



---

# CDA Board

2025 Q4

December 16, 2025

- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

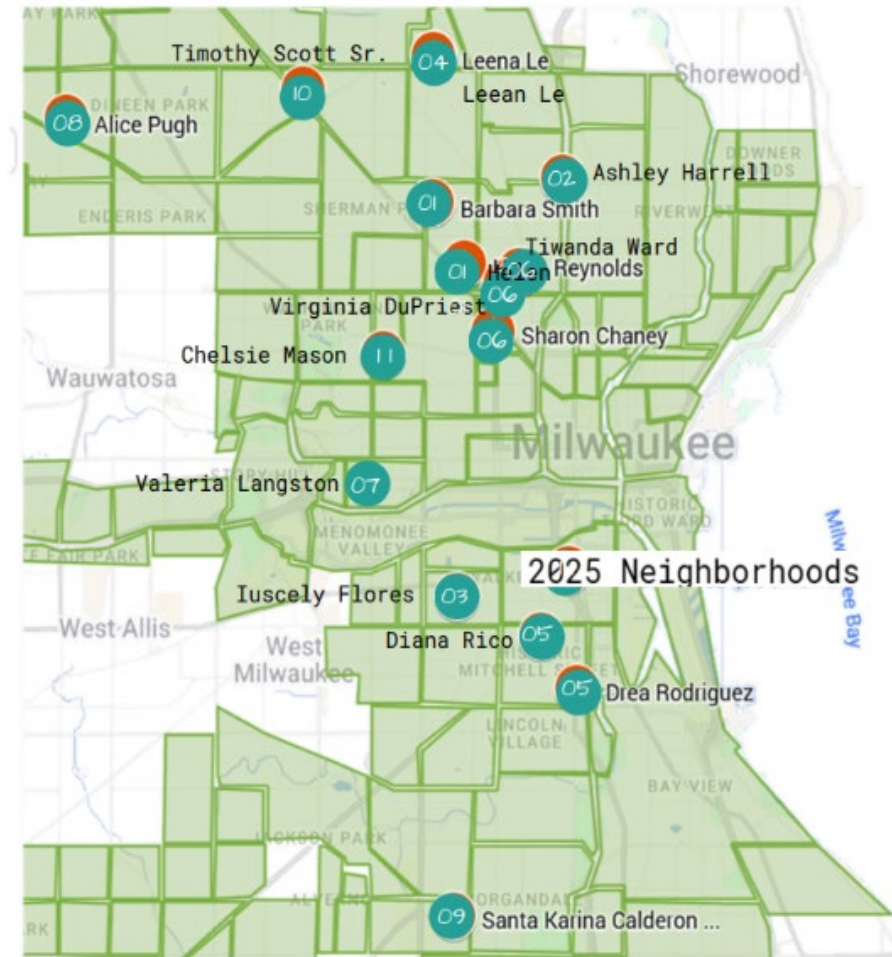


# 2025 Resident Leadership: Expanding to New Neighborhoods



Alice Pugh  
Ashley Harrell  
Barbara Smith  
Chelsie Mason  
Diana Rico  
Drea Rodriguez  
Helen Reynolds  
Leean Le  
Leena Le  
Iuscely Flores  
Santa Calderon Ramirez  
Sharon Chaney  
Timothy Scott  
Tiawanda Ward  
Valerie Langston  
Virginia DuPriest

Nash Park  
Borchert Field  
Amani  
Washington Park  
Historic Mitchell Street  
Historic Mitchell Street  
Amani  
Garden Homes  
Garden Homes  
Clarke Square  
Southpoint  
Lindsay Heights  
Sherman Park  
Lindsay Heights  
Merrill Park  
Lindsay Heights



2025 Neighborhoods



# Resident Leadership: 2026 Budget Cycle



Empowered residents making their voices heard! Engaging with elected officials to shape our community together!



## PARTICIPATORY BUDGET HEARINGS

This is your chance to voice your ideas and priorities for our community's budget. We want to hear from you and work together to make our neighborhood an even better place to live. Your input is invaluable, and every voice matters! We look forward to seeing you there!

### Important Dates to Know

- **May to September**  
Executive Budget Development
- **July 9**  
Mayor's Public Budget Hearing
- **September 3**  
RACH Meeting with City of MKE Staff
- **September 23**  
Mayor submits Proposed Budget
- **October 6 - Testimony Opportunity**  
Finance & Personnel Committee reviews proposed executive budget
- **October 10 - Opportunity w/ Mayor Johnson**  
RACH on the budget
- **October 18 - Testimony Opportunity**  
Joint Public Hearing on the budget
- **October 31 - Budget Amendment Day**  
Finance & Personnel Committee



