

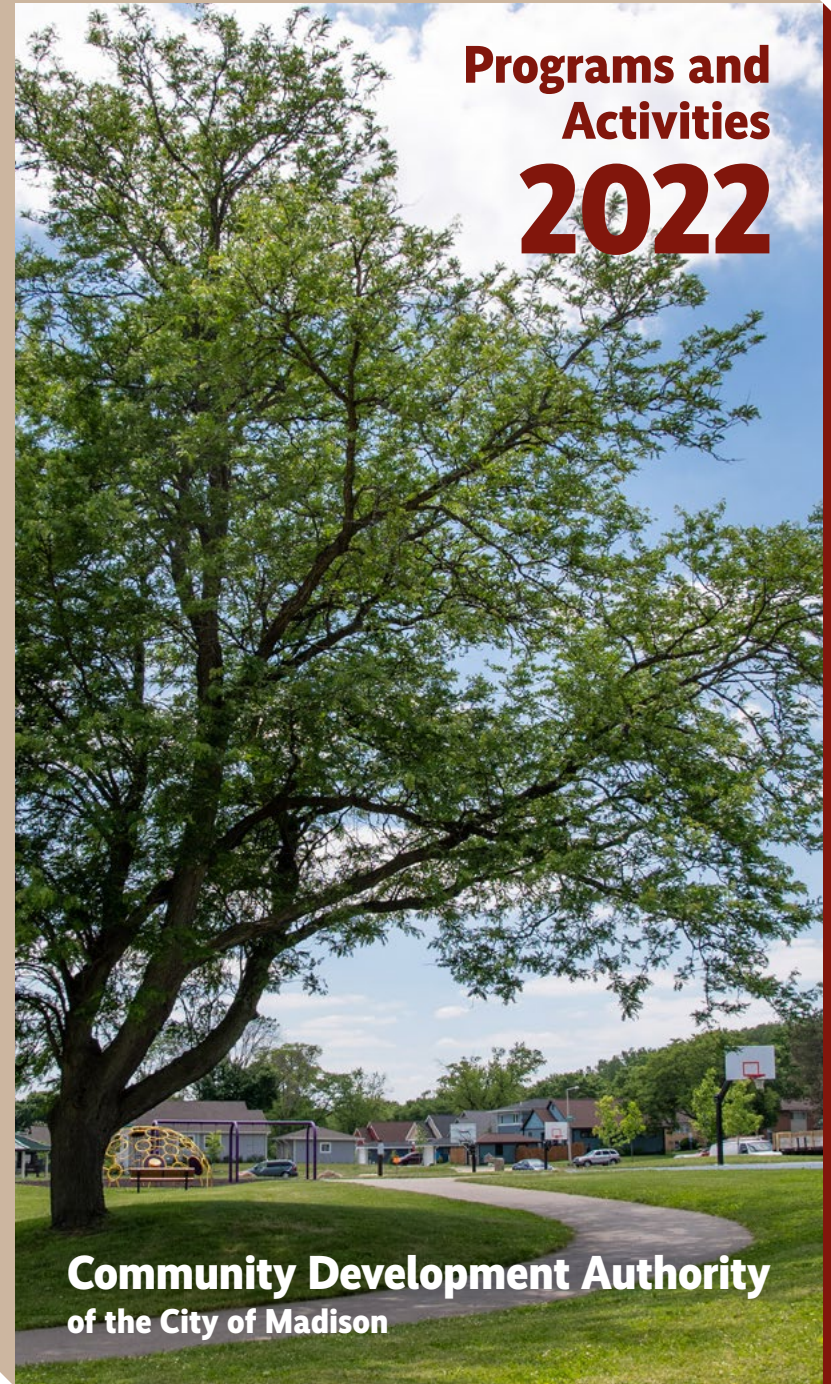


Community Development Authority

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**Programs and
Activities
2022**



**Community Development Authority
of the City of Madison**

Community Development Authority

The Community Development Authority (CDA) was created to address the issues of affordable housing and economic opportunity for low- and moderate-income residents of the City of Madison.

As a public entity, the CDA encourages and facilitates responsible development and redevelopment in the City of Madison by forming partnerships with developers, lenders, investors, nonprofit organizations, and federal, state, and local government. The Authority's work focuses to meet the highest needs and aspirations of the people of Madison, builds upon a community's assets, and results in economic and social opportunities so that Madison communities may grow and prosper.

The CDA's mission is to make sure low-income families have safe, affordable, quality housing in communities offering empowerment, economic opportunity, and a vibrant living environment.

The CDA was designated as a ConnectHome agency in 2019.

Board of Commissioners

Alder Sheri Carter	Alder Tag Evers
Claude A. Gilmore	DeWayne Gray
Gregory R. Reed	Kelda H. Roys
Mary E. Strickland	

2022 Resident Advisory Board

Katherine Acker	Marquize Hanger	Je'Dauri Robinson
Curtis Arnoldi	Rosie Haskins	Martha Siravo
John Beeman	Betsy Johnson	Malinda Sloan
Gwendolyn Diemer	Cindy Julius	Falaki Taylor
LaQuella Etchin	Lisa Krosinski	Myesha Whitson
DeWayne Gray	Olayinka Olagbegi-	Don Williams
Marian Hadden	Adegbite	



3,307 Total Assisted Units

\$16,523 Average Participant Annual Household Income

17.76% Percentage of Elderly Participants

5,117 Average Monthly Number of People Housed

34.83% Participants Person with Disabilities

65.69% Participants HUD Racial/Ethnic Identity Categories

5,316 Total Wait List Applicants



CDA Housing Authority

Established in 1945, the CDA's Housing Authority provides the core services necessary to operate important, federally funded, low-income housing programs within the City of Madison.

