

# CDA Redevelopment

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## *Agency Overview*

### Agency Mission

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

### Agency Overview

The Agency provides assisted housing development and management, neighborhood revitalization, housing financing and rehabilitation, and oversees urban renewal and redevelopment. As the City's housing authority, the CDA is charged with 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.

### 2021 Budget Highlights

The 2021 Executive Budget:

- Includes new revenue and expenses related to transferring 32 public housing units at the end of 2020 from CDA Housing to the Madison Revitalization and Community Development Corporation (MRCDC), a 501c3 owned by the CDA and now presented in the CDA Redevelopment budget (Increase: \$535,000).
- Reallocates part of PCED Director's salary and benefits to the Community Development Authority for the time spent supporting CDA Redevelopment (Increase: \$7,000).

**CDA Redevelopment****Function: Planning & Development***Budget Overview*

## Agency Budget by Fund

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
CDA	3,155,669	872,003	950,104	1,387,473	1,390,996
<b>TOTAL</b>	<b>\$ 3,155,669</b>	<b>\$ 872,003</b>	<b>\$ 950,104</b>	<b>\$ 1,387,473</b>	<b>\$ 1,390,996</b>

## Agency Budget by Service

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Redevelopment	3,155,669	872,003	950,104	1,387,473	1,390,996
<b>TOTAL</b>	<b>\$ 3,155,669</b>	<b>\$ 872,003</b>	<b>\$ 950,104</b>	<b>\$ 1,387,473</b>	<b>\$ 1,390,996</b>

## Agency Budget by Major-Revenue

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Intergov Revenues	-	-	-	(391,188)	(391,188)
Charges For Services	(1,814,304)	(146,540)	(146,808)	(310,640)	(176,640)
Investments & Other Contributions	(198,059)	(314,610)	(198,059)	(252,590)	(73,566)
Misc Revenue	(35,493)	-	-	(650)	(650)
Other Financing Source	(921,813)	(410,853)	(605,237)	(432,405)	(748,952)
Transfer In	(186,000)	-	-	-	-
<b>TOTAL</b>	<b>\$ (3,155,669)</b>	<b>\$ (872,003)</b>	<b>\$ (950,104)</b>	<b>\$ (1,387,473)</b>	<b>\$ (1,390,996)</b>

## Agency Budget by Major-Expenses

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Salaries	46,134	143,618	98,771	269,093	214,196
Benefits	60,895	49,781	21,320	58,688	67,878
Supplies	146	2,500	4,713	26,840	26,840
Purchased Services	625,229	70,988	70,063	134,883	84,883
Debt & Other Financing	2,237,266	605,116	755,238	897,969	444,593
Transfer Out	186,000	-	-	-	552,606
<b>TOTAL</b>	<b>\$ 3,155,669</b>	<b>\$ 872,003</b>	<b>\$ 950,104</b>	<b>\$ 1,387,473</b>	<b>\$ 1,390,996</b>

# CDA Redevelopment

Function: Planning & Development

## Service Overview

Service: Redevelopment

Citywide Element: Neighborhoods and Housing

### Service Description

This service is responsible for the Community Development Authority's (CDA) housing, economic, and redevelopment initiatives in the City of Madison. CDA Redevelopment manages Monona Shores Apartments, Burr Oaks Senior Housing, Revival Ridge Apartments, Reservoir Apartments, and commercial space at the Village on Park. Active CDA Redevelopment projects include single-family home construction in the Allied Drive neighborhood and redevelopment of aging public housing units. The goals of this service are to provide high-quality housing for low-income households and to undertake redevelopment activities that strengthen low and moderate-income neighborhoods.

### Major Budget Changes

- Budgeted revenue and expenses related to transferring 32 public housing units at the end of 2020 from CDA Housing to the Madison Revitalization and Community Development Corporation (MRCDC), a 501c3 owned by the CDA (\$535,000).
- Eliminated the budget for offsetting revenues and expenses related to property insurance payments, interest payments, and payment in lieu of taxes (PILOT payments). These expenses are reimbursed by the individual CDA properties and removing the budgeted revenues and expenses will align with how the transactions actually occur between the CDA sub-funds. The overall effect on the budget is revenues and expenses decreasing by the same amount (\$314,000).

