

OVERVIEW OF CITY OF MADISON HOUSING PROGRAMS

COMMUNITY DEVELOPMENT AUTHORITY

- State chartered housing and redevelopment authority
- Reports to the CDA Board

HOUSING CHOICE VOUCHERS

- Serves low-income families, the elderly, and persons with disabilities
- Participants rent from private landlords
- 1,816 vouchers are allocated to the CDA
- Because of HUD funding constraints 1,594 in use
- Tenants pay 30% of their income
- HUD funded

VASH VOUCHERS

- Serves low-income veterans
- Participants rent from private landlords
- 110 vouchers are allocated
- Tenants pay 30% of their income
- HUD and VA funded

PROJECT BASED VOUCHERS

- Serves low-income families, the elderly, and persons with disabilities
- Vouchers get attached to specific housing units
- 137 vouchers are allocated
- Vouchers come from the Housing Choice pool
- Tenants pay 30% of their income
- HUD funded

PUBLIC HOUSING

- Serves low-income families, the elderly, and persons with disabilities
- Composed of apartment buildings, townhouses, duplexes, and single-family homes
- 766 Units
- Tenants pay 30% of their income
- HUD funded

LOW INCOME HOUSING

- Serves low-income families, the elderly, and persons with disabilities
- Composed of apartment buildings and townhouses
- 356 Units
- Some units are covered by project based vouchers from the CDA allocation
- Tenants pay 30% of their income
- HUD funded

HUD/DOE FUNDED PROGRAMS

- Overseen by the Community Development Division under the Department of Planning Community and Economic Development
- Reports to the CDBG Committee

OWNER OCCUPIED

ADDI

- Down Payment Assistance
- Deferred loan
- 6% of purchase price up to \$10,000
- Averages 32 loans/year
- Income restricted to 80% of AMI
- Federal HOME funds from HUD

DEFERRED PAYMENT LOAN

- Rehabilitation Assistance
- Deferred loan
- Up to \$19,000 with an additional \$12,000 for lead remediation or \$5,000 for energy efficiency
- Averages 15 loans/year
- Income restricted to 80% AMI
- Federal HOME and CDBG funds from HUD

GREEN MADISON

- Rehabilitation Assistance
- Cash incentive or Installment loan through lending partner
- Up to \$2,500 in incentive or \$15,000 loan
- Must achieve minimum energy savings
- Averages 180 projects/year
- No income or geography restrictions
- Federal Department of Energy funds

HOMEOWNERSHIP CONTRACTS

- Downpayment Assistance
- Deferred loan
- Up to \$54,000
- Delivered through partner non-profits
- Averages 20 loans/year
- Income restricted to 80% AMI
- Federal HOME and CDBG funds from HUD

REHABILITATION CONTRACTS

- Rehabilitation Assistance
- Loans, grants, and contracts
- Delivered through partner non-profits
- Averages 200 projects/year
- Income restricted to 80% AMI
- Federal HOME and CDBG funds from HUD

RENTAL

ACQUISITION/CONSTRUCTION CONTRACTS

- Acquisition/Construction Assistance
- Loans, grants, and contracts
- Delivered through partner non-profits
- Averages 30 units/year
- Typically income restricted to 50% AMI
- Federal HOME and CDBG funds from HUD

REHABILITATION CONTRACTS

- Rehabilitation Assistance
- Loans, grants, and contracts
- Delivered through partner non-profits
- Averages 100 units/year
- Typically income restricted to 50% AMI
- Federal HOME and CDBG funds from HUD

CITY OF MADISON FUNDED PROGRAMS

- Overseen by the CDA and Economic Development Division under the Department of Planning Community and Economic Development
- Reports to the CDA Board

OWNER OCCUPIED

HOME BUY

- Down Payment and Closing Cost Assistance
- Deferred Loan
- Up to \$5,000 with an additional \$5,000 for residents with income under 50% of AMI
- Averages 50 loans/year
- Income restricted to 80% of AMI
- State HCRI funds w/ some City matching funds

HOME BUYER'S ASSISTANCE

- Combined Down Payment and Rehabilitation Assistance
- Deferred or installment loan
- Up to \$40,000 with an additional \$10,000/unit
- Averages 6 loans/year
- Income restricted to \$101,125
- City funds

SMALL CAP TIF

- Combined Down Payment and Rehabilitation Assistance
- Forgivable loan
- Up to \$60,000 with an addition \$10,000/ unit
- Averages 2 loans/year
- Geographically restricted to relevant TID
- TIF funds

INSTALLMENT LOAN

- Rehabilitation Assistance
- Installment loan
- Up to \$19,000 with an additional \$3,000 for each housing unit
- Averages 11 loans/year
- Income restricted to \$129,250
- City funds

RENTAL

RENTAL REHAB

- Rehabilitation Assistance
- Installment loan
- Up to \$19,000 with an additional \$3,000 for each housing unit
- Averages 2 loans/year
- 75% of units must be income restricted to 80% AMI
- City funds