WE ADVOCATE AT ALL LEVELS



- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

# Resolution 2025 - 10

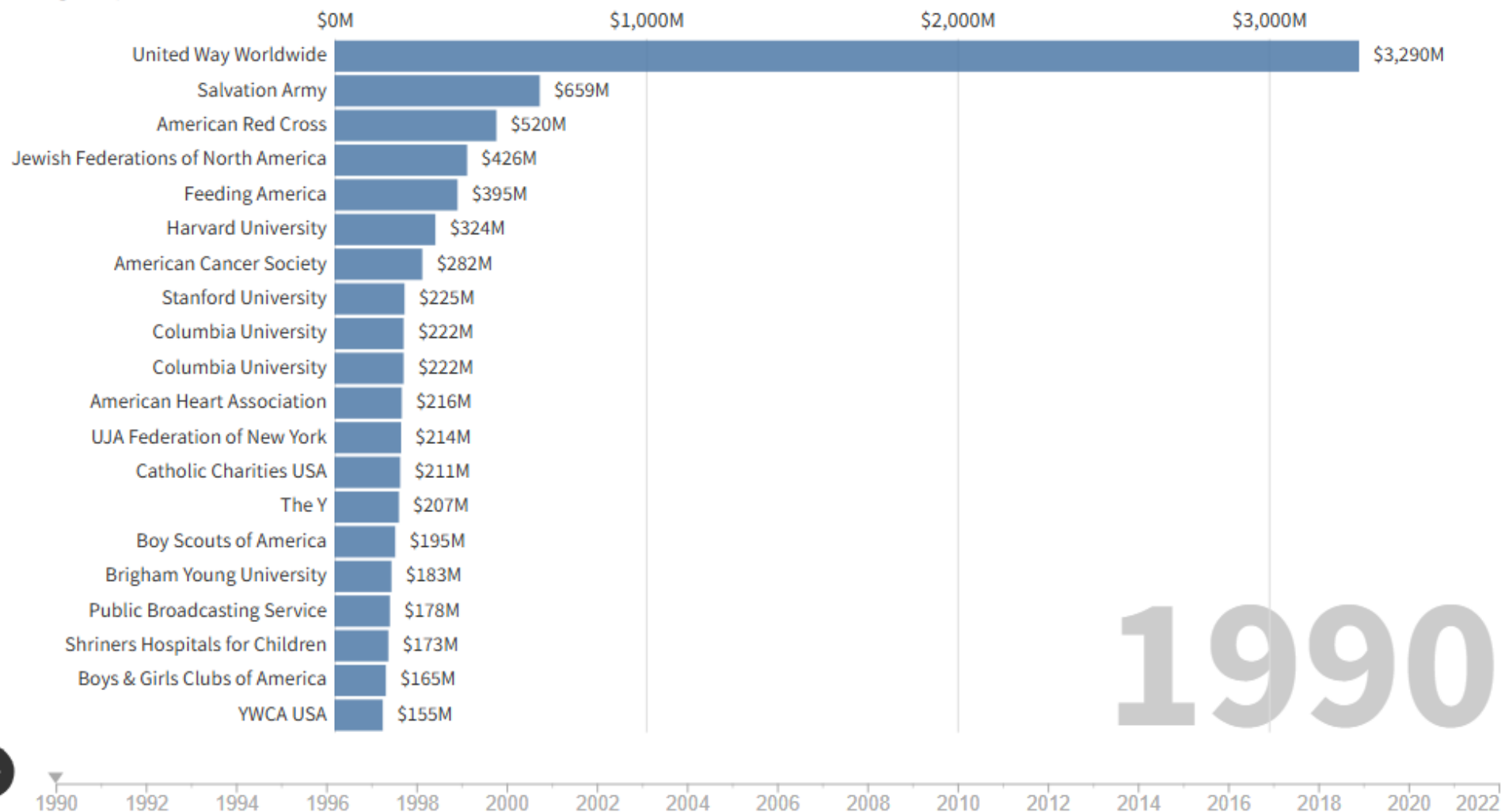
The CDA Board accepts the audit presented at the 12/16/26 Board meeting and authorizes Chief Alliance Executive (CAE) and CDA Board Vice Chair/Treasurer to execute documents required to complete the audit and file appropriate tax returns and other documents.



- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

## 20 U.S. Charities Receiving the Most Contributions

Donor-Advised Fund  
Operating Nonprofit



Graph by the Institute for Policy Studies. For 2020 and before, estimates come from the Chronicle of Philanthropy's list of America's Favorite Charities. For 2021 and after, estimated DAF and university contributions are from an IPS analysis of organization tax forms, publicly available from the IRS, and estimated contributions to other organizations are from Forbes' list of America's Top Charities. All estimates include private contributions only (no government grants).



# Community Development Alliance

2026 Budget

Version 1.0 12-15-25

	2026
<b>Income</b>	
Funder's Council	\$ 808,333
Lenders Council	\$ 115,000
Private Contributions	\$ 50,000
Additional Contributions	\$ 150,000
Contract Income	\$ -
Resident Collaboration Grants/Contracts	
Event Sponsorship	\$ 30,000
Investment/ Other Income	\$ 140,000
Previous Year Carry Over	\$ 50,000
<b>Total Income</b>	<b>\$ 1,343,333</b>

	2026
<b>Expenses</b>	
<b>Administration</b>	
Operations Director	\$ 89,303
Philanthropic Director	\$ 85,000
Payroll Taxes, Retirement, Health Benefits	\$ 34,257
<b>Total Admin</b>	<b>\$ 208,560</b>
	\$ -
<b>Programming</b>	
CAE - Project Management	\$ 169,610
Deputy Director - Project Management	\$ 128,125
Policy Director	\$ 89,303
Resident Collaboration Director	\$ 91,536
Resident Engagement	\$ -
Resident Council	\$ 30,000
Contracted Organizations	\$ 48,000
Facilitator	\$ 16,000
Resident Stipends	\$ 16,000
Food	\$ 8,000
Resident Storytelling, Advocacy, Planning	\$ 35,000
Data/Reporting	\$ 75,000
Data Purchase & Programming	\$ 10,000
Government Relations	\$ 25,000
Communication	\$ 75,000
Events	\$ 70,000
Contracted Project Manager	\$ -
Payroll Taxes, Retirement, Health Benefits	\$ 106,714
Program Grant Expense	\$ -
<b>Total Programming</b>	<b>\$ 993,287</b>

	\$ -
<b>Organizational Support</b>	<b>\$ -</b>
Legal	\$ 15,000
Research	\$ 5,000
Accounting	\$ 15,000
Audit	\$ 15,000
Insurance	\$ 10,000
Payroll/HR/Benefits Admin	\$ 5,000
Technology	\$ 15,000
Office Space	\$ 15,000
Office Supplies/Printing	\$ 2,500
Coaching	\$ -
Planning	\$ -
Training	\$ 15,000
Travel	\$ 25,000
Misc. & Contingency	\$ 3,986
<b>Total Org. Support</b>	<b>\$ 141,486</b>
	\$ -
<b>Total Expenses</b>	<b>\$ 1,343,334</b>
	\$ -

<b>Net Income (Loss)</b>	<b>\$ (0)</b>
--------------------------	---------------

# Resolution 2025 – 11

The CDA Board adopts the 2026 Operating Budget presented at the 12/16/26 Board meeting.

- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn





# Annual Objectives & Key Results

	2022	2023	2024	2025	2026
<b>Grow Down Payment Assistance &amp; Homebuyer Counseling</b> by 10%/Year	Build System to track	Set Baseline: 600	660	725	800
<b>Vacant Lots to Entry Level Homes:</b> develop a sustainable system of 100 new homes per year	Baseline: 20/year	40/year	60/year	80/year	100/year
<b>Acquisition Fund:</b> develop a sustainable system to acquire 100 homes per year	Build and Fund new system	Set Baseline: 40/year	60/year	80/year	100/year
<b>Alternative Lending:</b> develop a sustainable system to lend to 200 families per year on the bench		Develop Business Plan	Launch & Measure Baseline	75	125
<b>Policy</b> to protect families vulnerable to displacement.			Collaborate on H.B.O.R	Develop Phase I H.B.O.R	Implement Phase I H.B.O.R.

