

# CDA Redevelopment

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## *Agency Overview*

### Agency Mission

The mission of the Community Development Authority (CDA) of the City of Madison is to carry out various housing and redevelopment initiatives of the City, with powers and duties provided for under State Statutes.

### Agency Overview

The Agency provides: assisted housing development and management, neighborhood revitalization, housing finance and rehabilitation, and urban renewal and redevelopment. As the City's housing authority, the CDA is charged with the planning the redevelopment of areas where unsafe housing exists and with providing safe and sanitary dwelling accommodations for persons of low income. Acting as the redevelopment authority, the CDA provides for the elimination and prevention of substandard, deteriorated, and blighted areas through redevelopment activities. In addition, the Common Council has designated, by ordinance, the CDA as the administrative entity for the City's various housing rehabilitation and home buyers' assistance loan programs.

### 2018 Budget Highlights

The 2018 Executive Budget includes funding for:

- Overseeing Triangle redevelopment efforts
- Managing construction of single-family housing in Allied Drive
- Overseeing replacement of four public housing units at Teresa Terrace
- Increased salary savings that will be realized through keeping the Housing Initiative Specialist position vacant throughout 2018 (\$59,000)

## CDA Redevelopment

Function: Planning & Development

### Budget Overview

#### Budget by Service (All Funds)

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
<b>Revenue</b>					
Redevelopment	(2,355,795)	(1,820,520)	(1,957,507)	(2,351,895)	(2,361,895)
Total Revenue	\$ (2,355,795)	\$ (1,820,520)	\$ (1,957,507)	\$ (2,351,895)	\$ (2,361,895)
<b>Expense</b>					
Redevelopment	2,355,795	1,820,520	1,957,507	2,351,895	2,361,895
Total Expense	\$ 2,355,795	\$ 1,820,520	\$ 1,957,507	\$ 2,351,895	\$ 2,361,895
<b>Net General Fund</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Budget by Fund & Major

Fund: CDA

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
<b>Revenue</b>					
Charges for Services	(1,522,438)	(1,663,020)	(1,597,535)	(1,640,000)	(1,640,000)
Investments & Contributions	(629,450)	(100,000)	(89,567)	(495,495)	(495,495)
Misc Revenue	(136,436)	(57,500)	(128,881)	(166,400)	(166,400)
Other Finance Source	(67,470)	-	-	(50,000)	(60,000)
Transfer In	-	-	(141,525)	-	-
Total Revenue	\$ (2,355,795)	\$ (1,820,520)	\$ (1,957,507)	\$ (2,351,895)	\$ (2,361,895)
<b>Expense</b>					
Salaries	145,008	198,211	150,459	142,505	142,505
Benefits	49,901	60,346	44,023	59,940	59,131
Supplies	7,118	1,060	4,306	1,400	1,400
Purchased Services	786,394	725,640	854,682	672,122	672,122
Debt & Other Financing	1,367,374	835,263	904,038	1,475,928	1,486,737
Total Expense	\$ 2,355,795	\$ 1,820,520	\$ 1,957,507	\$ 2,351,895	\$ 2,361,895
<b>Net General Fund</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## CDA Redevelopment

Function: Planning & Development

### Service Overview

#### Service: Redevelopment

##### Service Description

This service oversees the Community Development Authority's (CDA) efforts to carry out various economic and redevelopment initiatives of the City. Active CDA redevelopment work includes: The Village on Park, public housing redevelopment in the Triangle, and the Allied Drive Neighborhood redevelopment. The CDA also operates more than 200 affordable apartments with long-term rent restrictions but no federally funded operating subsidy. The goals of this service are to redevelop aging public housing to improve living conditions for existing residents, ensure quality housing for low-income households continues, and undertake redevelopment activities that strengthen low and moderate-income neighborhoods by removing blight and constructing high-quality affordable housing.

##### 2018 Planned Activities

- Plan for redevelopment of 300 public housing units in the Triangle.
- Continue the construction of single family homes in the Allied Drive neighborhood.
- Plan and implement the replacement of four public housing units on Teresa Terrace that are functionally obsolete with up to eight newly constructed affordable housing units.

##### Service Budget by Account Type

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Revenue	(2,355,795)	(1,820,520)	(1,957,507)	(2,351,895)	(2,361,895)
Expense	2,355,795	1,820,520	1,957,507	2,351,895	2,361,895
<b>Net Service Budget</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**CDA Redevelopment****Function:****Planning & Development***Line Item Detail***Agency Primary Fund: CDA****Charges for Service**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Development Fees	(8,201)	(168,020)	(8,445)	(100,000)	(100,000)
Non Dwelling Rent	(1,514,237)	(1,495,000)	(1,589,090)	(1,540,000)	(1,540,000)
<b>TOTAL</b>	<b>\$ (1,522,438)</b>	<b>\$ (1,663,020)</b>	<b>\$ (1,597,535)</b>	<b>\$ (1,640,000)</b>	<b>\$ (1,640,000)</b>

**Investments & Contributions**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Interest	(629,450)	(100,000)	(89,567)	(495,495)	(495,495)
<b>TOTAL</b>	<b>\$ (629,450)</b>	<b>\$ (100,000)</b>	<b>\$ (89,567)</b>	<b>\$ (495,495)</b>	<b>\$ (495,495)</b>

**Misc Revenue**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Miscellaneous Revenue	(136,436)	(57,500)	(128,881)	(166,400)	(166,400)
<b>TOTAL</b>	<b>\$ (136,436)</b>	<b>\$ (57,500)</b>	<b>\$ (128,881)</b>	<b>\$ (166,400)</b>	<b>\$ (166,400)</b>

**Other Finance Sources**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Sale Of Assets	(328,590)	-	-	-	-
(Gain) Loss On Sale Of Asset	482,737	-	-	(50,000)	(50,000)
General Obligation Bond Issue	44,709	-	-	-	-
General Obligation Bond Alloc	(44,709)	-	-	-	-
Capital Contributions	(50,000)	-	-	-	-
Fund Balance Applied	(171,618)	-	-	-	(10,000)
<b>TOTAL</b>	<b>\$ (67,470)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,000)</b>	<b>\$ (60,000)</b>

**Transfer In**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Transfer In From Insurance	-	-	(141,525)	-	-
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (141,525)</b>	<b>\$ -</b>	<b>\$ -</b>

**Salaries**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Permanent Wages	138,990	202,057	148,426	205,301	205,301
Salary Savings	-	(3,846)	-	(83,196)	(83,196)
Pending Personnel	-	-	-	20,000	20,000
Compensated Absence	5,225	-	-	-	-
Hourly Wages	325	-	914	-	-
Overtime Wages Permanent	467	-	1,113	400	400
Election Officials Wages	3	-	6	-	-
<b>TOTAL</b>	<b>\$ 145,008</b>	<b>\$ 198,211</b>	<b>\$ 150,459</b>	<b>\$ 142,505</b>	<b>\$ 142,505</b>

**Benefits**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Comp Absence Escrow	-	1,974	1,046	2,000	2,000
Health Insurance Benefit	22,386	29,110	20,802	26,603	26,952
Wage Insurance Benefit	360	129	954	806	806
WRS	9,231	13,741	10,170	14,392	13,757
FICA Medicare Benefits	10,086	15,392	11,052	16,139	15,616
Other Post Employmnt Benefit	323	-	-	-	-
Pension Expense	7,515	-	-	-	-
<b>TOTAL</b>	<b>\$ 49,901</b>	<b>\$ 60,346</b>	<b>\$ 44,023</b>	<b>\$ 59,940</b>	<b>\$ 59,131</b>

**CDA Redevelopment****Function: Planning & Development***Line Item Detail***Agency Primary Fund: CDA****Supplies**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Postage	339	-	-	200	200
Work Supplies	6,394	1,060	4,306	1,000	1,000
Food And Beverage	384	-	-	-	-
Equipment Supplies	-	-	-	200	200
<b>TOTAL</b>	<b>\$ 7,118</b>	<b>\$ 1,060</b>	<b>\$ 4,306</b>	<b>\$ 1,400</b>	<b>\$ 1,400</b>

**Purchased Services**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Electricity	769	1,000	-	1,000	1,000
Water	2,328	2,000	2,667	2,500	2,500
Stormwater	519	700	438	500	500
Cellular Telephone	-	240	-	240	240
Building Improv Repair Maint	4,040	-	-	-	-
Landscaping	13,683	6,200	138,948	14,000	14,000
Conferences & Training	2,235	4,000	240	3,000	3,000
Appraisal Services	-	2,000	-	2,000	2,000
Audit Services	12,000	19,000	19,000	20,000	20,000
Legal Services	1,123	-	1,436	-	-
Mortgage & Title Services	900	500	-	-	-
Management Services	636,963	651,000	651,000	572,100	572,100
Advertising Services	359	-	240	5,000	5,000
Engineering Services	5,477	-	-	-	-
Other Services & Expenses	68,315	15,000	2,156	15,000	15,000
Property Insurance	37,683	24,000	38,557	36,782	36,782
<b>TOTAL</b>	<b>\$ 786,394</b>	<b>\$ 725,640</b>	<b>\$ 854,682</b>	<b>\$ 672,122</b>	<b>\$ 672,122</b>

**Debt & Other Financing**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Principal	-	575,180	-	787,480	797,480
Interest	682,815	171,820	121,506	613,025	613,025
Paying Agent Services	2,425	-	1,425	2,425	2,425
PILOT	70,000	70,000	-	70,000	70,000
Depreciation	612,134	-	306,067	-	-
Fund Balance Generated	-	18,263	475,040	2,998	3,807
<b>TOTAL</b>	<b>\$ 1,367,374</b>	<b>\$ 835,263</b>	<b>\$ 904,038</b>	<b>\$ 1,475,928</b>	<b>\$ 1,486,737</b>

CDA Redevelopment

Function: Planning & Development

Position Summary

		2017		2018			
		Budget		Request		Executive	
	CG	FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR	18	1.00	95,537	1.00	102,527	1.00	102,527
HSG INIT SPEC	18	1.00	65,876	1.00	67,192	1.00	67,192
TOTAL		2.00	\$ 161,413	2.00	\$ 169,719	2.00	\$ 169,719

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.