes Bakery, Yue Wah Grocery
 - City Financing of \$10 Million
 - Operates at Breakeven



The Village on Park





South Madison Badger–Ann–Park Street Redevelopment District (14 AD)

- ▶ Burr Oaks Senior Housing
 - 50 Affordable Apartments for Seniors
 - 100% Rent and Income Restricted
 - 30 apartments have Project Based Section 8 Vouchers
 - Completed in 2011
 - Stabilized Operations



Burr Oaks Senior Housing





Southwest Allied Drive Neighborhood (10 AD):





Allied Drive Revitalization

▶ Revival Ridge

- 49 Affordable Apartments
- Financed with Section 42 Tax Credits
- 100% Rent and Income Restriction
- 36 Project Based Section 8 Vouchers
- Completed in 2009



Revival Ridge





Mosaic Ridge



Unit Type	Total
30x40 Lot	4
1 Bedroom	16
2 Bedroom	34
2 Bed Den & 3 Bedroom	63
4 Bedroom	2
Sum	109
Parking (Required)*	260

* Required parking count generated from City of Madison Zoning Ordinance 28.11

**Allied Revitalization
Development Concept**





Allied Phase III



Unit Type	Total
Studio/Loft	4
1 Bedroom	16
2 Bedroom	34
2 Bed/2 Bath & 3 Bedroom	63
4 Bedroom	2
Sum	109
Parking (Reserved)*	260

* Required parking count generated from City of Madison Zoning Ordinance 28.11

**Allied Revitalization
Development Concept**





Truax Park Redevelopment





Truax Park Phase I





Truax Park Phase II





Additional Property Owned

- ▶ Reservoir Apartments
 - 28 Apartments
 - N. Blount and E. Dayton
 - One Bedrooms, Two Bedrooms, and Three Bedrooms
 - 650 s.f. to 900 s.f.
- ▶ Two Flats
 - 2 Apartments in Two Buildings



Reservoir Apartments





Housing Operations

Public Housing

- ▶ Owns and operates 882 Public Housing units at 40 locations.
- ▶ Public Housing provides safe and affordable housing for low income people with financial assistance from HUD
- ▶ Has an annual budget of approximately \$6 million.



Housing Operations Public Housing





Housing Operations Public Housing





Housing Operations Public Housing





Housing Operations

Housing Choice Voucher (Section 8)

- ▶ The Section 8 Voucher Program provides rental assistance for low-income families to secure decent, safe, and affordable housing.
- ▶ This program is budgeted at \$12 million.
- ▶ There are approximately 1,600 vouchers in use.
- ▶ Section 8 staff work with 500 to 600 landlords to provide housing to low income families.



Housing Operations

Section 8 Homeownership

- ▶ Families leasing under the Section 8 Housing Choice Voucher Program may switch from rental assistance to mortgage assistance when they are ready to purchase a home.
- ▶ 32 households have moved from renting to home ownership.



Housing Operations Housing Choice Voucher (Section 8)

- ▶ Family Self Sufficiency Vouchers
- ▶ Family Unification Vouchers
- ▶ Veterans Assisted Supportive Housing Vouchers (VASH)



Strategic Priorities

- ▶ Redevelop Owned Property
- ▶ Revitalize Neighborhoods
- ▶ Maintain Financial Stability without decrease in services
- ▶ Increase capacity through partnerships
- ▶ Increase access to supportive services to residents through partnerships with service providers