# COLLECTIVE AFFORDABLE HOUSING OKRS: 2026 Q1



	Grow DPA	Acquisition Fund	Entry Level Homes	Alternative Lending	Policy to protect vulnerable families
<b>Long Term Goal</b>	Grow Down Payment Assistance (DPA) & Homebuyer Counseling by 10% each year for 5 years	Acquire 100 single family homes and duplexes every year that would otherwise be investor owned and sell to homeowners	Construct 100 entry level homes on vacant lots every year	Create a local lending pool that lends to first time homebuyers based on rental history	Continued evaluation of displacement threats and the development and implementation of policy to protect families vulnerable to displacement.
<b>Q4 OKR Update</b>	<ul style="list-style-type: none"> <li>✓ City budget commitment of \$1.4 Million</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Complete Metcalfe Gorman Sale to Acts and MPCB</li> </ul>	<ul style="list-style-type: none"> <li>✓ Close Harambee TID Gap</li> <li><input type="checkbox"/> Close Harambee Transaction</li> <li>✓ Amani Fundraising (announcement pending)</li> <li>✓ Amani Land Sales</li> <li>✓ Lease-to-Own Model</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> None</li> </ul>	<ul style="list-style-type: none"> <li>✓ Present at statewide conferences</li> <li>✓ Soft launch policy council</li> </ul>
<b>Proposed Q1 OKR</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Adoption of TID extension at state level.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Complete title review for all LIHTC homeownership homes</li> <li><input type="checkbox"/> Complete Northside Initiative I sale to Acts</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Close Harambee Transaction</li> <li><input type="checkbox"/> Submit Amani TID Application</li> <li><input type="checkbox"/> Implement Lease-to-own</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Establish Lender's Council</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> City and State Legislative Sponsors</li> </ul>

