

City of Madison 2020 Capital Improvement Plan
Agency Request Summary

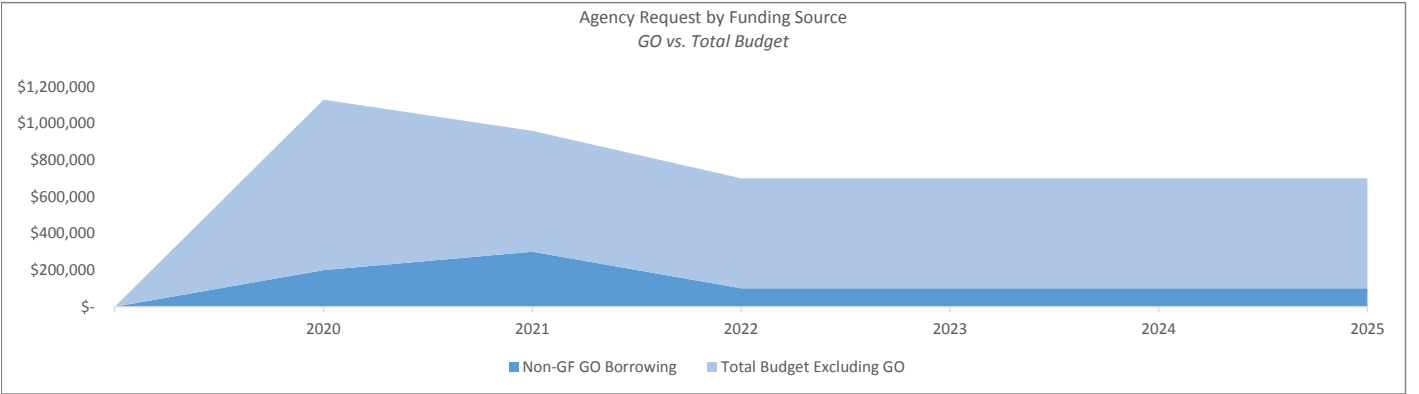
Agency : CDA Redevelopment

Agency Request by Item (All Funds)

	2020	2021	2022	2023	2024	2025
Mosaic Ridge Construction Financing	600,000	600,000	600,000	600,000	600,000	600,000
Village on Park	279,000	59,000	-	-	-	-
Public Housing Redevelopment	250,000	300,000	100,000	100,000	100,000	100,000
Total	\$ 1,129,000	\$ 959,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000

Agency Request by Funding Source

Project	2020	2021	2022	2023	2024	2025
Non-GF GO Borrowing	200,000	300,000	100,000	100,000	100,000	100,000
Reserves Applied	929,000	659,000	600,000	600,000	600,000	600,000
Total	\$ 1,129,000	\$ 959,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000



May 17, 2019

To: David Schmiedicke, Finance Director

From: Tom Conrad, Deputy Director Community Development Authority

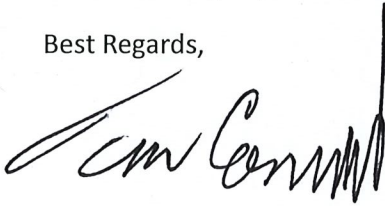
Subject: CDA Redevelopment 2020 Capital Budget Requests

Under state statute, the Community Development Authority is charged with encouraging safe neighborhoods, the provision of healthful homes, and supporting adequate places for employment. The CDA engages in entrepreneurial redevelopment activities and manages properties that support these objectives.

The CDA Redevelopment 2020 Capital Budget Request reflects the agencies core work in neighborhood revitalization and public housing redevelopment. In preparing the 2020 capital budget request, the CDA Board of Commissioners and I have taken into account the CDA's available resources and the budget instructions from the Mayor. We feel that our budget balances these considerations with the needs of the community and our mission.