### Activities Performed by this Service

- Housing Asset Management: Oversee contracts with property managers to administer housing projects.
- Commercial Asset Management: Oversee operations at The Village on Park by managing a contract with a property management company.
- Staffing the CDA Board: As a separate public entity, the CDA is governed by a Board of Commissioners. CDA staff and assigned City staff support the operation of the Board and its committees.

### Service Budget by Fund

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
General	-	-	-	-	-
Other-Expenditures	3,155,669	872,003	950,104	1,387,473	1,390,996
<b>TOTAL</b>	<b>\$ 3,155,669</b>	<b>\$ 872,003</b>	<b>\$ 950,104</b>	<b>\$ 1,387,473</b>	<b>\$ 1,390,996</b>

### Service Budget by Account Type

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Revenue	(3,155,669)	(872,003)	(950,104)	(1,387,473)	(1,390,996)
Personnel	107,028	193,399	120,091	327,781	282,074
Non-Personnel	3,048,641	678,604	830,013	1,059,692	1,108,922
Agency Charges	-	-	-	-	-
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

## Intergovernmental Revenue

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Federal Revenues Operating	-	-	-	(391,188)	(391,188)
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (391,188)</b>	<b>\$ (391,188)</b>

## Charges for Service

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Development Fees	(21,440)	(25,040)	(25,308)	(31,440)	(31,440)
Reimbursement Of Expense	(17,661)	(121,500)	(121,500)	(136,000)	(2,000)
Dwelling Rent	-	-	-	(143,200)	(143,200)
Non Dwelling Rent	(1,775,203)	-	-	-	-
<b>TOTAL</b>	<b>\$ (1,814,304)</b>	<b>\$ (146,540)</b>	<b>\$ (146,808)</b>	<b>\$ (310,640)</b>	<b>\$ (176,640)</b>

## Investments &amp; Contributions

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Interest	(198,059)	(314,610)	(198,059)	(252,590)	(73,566)
<b>TOTAL</b>	<b>\$ (198,059)</b>	<b>\$ (314,610)</b>	<b>\$ (198,059)</b>	<b>\$ (252,590)</b>	<b>\$ (73,566)</b>

## Misc Revenue

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Miscellaneous Revenue	(35,493)	-	-	(650)	(650)
<b>TOTAL</b>	<b>\$ (35,493)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (650)</b>	<b>\$ (650)</b>

## Other Finance Sources

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Sale Of Assets	(921,813)	(400,000)	(605,237)	(400,000)	(400,000)
Fund Balance Applied	-	(10,853)	-	(32,405)	(348,952)
<b>TOTAL</b>	<b>\$ (921,813)</b>	<b>\$ (410,853)</b>	<b>\$ (605,237)</b>	<b>\$ (432,405)</b>	<b>\$ (748,952)</b>

## Transfer In

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Transfer In From CDA	(186,000)	-	-	-	-
<b>TOTAL</b>	<b>\$ (186,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## Salaries

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Permanent Wages	47,238	205,813	98,771	242,689	296,414
Salary Savings	-	(87,695)	-	(92,718)	(82,718)
Pending Personnel	-	25,000	-	118,622	-
Compensated Absence	(7,410)	-	-	-	-
Hourly Wages	5,682	-	-	-	-
Overtime Wages Permanent	624	500	-	500	500
<b>TOTAL</b>	<b>\$ 46,134</b>	<b>\$ 143,618</b>	<b>\$ 98,771</b>	<b>\$ 269,093</b>	<b>\$ 214,196</b>

## Benefits

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Health Insurance Benefit	4,704	20,092	9,307	23,497	25,336
Wage Insurance Benefit	244	186	398	342	581
WRS	3,512	13,892	6,465	16,381	19,567
FICA Medicare Benefits	4,034	15,611	5,149	18,468	22,394
Pension Expense	48,401	-	-	-	-
<b>TOTAL</b>	<b>\$ 60,895</b>	<b>\$ 49,781</b>	<b>\$ 21,320</b>	<b>\$ 58,688</b>	<b>\$ 67,878</b>