Housing Authority At A Glance

Public Housing:

766 Units for families, seniors, and people with disabilities

Multifamily Housing:

115 designated units for elderly and persons with disabilities

Section 8 Housing Choice Voucher Program:

1,723 rental vouchers in use

Section 8 Project-Based Voucher Program:

202 vouchers at 12 different developments

Section 8 Family Unification Program: 79 vouchers in use

Section 8 Veterans Affairs Supportive Housing program:

181 vouchers in use

Section 8 Moving Up Pilot Program: 6 vouchers in use

Section 8 Mainstream Program: 43 vouchers in use

Section 8 Emergency Housing: 42 vouchers in use

Section 8 Homeownership Program: 61 closings to date

Resident Opportunity and Self-Sufficiency Program:

4 referrals per month

Section 8 Family Self-Sufficiency Program: 12 participants enrolled

Multifamily Housing Service Coordinator Grant: 366 people served



CDA Redevelopment Authority

Established in 1958, the CDA's Redevelopment Authority provides economic and redevelopment services in the City of Madison. Redevelopment activities focus on strengthening neighborhoods and the construction of high-quality affordable housing.

The CDA also owns and operates 242 affordable apartments with long-term rent restrictions, as well as commercial space and home-ownership parcels.

Redevelopment Authority At A Glance

Monona Shores Apartments: 104 units for families, including 71 units with income and rent restrictions

Burr Oaks Senior Housing:
50 units for seniors with 100% income and rent restrictions

Revival Ridge Apartments:
49 units for families with 100% income and rent restrictions

Truax Park Redevelopment Phase 1, LLC:
71 rehabbed units (47 Public Housing and 24 Section 8 PBVs)

Truax Park Development Phase 2, LLC: 40 new units of Public Housing and 8 units for homeless supportive housing

Reservoir Apartments (CDA 95-1): 28 units affordable housing, and 1 commercial space

The Village on Park: 123,300 square feet mixed-use commercial space

Mosaic Ridge: 24 lots for single-family homes with a portion of lots designated for low- and moderate-income families

Mosaic Ridge Buyer Area Median Income	
Market Rate	12
50-80% AMI	10
Total Sales	22

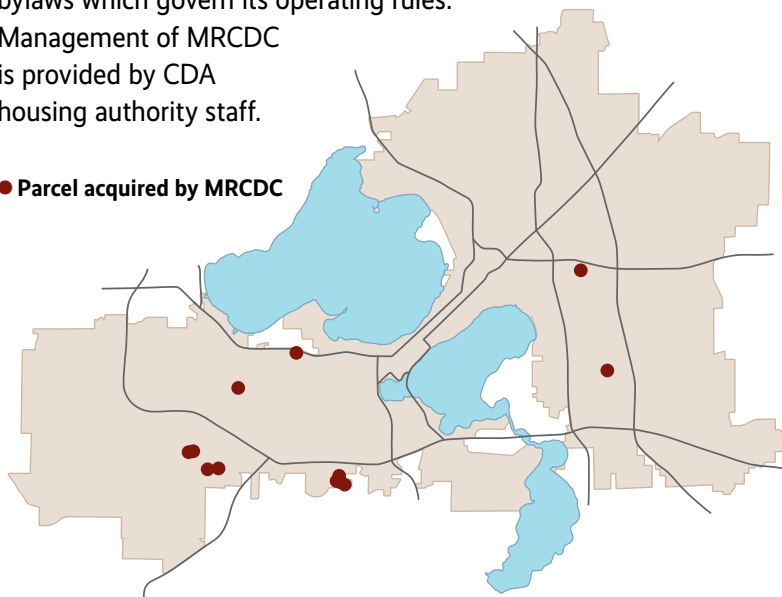
Madison Revitalization and Community Development Corporation (MRCDC)

Housing and Redevelopment Authorities establish a separate legal entity to further Public Housing asset repositioning goals, to pursue other available funding sources that would not otherwise be available (e.g. grants or financing set aside or limited to non-profits), to facilitate the use of tax credits, to enter into Housing Assistance Payment contracts, to receive contributions and administer funds for resident services, and to receive tax exemptions.

The CDA founded the MRCDC, a 501(c)(3) non-profit organization, in 1998 to engage in blight removal and activities to facilitate community development. The MRCDC's primary mission is to serve and be accountable to low-income persons and communities through representation on its governing board. The MRCDC has corporate bylaws which govern its operating rules.

Management of MRCDC is provided by CDA housing authority staff.

● Parcel acquired by MRCDC



MRCDC At A Glance

On January 1, 2022, the MRCDC acquired 32 units of former Public Housing from the CDA through a U.S. Department of Housing and Urban Development Section 18 disposition process. The properties are located on 12 parcels on the East and West sides of Madison and consist of duplexes and four-plexes. The MRCDC maintains the scattered site properties as affordable housing for low-income families at or below 80 percent of AMI through a recorded, long-term land-use restriction.

MRCDC Financial Summary

Total Assets	\$641,786
Total Liabilities	\$82,302
Total Net Position	\$559,484
Total Operating Revenue	\$485,040
Total Operating Expenses	\$253,971
Operating Income	\$231,069
Cash Flows From Operating Activities:	\$346,356
Cash Flows from Capital and Related Financing Activities:	(\$11,532)
Cash and Cash Equivalents – End of Year	\$334,825

MRCDC Board of Directors

Gregory R. Reed, President
 Mary Strickland, Vice President Matthew Wachter, Secretary
 Kelda H. Roys, Director Sheri Carter, Director
 Tag Evers, Director DeWayne T. Gray, Director