The primary goal of the 2020 request is to continue the CDA's work on (1) the creation of new affordable housing in the Allied Drive neighborhood; (2) the redevelopment of our aging public housing, which serves very low-income people; and (3) the continued stewardship of the Village on Park, which has become a community asset in the continuing development of South Park Street. If we are successful in our efforts, we will continue to provide high quality, affordable housing options for very low-income residents living in public housing and to support two neighborhoods that have experienced instability.

Best Regards,

A handwritten signature in black ink, appearing to read "Tom Conrad". The signature is stylized and cursive, with a long vertical line extending upwards from the end of the name.

Tom Conrad

Submitted

2020 Capital Improvement Plan Project Budget Proposal

Identifying Information

Agency	CDA Redevelopment ▼	Project Name	Mosaic Ridge Construction Financing ▼
Project Number	10079	Project Type	Project
Project Category	Facility	Priority	2 ▼

Description

This project funds construction at the Mosaic Ridge housing development. The goal of the project is to improve the housing stock in the Allied Drive neighborhood and maintain a variety of housing choices for both renters and owners. Progress will be measured by the successful sale of homes to low and moderate income residents, reduced resident turnover, and stable or increasing value of the homes. Since the program's inception in 2014, seven homes have been sold and 17 lots remain for sale. The project timeline calls for construction to continue in 2019 and to be completed in 2020.

Is this project currently included in the 2019 CIP? ▼

Budget Information

Total Project Budget **Prior Appropriation**

Budget by Funding Source

Funding Source	2020	2021	2022	2023	2024	2025
Reserves Applied ▼	600,000	600,000	600,000	600,000	600,000	600,000
Total	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

Insert Funding Source

Budget by Expenditure Type

Expense Type	2020	2021	2022	2023	2024	2025
Building ▼	600,000	600,000	600,000	600,000	600,000	600,000
Total	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

Insert Expense Type

Performance

Metric	Number of new home and building lot sales completed in the year (annual)	
Data Source	Sales records in the Office of Real Estate Services	
	Baseline	Target
	<input type="text" value="2"/>	<input type="text" value="3"/>

Priority

Citywide Element ▼

Strategy ▼

Describe how this project advances the Citywide Element:

What is the justification for this project?

Mosaic Ridge is an innovative, multi-agency initiative to promote ownership of safe, healthy, and affordable housing in the Allied Drive Community. CDA-owned lots in the neighborhood are sold at reduced prices to low-income households and at market rates. The Office of Real Estate Services contracts for homes to be built on the lots on behalf of buyers, which are then sold to the families. The Community Development Division utilizes a variety of home ownership programs to create an affordable financing package for the purchase.

This project captures the cost to build homes on the lots prior to their sale. Because it is not known how many homes will be constructed in a given year, \$600,000 is used as a placeholder to accommodate anticipated construction. The value has increased from previous year's Capital Improvement Plans to reflect the significant increase in construction costs in the Madison area.

Project Schedule & Location

What is the total time frame for this project?

Start Date: 1/1/2014

End Date: 12/31/2025

	2020	2021	2022	2023	2024	2025
Project Status	Construction	Construction	Construction	Construction	Construction	Construction

Can this project be mapped?

Yes No

What is the location of the project?

2401-2433 Allied Drive/2407-2432 Dunns Marsh Terrace 53711

Is this project on the Project's Portal?

Yes No

Operating Costs

What are the estimated annual operating costs associated with the project?

\$0

Personnel

# of FTEs	Annual Cost	Description
0		No additional FTE are anticipated as a result of this project

Non-Personnel

Major	Amount	Description
	0	No additional operating costs are anticipated as a result of this project

Insert item

Save

Submit

Notes

Notes:

v. 5-22-2019

Save and Close

Submitted

2020 Capital Improvement Plan Program Budget Proposal

Identifying Information

Agency **Project Name**

Project Number 11817 **Project Type** Program

Project Category Facility **Priority**

2020 Munis Project Number

Description

This program funds planning and implementation of public housing redevelopment through 2022. The goal of this program is to provide quality, affordable housing for low-income seniors and people with disabilities. Progress will be measured by completing the renovation or new construction of modern affordable housing, resident stability, and resident satisfaction. Available funding authority from previously adopted capital budgets will fund planning for the Triangle complex redevelopment and redevelopment of public housing duplexes on Theresa Terrace in 2019.