# CDA Redevelopment

Function: Planning & Development

## Line Item Detail

Agency Primary Fund: CDA

### Supplies

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Office Supplies	-	-	-	500	500
Copy Printing Supplies	63	-	6	700	700
Furniture	-	-	2,500	-	-
Hardware Supplies	-	2,000	1,707	500	500
Software Lic & Supplies	-	-	-	100	100
Postage	83	-	500	250	250
Work Supplies	-	500	-	1,100	1,100
Asphalt Repair Materials	-	-	-	100	100
Janitorial Supplies	-	-	-	1,000	1,000
Safety Supplies	-	-	-	500	500
Snow Removal Supplies	-	-	-	250	250
Uniform Clothing Supplies	-	-	-	140	140
Building Supplies	-	-	-	1,000	1,000
Electrical Supplies	-	-	-	200	200
HVAC Supplies	-	-	-	10,000	10,000
Plumbing Supplies	-	-	-	5,000	5,000
Machinery And Equipment	-	-	-	500	500
Equipment Supplies	-	-	-	5,000	5,000
<b>TOTAL</b>	<b>\$ 146</b>	<b>\$ 2,500</b>	<b>\$ 4,713</b>	<b>\$ 26,840</b>	<b>\$ 26,840</b>

### Purchased Services

	2019 Actual	2020 Adopted	2020 Projected	2021 Request	2021 Executive
Natural Gas	-	-	-	2,500	2,500
Electricity	-	1,000	-	4,500	4,500
Water	3,609	4,300	4,749	9,800	9,800
Sewer	-	-	-	5,000	5,000
Stormwater	409	400	415	3,400	3,400
Telephone	-	-	-	200	200
Cellular Telephone	-	-	-	200	200
Building Improv Repair Maint	28,425	-	-	1,250	1,250
Fire Protection	-	-	-	250	250
Pest Control	-	-	-	775	775
Grounds Improv Repair Maint	-	-	-	2,000	2,000
Landscaping	7,833	6,000	7,833	14,220	14,220
Equipment Mntc	-	-	-	500	500
Recruitment	-	-	375	-	-
Conferences & Training	725	3,000	450	3,000	3,000
Appraisal Services	-	1,000	-	1,000	1,000
Audit Services	10,000	10,000	10,000	23,000	23,000
Management Services	520,400	-	-	-	-
Advertising Services	-	500	-	500	500
Architectural Services	2,099	-	-	-	-
Other Services & Expenses	4,095	5,288	157	5,788	5,788
Grants	12,100	-	-	-	-
Property Insurance	35,535	39,500	46,084	57,000	7,000
<b>TOTAL</b>	<b>\$ 625,229</b>	<b>\$ 70,988</b>	<b>\$ 70,063</b>	<b>\$ 134,883</b>	<b>\$ 84,883</b>

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

## Debt &amp; Other Financing

	<b>2019 Actual</b>	<b>2020 Adopted</b>	<b>2020 Projected</b>	<b>2021 Request</b>	<b>2021 Executive</b>
Principal	-	5,002	-	15,002	-
Interest	260,622	268,364	277,234	220,956	32,461
Paying Agent Services	1,000	7,380	1,000	28,500	28,500
PILOT	70,000	85,000	85,000	85,000	-
Fund Balance Generated	1,905,644	239,370	392,004	548,512	383,632
<b>TOTAL</b>	<b>\$ 2,237,266</b>	<b>\$ 605,116</b>	<b>\$ 755,238</b>	<b>\$ 897,969</b>	<b>\$ 444,593</b>

## Transfer Out

	<b>2019 Actual</b>	<b>2020 Adopted</b>	<b>2020 Projected</b>	<b>2021 Request</b>	<b>2021 Executive</b>
Transfer Out To Debt Service	-	-	-	-	552,606
Transfer Out To CDA	186,000	-	-	-	-
<b>TOTAL</b>	<b>\$ 186,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 552,606</b>

# CDA Redevelopment

Function: Planning & Development

*Position Summary*

Classification	CG	2020 Adopted Budget		2021 Budget			
		Adopted		Request		Executive	
		FTEs	Amount	FTEs	Amount	FTEs	Amount
CDA EXECUTIVE DIR-21	18	1.00	91,800	1.00	92,718	1.00	92,718
REAL ESTATE DEV SPEC 4-18	18	1.00	79,697	1.00	80,493	1.00	80,493
<b>TOTAL</b>		<b>2.00</b>	<b>171,497</b>	<b>2.00</b>	<b>173,211</b>	<b>2.00</b>	<b>173,211</b>

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.