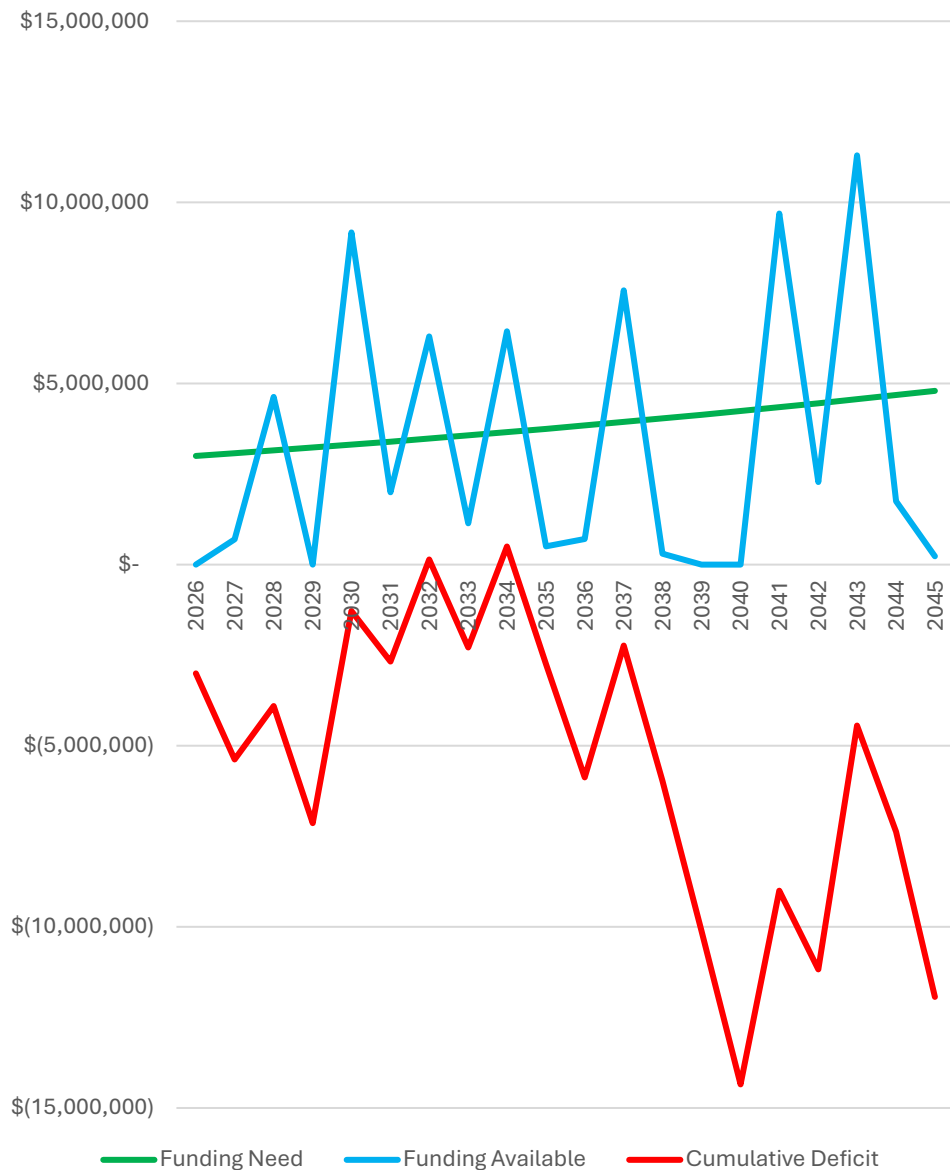


# ORGANIZATIONAL OKRS – 2026 Q1

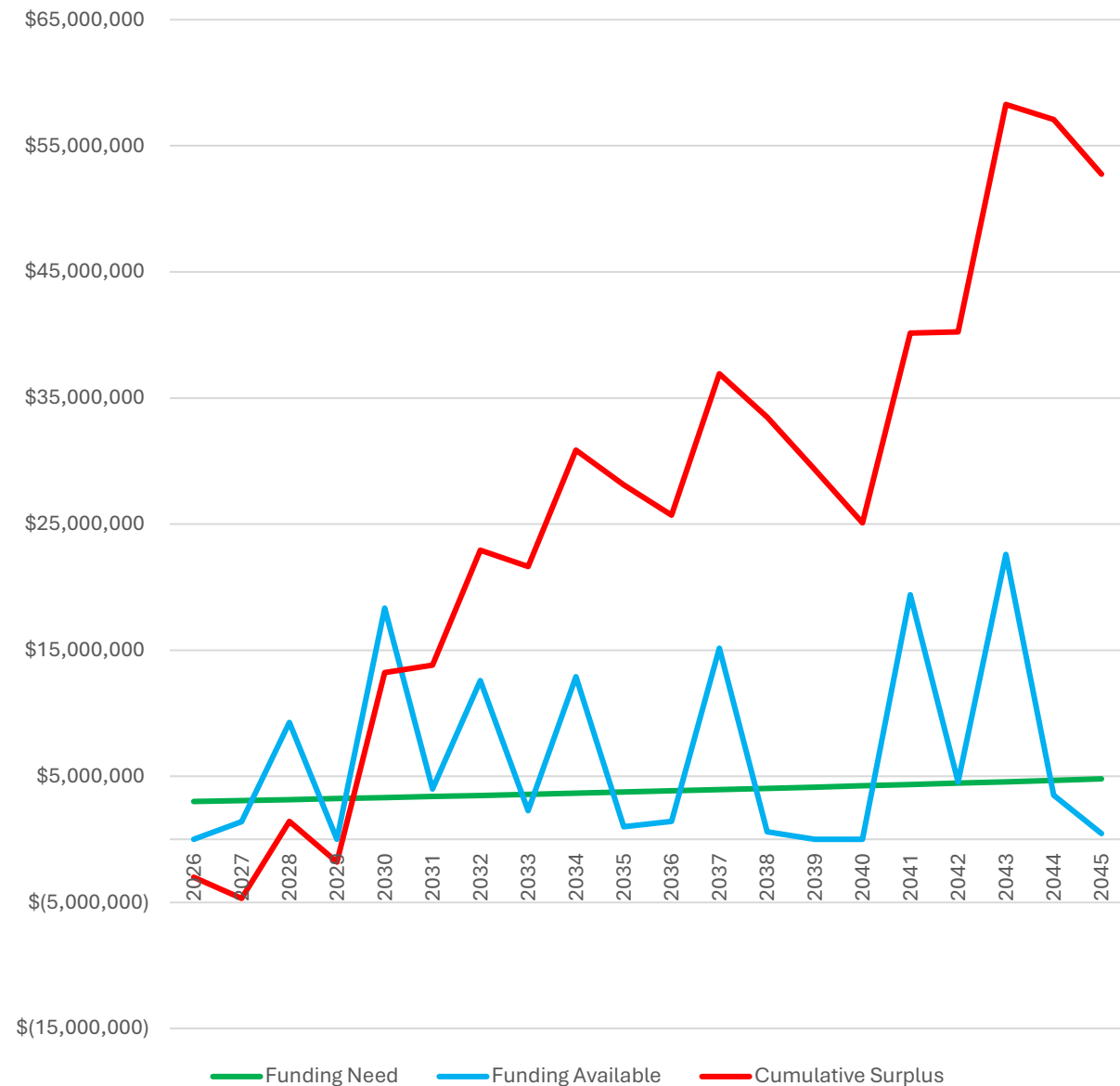


	Communications	Resident Collaboration	Org. Structure & Financial	Legal partnership & Policy	Data
<b>Long Term Goal</b>	Excellent communication with residents, practitioners and funders	Continuous Resident Collaboration	An organizational structure and budget that positions CDA to maximize collective action in housing.	Excellent legal support to guide complicated policy analysis.	Excellent data to guide strategy
<b>Q4 OKR UPDATE</b>	<input type="checkbox"/> Orientations <input checked="" type="checkbox"/> Giving Tuesday campaign	<input checked="" type="checkbox"/> City Budget <input checked="" type="checkbox"/> Implement Technology Grant	<input checked="" type="checkbox"/> Complete Audit <input checked="" type="checkbox"/> 2026 Operating Budget <input checked="" type="checkbox"/> Operational Funding Design <input checked="" type="checkbox"/> Committee Changes	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Annual data collection <input type="checkbox"/> Unifying displacement Data
<b>Proposed Q1 OKR</b>	<input type="checkbox"/> Branding Session <input type="checkbox"/> Annual report <input type="checkbox"/> Amani Newsletter	<input type="checkbox"/> TBD	<input type="checkbox"/> Launch Lender's Council <input type="checkbox"/> Launch Policy Council <input type="checkbox"/> Launch Public Investors Council <input type="checkbox"/> Begin 2025 audit	<input type="checkbox"/> Explore Tax-Exempt Bonding. <input type="checkbox"/> Lease-to-own contracts	<input type="checkbox"/> Year in Review Data <input type="checkbox"/> Unifying displacement Data

Status Quo: City Funded Housing Programs  
Projected Budgetary Deficit



Proposed: City Funded Housing Programs Projected  
Budgetary Deficit if TIDs extended for 2 years



# Wisconsin Legislation

Bills: [AB 453](#) / [SB 472](#)

These bills would require local governments to approve certain rezoning requests for housing developments aligned with their comprehensive plans and allows TID extensions for up to two years.

**AB 453 / SB 472 Update:** Passed Assembly on party line vote 55-39, passed Senate Committee on Insurance, Housing, Rural Issues and Forestry, waiting for full vote from the Senate.



# A lower property-tax rate for low-income seniors



## Lower property tax for aging homeowners

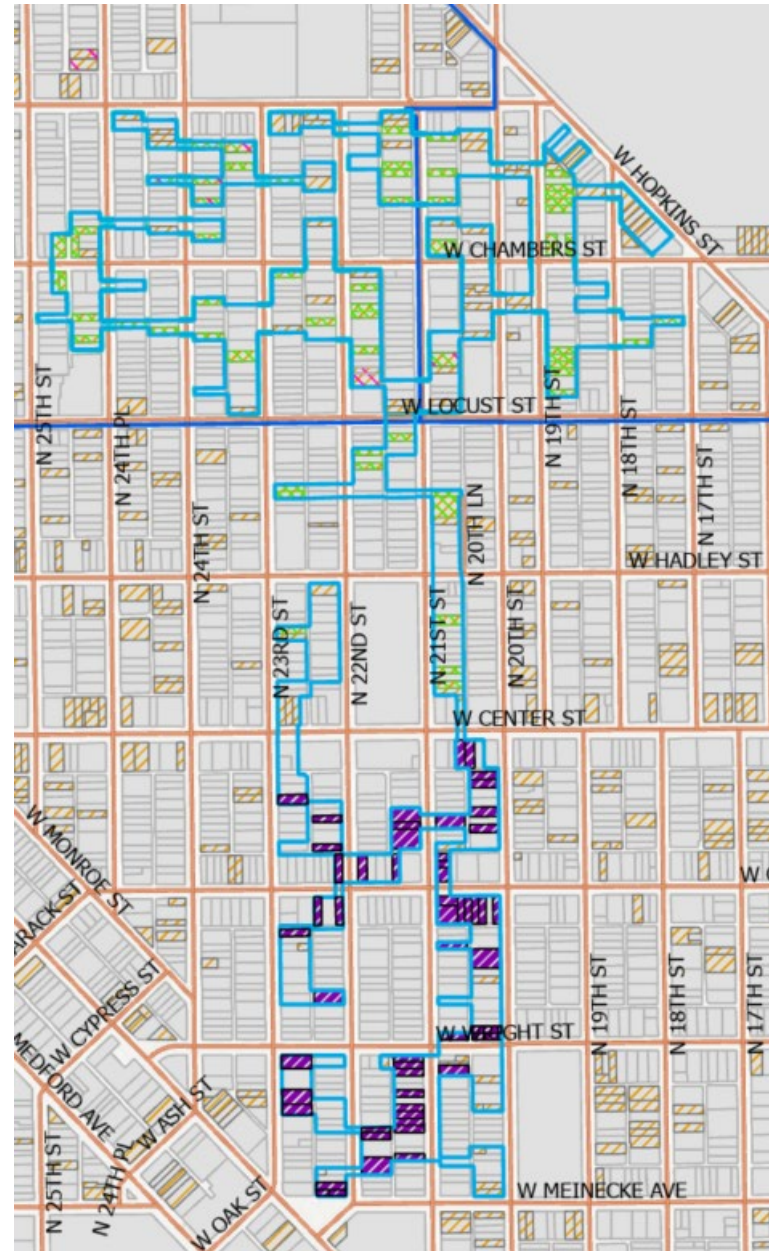
Every year, hundreds of people are displaced from their homes, many of them are low-income seniors that cannot afford the higher property taxes on their family home, particularly when the neighborhood is changing around them.

Low income gaining neighbors should receive a lower property tax benefit to avoid displacement.

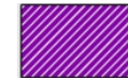
Pennsylvania has a similar uniformity clause to Wisconsin, but has successfully provided many exceptions with bi-partisan support.

First step is getting this legislative item on the city's and county's legislative agenda.

## *Proposed* Map



HABITAT HOME



EMEM DUPLEX



CITY VACANT



ECE HOME



TID BOUNDARY



ALDERMANIC DISTRICT



## Our Partners





## Home Designs

### Habitat for Humanity



### Emem Group (Champion)





**Total Buildings available  
for LIHTC to Homeowner  
Conversion**

**Sherman Park: 57**

**Metcalf Park: 65**

**Washington Park: 63**

**Amani: 135**

**Midtown: 38**

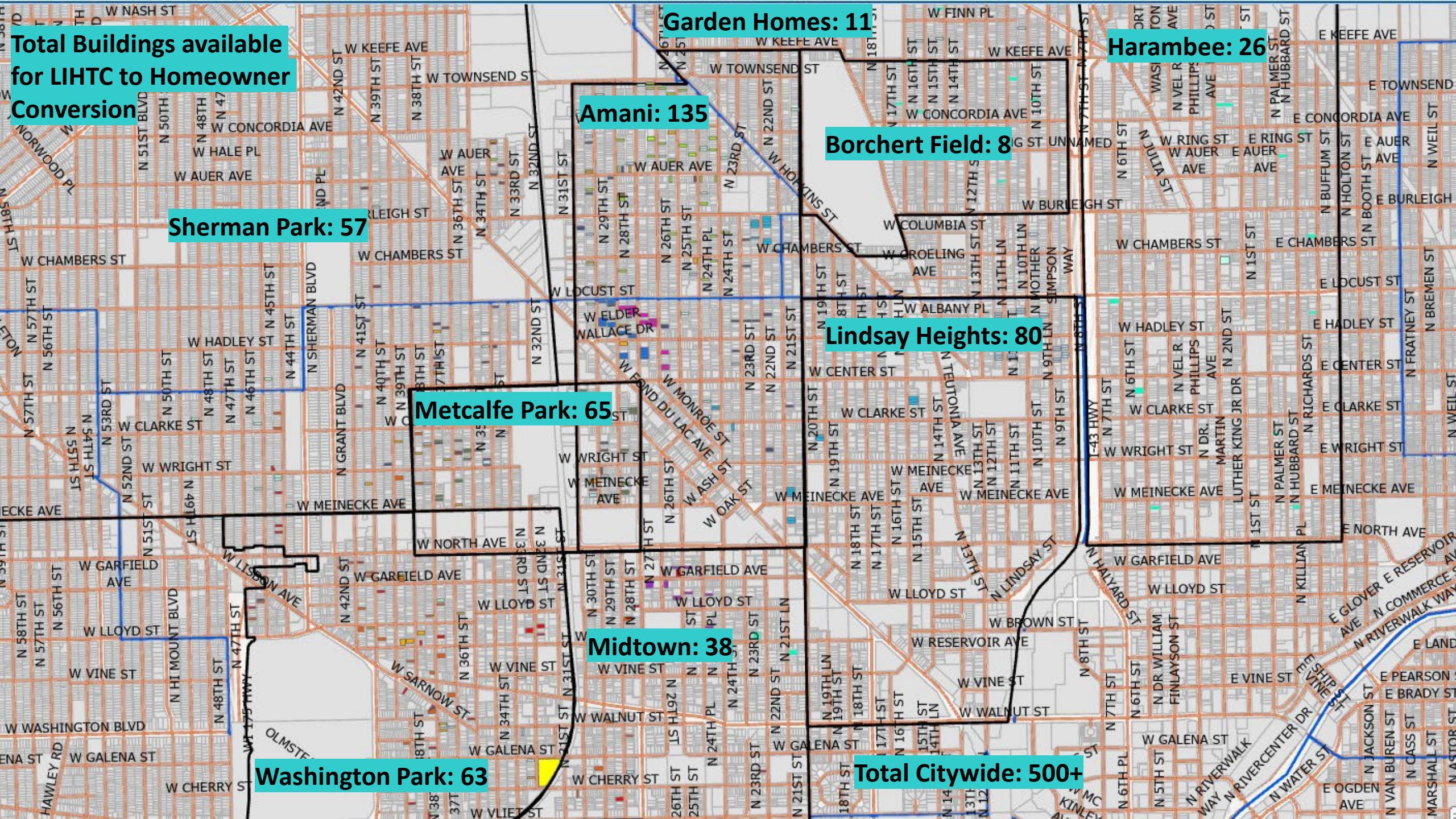
**Garden Homes: 11**

**Borchert Field: 8**

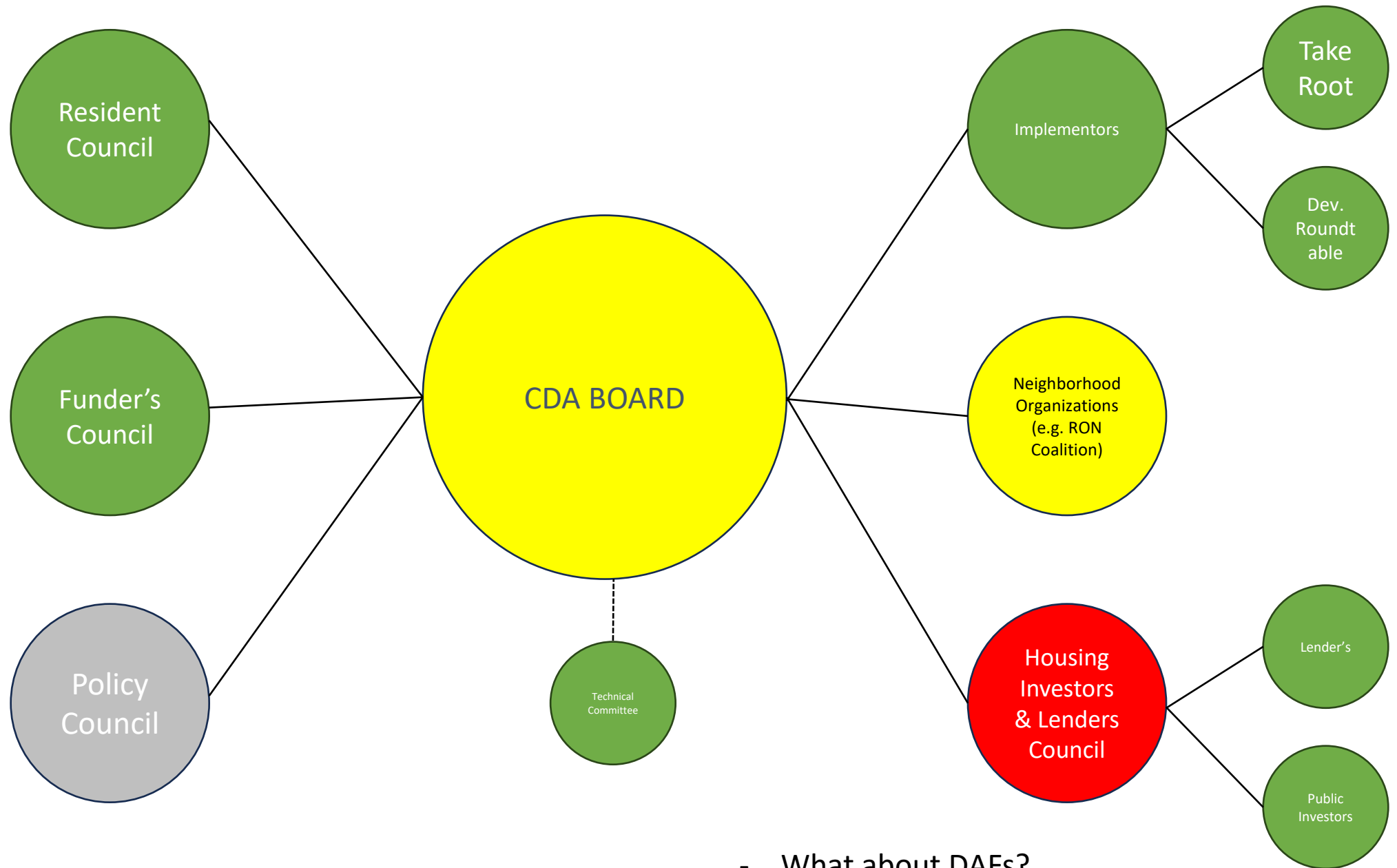
**Lindsay Heights: 80**

**Harambee: 26**

**Total Citywide: 500+**







- What about DAFs?

- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

# Why are we considering this?

- Neighborhood Organizations, aspiring buyers, and others have asked for the homes to be held longer so that neighborhood buyers have more time to get ready for ownership.
- Non-profit developers have asked for an alternative if homes are sold after 90 days.
- Of the 600 LIHTC homes that are becoming available, a lease to purchase model would benefit a significant amount of buyers
- A future lease-to-purchase model would open up tax-exempt bonding and other favorable terms.

# Decision Matrix – ECE Next Focus Options (Page 1 of 2)

Option	Credit Product	Location	ECE Industry Uncertainty	Awareness	Encouragement	HBCA Capacity	“I’m Broke”	“My lease hasn’t expired”
<b>Awareness Campaign</b> Presentations, Mailing, Updated Overview, Video of Home, Media <b>IMPLEMENTED</b>	No Impact	Featuring clustering and proximity to ECE centers may mitigate some anxiety	No Impact	Has resulted in 120 new inquiries	No Impact	Materials can also be used to educate Counselors	No Impact	No Impact
<b>Navigator</b> 50% FTE, Shared Tracking, Pending RFP <b>IMPLEMENTED</b>	Will help some people access Acts Lending Product	No Impact	No Impact	Available one on ones will deepen awareness	High Impact	Will lessen burden on HBCAs (e.g. filling out applications)	No Impact	No Impact
<b>Process Changes</b> 80% AML, 1 <sup>st</sup> served after lottery, plain language deed restriction <b>IMPLEMENTED</b>	More families with traditional access to credit are eligible	No Impact	No Impact	No Impact	No Impact	A bit easier for HBCAs and buyers to navigate	Reaches more families that also have housing insecurity	No Impact



# Decision Matrix – ECE Next Focus Options (Page 2 of 2)

Option	Credit Product	Location	ECE Industry Uncertainty	Awareness	Encouragement	HBCA Capacity	"I'm Broke"	"My lease hasn't expired"
<b>Soft 2<sup>nd</sup> Mortgage</b> Raising \$50,000/unit for a nonamortized, 0% interest loan <b>Very Expensive</b>	High Impact	May influence some buyers to be more willing to purchase because monthly cost will be so low.	High Impact because mortgage payments will be so low	No Impact	Will get many buyers through the process	No Impact	High Impact because mortgage payments will be so low	No Impact
<b>Rent to Own</b> Management company manages on behalf of a non-profit owner <b>Reputation Risk</b>	High impact. Majority of credit issues are related to DTI, not judgments or non-payment of rent, etc.	This may be the best strategy to address location. Some buyers are not willing to make the leap for long-term homeownership, but may be willing to rent	High Impact. Not making a long-term commitment	No Impact	High Impact. Makes it more of a likelihood of getting housing security	No Impact, may be even more confusing	Below market rent will help owners save.	This may be the best strategy to address timing of previous lease expiring.
<b>New consumer loan product</b> Loan pool to provide consumer refinance loans to lower DTI <b>Capacity Risk</b>	Some interested buyers have \$5,000 - \$10,000 of credit issues preventing sale. This would be made up in less than 2 years of savings on rent.	No Impact	No Impact	No Impact	High Impact. Makes it more of a likelihood of getting housing security	Costs and benefits. More admin costs and HBCA system may not be ready yet, but would also help a lot of buyers across the finish line	High impact because both consumer loan and housing payments will be lower.	No Impact

# Resolution 2025-06

The Community Development Alliance supports exploring a rent-to-own model for the Early Childhood Education homes, if any home is not sold after the first 6 months of construction (the “Model”). CDA staff is authorized to:

- (a) Allocate staff resources to developing the Model

Prior to entering into any further agreements related to the Model, the Chief Alliance Executive will seek separate Board Approval.

**Adopted**  
**6/5/25**

**Table 1.0 - Residents Start Up Costs**

Security Deposit	\$	1,195		
First Months Rent	\$	1,195		
Option Fee (paid from monthly rent)		n/a		
	\$	1,195		

**Table 2.0 - Summary of Rental Period Monthly Expenses**

	<u>Resident</u>	<u>CDA</u>		
Rent*	\$	1,195		
Water	\$	100		
Utilities	\$	200		
Insurance		\$	100	
Maintenance Reserve		\$	179	
Operating Reserve		\$	36	
Taxes		\$	184	
Mortgage & Interest		\$	506	
Total Monthly Cost	\$	1,495	\$	1,005
Total Monthly cost as % of Neighborhood Rent		91%		

\* Includes Option to Purchase at \$105,000 any time during Lease, 10% of rent paid towards Purchase Price\*\*

\*\* Affordable Deed Restriction recorded on home to promote wealth creation across several generations

**Example 1.0 - Sale After 3 Years**

	<b><u>2026</u></b>	<b><u>2027</u></b>	<b><u>2028</u></b>	<b><u>2029</u></b>
<b><u>Income</u></b>				
CDA Initial investment	\$ 1,000			
Rental Income	\$ 14,340	\$ 14,770	\$ 15,213	
Vacancy & Collection Loss (7%)	\$ (1,004)	\$ (1,034)	\$ (1,065)	
Sale of Property				\$ 100,568
Total Income	\$ 14,336	\$ 13,736	\$ 14,148	\$ 100,568
<b><u>Expenses</u></b>				
Securtiy during lease up	\$ 500			
Set Up Fees/Renewal Fees	\$ 885	\$ 412	\$ 424	
Success Fees				\$ 3,278
Water - Reimbursed from Tenant				
Utilities - Paid Directly By Tenant				
Insurance	\$ 1,200	\$ 1,236	\$ 1,273	
Taxes	\$ 2,205	\$ 2,271	\$ 2,339	
Maintenance Reserve	\$ 2,151	\$ 2,216	\$ 2,282	
Operating Reserve	\$ 430	\$ 443	\$ 456	
Property Management	\$ 1,440	\$ 1,483	\$ 1,528	
Closing Fees				\$ 1,093
Total Expenses	\$ 8,811	\$ 8,061	\$ 8,303	\$ 4,371
Debt Service	\$ 4,858	\$ 4,858	\$ 4,858	\$ 79,325
Net Income	\$ 667	\$ 818	\$ 988	\$ 16,872
DCR	1.14	1.17	1.20	

**Table 3.0 - Summary of Likely Sales Scenarios**

	<u><b>Year 3 Purchase</b></u> <u><b>(Orig. Resident)</b></u>	<u><b>Year 5 Purchase</b></u> <u><b>(Orig. Resident)</b></u>	<u><b>Year 15 Purchase</b></u> <u><b>(Orig. Resident)</b></u>	<u><b>Year 15 Purchase</b></u> <u><b>(New Resident)</b></u>
Base Purchase Price to Owner	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000
Buyer Monthly Payments & Security Deposit	\$ (5,627)	\$ (8,808)	\$ (27,866)	\$ (2,169.05)
Outside DPA	\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ (10,000)
Net Purchase Price	\$ 89,373	\$ 86,192	\$ 67,134	\$ 92,830.95
Buyer's Mortgage & Interest Payment	\$ 600	\$ 579	\$ 451	\$ 623
Buyer's Tax Payment	\$ 184	\$ 184	\$ 184	\$ 184
Buyer's Insurance Payment	\$ 100	\$ 100	\$ 100	\$ 100
Buyer's Water Paterment	\$ 100	\$ 100	\$ 100	\$ 100
Buyer's Utility Payment	\$ 200	\$ 200	\$ 200	\$ 200
Total Monthly Cost	\$ 1,184	\$ 1,163	\$ 1,035	\$ 1,207
Total Monthly cost as % of Neighborhood Rent	72%	70%	63%	73%
Monthly Savings compared to Neigh. Rent	\$ 466	\$ 487	\$ 615	\$ 443
Gain/Loss	\$ 19,345	\$ 18,841.48	\$ 29,716.27	\$ 72,902.83
+ Vacancy Reserve	\$ 3,103	\$5,329.31	\$ 18,670	\$ 18,670
+ Operating Reserve	\$ 1,330	\$7,645.16	\$ 8,001	\$ 8,001
+ Maintenance Reserve	\$ 4,986	\$ 1,142.00	\$ -	\$ -
- Return on Investment	\$ (22,000)	\$ (22,000.00)	\$ (22,000.00)	\$ (36,000.00)
CDA Return	\$ 6,763	\$ 10,958	\$ 34,387	\$ 63,574
Rate of Return	9.35%	8.42%	6.48%	7.02%

# Resolution 2025 – 12

The CDA Board authorizes the purchase of \_\_\_\_\_ homes for lease-to-purchase and authorizes the Chief Alliance Executive to enter into the appropriate agreements to:

- (a) Borrow the funds necessary to execute the model,
- (b) sales agreements with sellers,
- (c) Lease-to-purchase agreements with resident buyers,
- (d) Property management agreements, and
- (e) Other documentation necessary to execute the intent of the model.



- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

# Resolution 2025 – 13

The CDA Board authorizes for CDA employees a loan up to \$10,000, 0% interest, unamortized loan for the costs related to the purchase of a first home. Eligible expenses include down payment, inspection, closing costs, and immediate repairs identified by an inspection. The loan will be secured by a mortgage on the home that is subordinate to all other original purchase financing.

- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

# Resolution 2025 – 14

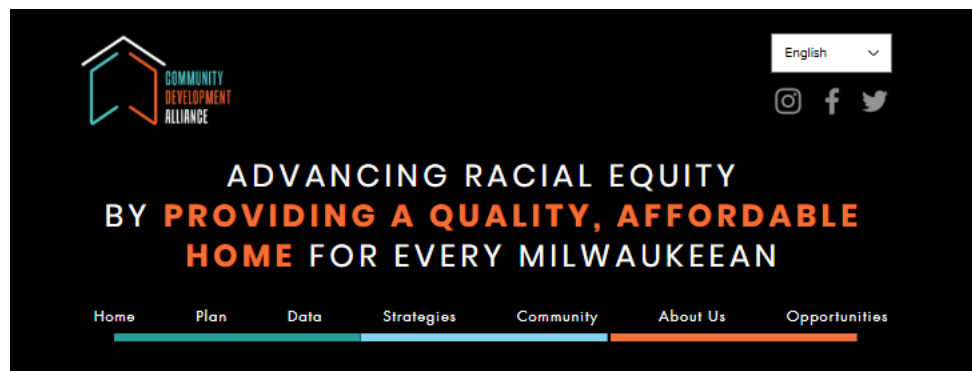
The CDA Board adopts the September 2024 minutes, 11/30 Statement of Financial Position, and Substitute Resolution #2025-08.

# Amended Resolution 2025 - 08

The Chief Alliance Executive (CAE) is authorized to execute all documents on behalf of CDA, that the CAE deems necessary to implement the Harambee Coordinated Backbone TID. This includes without limitation:

- (a) Grant agreements with philanthropic donors;
- (b) Impact investment agreements with impact investors or lenders, including without limitation, a ~~\$1.5~~ \$1.6 million loan agreement with WHEDA, or substitute lender.
- (c) Developer Agreements and related documents with the City of Milwaukee; and
- (d) TID Contribution Agreements, including without limitation a \$777,192 contribution to Envision Growth its subsidiaries and affiliates; and a \$2,072,808 contribution to Milwaukee Habitat for Humanity its subsidiaries or affiliates.

- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn



## Board Evaluation



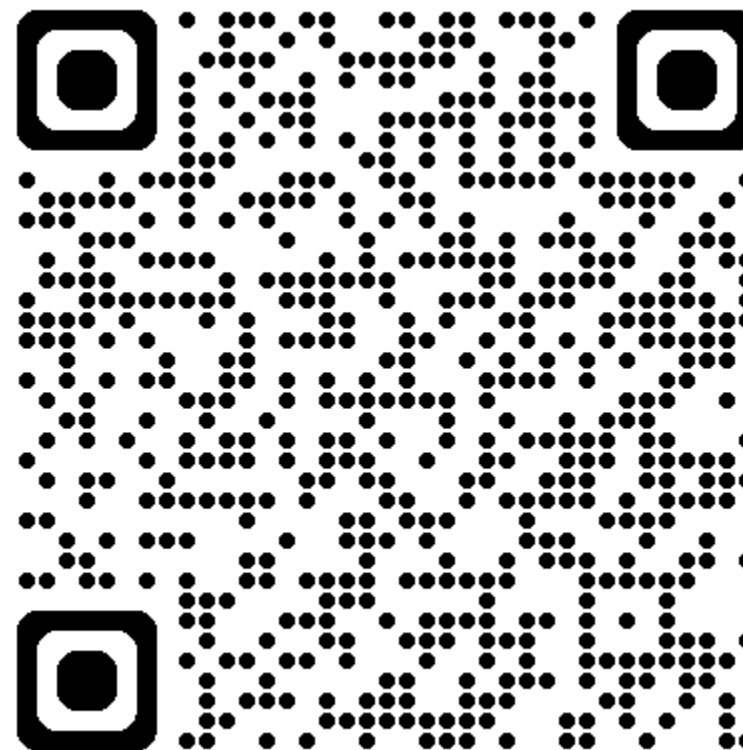
As part of our ongoing commitment to strong governance and continuous improvement, we ask that all board members complete the following:

1. **Individual Board Member Self-Review** – an opportunity for each director to reflect on their contributions, strengths, and areas for growth.
2. **Full Board Evaluation** – a collective assessment of how effectively we are operating as a governing body, including our structure, engagement, and alignment with organizational goals.

Both parts of this evaluation are essential to ensuring that we continue to serve the organization with excellence, clarity, and accountability. Your honest feedback will help us strengthen our board's performance, deepen our impact, and support a culture of continuous learning.

[Part 1:  
Complete Individual  
Board Member Self-  
Review](#)

[Part 2:  
Complete Full Board  
Evaluation](#)





- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. Board Evaluation
- IX. CAE Evaluation
- X. Adjourn

- I. Resident Council Update
- II. Review of Draft Audit
- III. 2026 Operating Budget
- IV. Chief Alliance Executive Update
- V. Rent to Own Model
- VI. CDA Employee Homeownership Benefit
- VII. Consent Agenda
- VIII. CAE Evaluation
- IX. Board Evaluation
- X. Adjourn