Budget Information

Prior Appropriation* **Prior Year Actual***

*Based on Fiscal Years 2015-2018

Budget by Funding Source

Funding Source	2020	2021	2022	2023	2024	2025
Non-GF GO Borrowing	200,000	300,000	100,000	100,000	100,000	100,000
Reserves Applied	50,000					
Total	\$250,000	\$300,000	\$100,000	\$100,000	\$100,000	\$100,000

Budget by Expenditure Type

Expense Type	2020	2021	2022	2023	2024	2025
Building	250,000	300,000	100,000	100,000	100,000	100,000
Total	\$250,000	\$300,000	\$100,000	\$100,000	\$100,000	\$100,000

Performance

Metric

Data Source

Baseline Data

2017 Actual	2018 Actual	2019 Projected	Target
2,585	2621	2634	2634

Priority

Citywide Element

Strategy

Describe how this project advances the Citywide Element:

Project Schedule & Location

2020 Projects

Project name	Est Cost	Location
Planning for Phase 1 redevelopment of public housing and multi-family housing on the Triangle	\$200,000	755 Braxton Place 53713
Redevelopment of Public Housing on Theresa Terrace	\$50,000	1400 Block of Theresa Terrace

Insert item

Explain the justification for selecting projects planned for 2020:

The Triangle redevelopment project estimates costs associated with planning for housing redevelopment in later years (e.g., consultants, financial professionals). Actual construction on the Triangle is expected to be paid through a variety of third-party sources.

The Theresa Terrace property needs to be evaluated for the best possible future use in the community. The project captures possible redevelopment costs.

These projects are dependent on the appointment of the CDA Executive Director and the recruitment of a redevelopment specialist.

2021 Projects

Project Name	Est Cost	Location
Redevelopment in Triangle Phase 1	\$100,000	755 Braxton Place 53717
Redevelopment in Triangle Phase 2	\$200,000	755 Braxton Place 53717

Insert item

Explain the justification for selecting projects planned for 2021:

Continuation of Phase 1 Triangle Redevelopment and commencement of predevelopment for Phase 2 of Triangle redevelopment.

2022 Projects

Project Name	Est Cost	Location
Redevelopment in Triangle Phase 2	\$100,000	755 Braxton Place 53717

Insert item

Explain the justification for selecting projects planned for 2022:

Continuation of predevelopment for Phase 2 of the Triangle Redevelopment. Phase 1 should be under construction at this point with third-party financing.

2023 Projects

Project name	Est Cost	Location
Planning for redevelopment of 3A units in Truax housing	\$200,000	3400 Anderson Street 53704

Insert item

Explain the justification for selecting projects planned for 2023:

Predevelopment costs for redevelopment of 3A units at Truax. Phase 2 in the Triangle should be under construction at this point with third-party financing.

2024 Projects

Project name	Est Cost	Location
Planning for redevelopment of 3A units in Truax housing	\$100,000	3400 Anderson Street 53704

Insert item

Explain the justification for selecting projects planned for 2024:

Predevelopment costs for redevelopment of 3A units at Truax.

2025 Projects

Project name	Est Cost	Location
Planning for the predevelopment costs for Triangle Redevelopment Phase 3	\$100,000	755 Braxton Place 53717

Insert item

Explain the justification for selecting projects planned for 2025:

Operating Costs

What are the estimated annual operating costs associated with the projects planned within this program?

