

## City of Madison Rehabilitation Loans

Provided by Linette Rhodes, Office of Community Development Block Grant

Below is list of rehab loans provided in Census tract 21 dating back to 2004. From my take on the information the households are not utilizing the current programs fully right now. The three rehab programs listed on the chart are Deferred Payment Loan (this is available to Low to Moderate Income households and payment is deferred for 10 years), Installment Loans (available for residents with a much higher income limit, makes monthly payments) and HBA also known as Home Buyers Assistance (this is a program available to purchase properties and provides rehab funds as well).

All of our programs can be found at [www.cityofmadison.com/homeloans](http://www.cityofmadison.com/homeloans)

I just made a request for the data going back 10 years of all our non-profits who have purchased in this area and down payment assistance that we have provided as well. Our office is pretty scarce this next week so I probably will not have that information available before your next meeting.

Any more questions let me know!

Linette

### Rehab Loans in Census Tract 21 from 2004-2014

Year	Deferred # loans \$ total	Installment # loans \$ total	HBA # loans \$ total
2004	3-\$47,500		
2005	1-\$16,700		
2006	2-40,000		1-\$40,000
2007	8-\$156,800	1-\$19,000	
2008	5- \$69,100	4-\$44,500	
2009	4- \$77,300		
2010	1-\$16,700	1-\$19,000	
2011	2-\$30,000	1-\$8,400	
2012	1-\$12,300		
2013		1- \$22,000	
2014	2-\$44,000	1- \$19,000	
<b>Totals</b>	<b>29-\$ 510,400</b>	<b>9- \$ 131,900</b>	<b>1- \$ 40,000</b>



## City of Madison Home-Buy the American Dream

Down payment and closing cost assistance for first-time home buyers

[www.cityofmadison.com/home\\_loans](http://www.cityofmadison.com/home_loans) (website)

[homeloans@cityofmadison.com](mailto:homeloans@cityofmadison.com) (email)

Eligible Property	<ul style="list-style-type: none"> <li>• Must be located in City of Madison or Dane County</li> <li>• Single family home, condo or one-half a duplex</li> </ul>														
Program Purpose	Down payment and closing cost assistance														
Loan Amount	Maximum loan amount up to \$10,000 City; \$5,000 Dane County; minimum \$1,000														
Loan Terms	Deferred until sale, cash-out refinance for other than property improvements, the property is transferred or ceases to be the primary residence of the home buyer. Repayment amount will be original loan amount or original loan amount plus a proportional share of appreciation based on the percentage of assistance provided by the City, whichever is greater.														
Maximum CLTV	103%														
Ratios	Maximum ratios 38%/45%. Housing-to-Income ratio less than 25% is ineligible.														
Borrower Contribution	Borrower must have 1% of their own funds into the transaction														
Asset Limits	Borrower cannot have greater than 12 months of Principal, Interest, Taxes and Insurance (PITI) in liquid assets after closing														
2014 Income Requirements (subject to change annually)	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Household Size</th> <th style="text-align: left;">Income Limit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: right;">\$44,750</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: right;">\$51,150</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: right;">\$57,550</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: right;">\$63,900</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: right;">\$69,050</td> </tr> <tr> <td style="text-align: center;">6</td> <td style="text-align: right;">\$74,150</td> </tr> </tbody> </table>	Household Size	Income Limit	1	\$44,750	2	\$51,150	3	\$57,550	4	\$63,900	5	\$69,050	6	\$74,150
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Inspection Requirements	All loan application packages must include a private property inspection. The City of Madison will order a Minimum Housing Code Inspection on City of Madison properties as well. If the property was built prior to 1978, a Lead-Based Paint Inspection will be required for all City of Madison properties. All Minimum Housing Code issues will be required to be repaired prior to closing.														
Underwriting Timeline	Allow 20 Business days from receiving documentation from lender. The 20 business days will begin once all required documents are collected.														
Other	<p>Borrower may not own other property at time of closing.            Income includes all occupants over the age of 18.            Must be a first-time homebuyer, which includes the following:</p> <ul style="list-style-type: none"> <li>• Individual who has not owned property in last 3 years</li> <li>• Single parent</li> </ul> <p>First mortgage must have a minimum term of 30 years            First mortgage must escrow taxes and insurance</p>														