Personnel

# of FTEs	Annual Cost	Description
1	70,000	The CDA anticipates filling a vacant redevelopment specialist position that will be instrumental in the redevelopment planning for these properties. The position is unlikely to be posted until the CDA Executive Director is appointed, but an estimate of \$70,000 is used here.

Non-Personnel

Major	Amount	Description
	0	No additional operating expenses are anticipated as a result of the redevelopment planning activities.

Insert item

Notes

Notes:

v. 5-22-2019

Save and Close

Submitted

2020 Capital Improvement Plan Project Budget Proposal

Identifying Information

Agency	CDA Redevelopment ▾	Project Name	Village on Park ▾
Project Number	10578	Project Type	Project
Project Category	Facility	Priority	1 ▾

Description

This project will replace the existing roof at The Village on Park and demolishes the north side building. The project is designed to eliminate roof leaks, encapsulate asbestos on the underside of the roof deck, and waterproof heating, ventilation, and air conditioning (HVAC) platforms in the alley. Demolition of the north side building in 2020 removes an unattractive structure from the site and improves the neighborhood and customer experience. Progress will be measured by a reduction in reported leaks and the associated maintenance costs and new development on the site. Construction is currently underway and anticipated to be completed in 2020.

Is this project currently included in the 2019 CIP? Yes ▾

Budget Information

Total Project Budget **Prior Appropriation**

Budget by Funding Source

Funding Source	2020	2021	2022	2023	2024	2025
Reserves Applied ▾	279,000	59,000				
Total	\$279,000	\$59,000	\$0	\$0	\$0	\$0

Insert Funding Source

Budget by Expenditure Type

Expense Type	2020	2021	2022	2023	2024	2025
Building ▾	279,000	51,000				
Land Improvements ▾		8,000				
Total	\$279,000	\$59,000	\$0	\$0	\$0	\$0

Insert Expense Type

Performance

Metric	Village on Park net revenue including capital expenses and debt service (annual)	
Data Source	MUNIS and property management monthly financial reports	
	Baseline	Target
	<input type="text" value="-50,380"/>	<input type="text" value="0"/>

Priority

Citywide Element Neighborhoods and Housing ▾

Strategy Does not meet a strategy. ▾

Describe how this project advances the Citywide Element:

The Village on Park is a unique commercial space owned by the Community Development Authority (CDA). The redevelopment and continued operation of the Village on Park fulfills the CDA's statutory charge to encourage well-planned, integrated, stable, safe, and healthful neighborhoods. In close connection with the South Madison planning initiative, the Board of Commissioners is engaged in a process to further develop the property to meet the needs of the surrounding neighborhood. As those plans are developed, they will be added to the Capital Improvement Plan.

What is the justification for this project?

The work captured in this project is essential for the responsible maintenance of the property. In 2020, specific elements include HVAC repairs, electrical work, elevator repairs, and a roof replacement. The electrical work addresses a safety concern with ice damming over an emergency exit. The elevator repair addresses a safety concern in which maintenance staff and tenants could become trapped in an elevator with no emergency phone.

The Capital Improvement Plan does not include possible tenant improvement expenses as new spaces, notably the Madison College space, are leased. These will be added to the CIP as contracts are negotiated.

No new GO borrowing is requested for the Village on Park.

Project Schedule & Location

What is the total time frame for this project?

Start Date: End Date:

	2020	2021	2022	2023	2024	2025
Project Status	Planning	Planning				

Can this project be mapped?

Yes No

What is the location of the project?

Is this project on the Project's Portal?

Yes No

Operating Costs

What are the estimated annual operating costs associated with the project?

Personnel

# of FTEs	Annual Cost	Description
<input type="text" value="0"/>	<input type="text" value="0"/>	No additional personnel will be hired as a result of this project.

Non-Personnel

Major	Amount	Description
<input type="text"/>	<input type="text" value="0"/>	No additional operating expenses are anticipated as a result of this project.

Insert item

Notes

Notes: