

REPORT CARD: 2005-2007 HOUSING PROGRAMS IN THE CITY OF MADISON			
The City of Madison sponsors, funds or operates the following program to promote affordable housing. Each of these addresses a particular sector of the housing market(s) helps a targeted group of customers, and tends to be differentiated by both method and relative effectiveness within the general housing market trends.			
CHART 1: MAJOR STRATEGIES AND PROGRAMS BY CUSTOMER GROUP AND METHOD:			
Customer Group Path of Assistance	A PROGRAMS FOR EXISTING HOMEOWNERS	B PROGRAMS FOR HOMEBUYERS	C PROGRAM FOR RENTERS AND HOMELESS PERSONS
1. DIRECT ASSISTANCE TO HOUSEHOLDS			
	Rehab loans for existing homes Includes deferred payment and installment loans (CED, with half of funds coming through CDBG Office)	Downpayment Includes downpayment assistance programs like American Dream, Home-Buy and Homebuyers assistance. (CDBG: American Dream CED: HOME-BUY, with State funds through CDBG Office) CED: Homebuyers Assistance (Former City funds)	Publicly owned housing Includes about 950 units owned by the CDA (Housing Operations)
	Repair Services Includes repair and small rehab services through community-based agencies like Project Home and Independent Living (community-based, funded through CDBG)	Reverse Mortgage for tax payments (Comptroller) Section 8 Homeowner Assistance	Housing Vouchers Includes over 1500 rent payment vouchers managed by the CDA (Housing Operations) Rental Assistance includes rent assistance, entry cost and eviction prevention assistance through community agencies, such as CAC. (community agencies funded through CDBG Office)
			Housing and property maintenance through inspections (Building Inspection Division) Landlord-tenant relations Includes rent abatement program through Building inspection and mediation services through groups like Tenant Resource Center (Building Inspection Division)
2. DIRECT ASSISTANCE TO DEVELOPERS			
		CDBG/HOME/HOUSING TRUST FUND Includes financial and technical assistance to non-profit developers to acquire, construct or renovate properties for homebuyers (Note: Housing Trust Fund is also available to for-profit developers.) (community agencies, funded through CDBG Office)	Includes financial and technical assistance to non-profit developers to acquire, construct or renovate properties for homebuyers (Note: Housing Trust Fund is also available to for-profit developers.)
		Other Developer Assistance (Cap Rev Fund, TIF, TIF 10%) Includes two programs administered by CED such as the Capital Revolving Fund and Tax Incremental Financing programs, as well as one administered through the CD Office, the 10% TIF program.	Includes CDA support of tax exempt housing bonds (administered through CED)
		CDA American Communities Revolving Loan (Fannie Mae) Includes construction loans to developers for housing (Director of PCED)	
		Assistance in applying for WHEDA programs City technical and financial assistance to developers applying for State financial assistance for rent to own programs	City technical and financial assistance to developers applying for State financial assistance for rental housing programs
		IZ incentives and off-sets Includes City Council approval of offsets and additional density to encourage developer construction of additional affordable units (CDBG Office and Planning)	
Prepared by the Madison CD Office, 7/May/2008			

CHART 4: EXPENDITURES OVER TIME

Customer Group Path of Assistance	PROGRAMS FOR EXISTING HOMEOWNERS						PROGRAMS FOR HOMEBUYERS						PROGRAM FOR RENTERS AND HOMELESS PERSONS								
	HOUSEHOLDS SERVED			DOLLARS EXPENDED			HOUSEHOLDS SERVED			DOLLARS EXPENDED			HOUSEHOLDS SERVED			DOLLARS EXPENDED					
	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007			
I. Direct Assistance to Households																					
Rehab loans				\$561,098	\$560,300	\$729,489	Downpayment				\$112,828	\$411,114	\$783,773	Publicly owned housing							
DPL	30	24 of 35 target	31 loans ok'd	\$545,696	\$459,400	\$565,595	American Dream Downpayment ADDB	12	36 of 18 target	30	\$59,969	\$324,714	\$255,377	COA	947	947	841	\$3,849,869	\$3,849,869	\$4,172,769	
Installation	18	9 loans (12 units)	9 loans (10 units)	\$415,350	\$120,900	\$143,900	Home-buy	15	31	61	\$79,659	\$96,100	\$228,171	Housing Vouchers							
Repair Services				\$392,704	\$318,074	\$248,082	Homebuyer Assistance	3	14 ok	13 units	6	\$69,200	\$40,300	\$250,229	GDA	1556	1400	1400	\$3,632,042	\$7,800,800	\$8,309,800
Proj Home	145	147 of 150	114	\$253,035	\$268,409	\$207,082	Reverse Mortgage for tax payments (Comptroler)			10			\$98,530	Rental Assistance							
Ind Living	196	157	153	\$49,655	\$49,655	\$41,000	Section 8 Homeowner Assistance			2				CAC, Rent-able	40 rent assistance plus 26 entry assistance plus 35 evict. prev.	83 rent assistance plus 137 entry assistance plus 108 evict. prev.	438 rent assistance, entry assistance or evict. prev.	\$234,176	\$163,751	\$163,751	
II. Direct Assistance to developers of housing																					
							CDBG HOME/ HOUSING TRUST FUND				\$1,156,644	\$2,169,324	\$1,265,434	Landlord-tenant relations, minimum bsg/maintenance							
							CDBG HOMELESS							Bl. existing properties				6480 parcels	\$1,600,000	\$1,600,000	\$1,266,720
							Operation Fresh Start	7 of a target	7 of a target	7 of a target				estimated				estimated			
							Urban League-Greater Madison	4 of a target	4 of 4	3 of a target											
							Madison Area CLT	4		4											
							Common Wealth	6 ok'd	6	6											
							Habitat	15	11	8											
							Movey Out	10	7	15											
							WI Partnership Hsg Dev	18 ok'd	(19 planned)	15											
							C-CAP	2 plus 16 ok'd	4 (10 more planned)												
							Arbovit/Habitat Housing Trust Fund projects	1 S units leveraged 10 projects	No buyer approved	75000											
							CED Developer Assistance (Cap Rev Fund, TIF, TIF 10% Cap Rev Fund)	0 HQ req loans (No HQ req Cap West ok'd not approved)	Cap West ok'd not approved	\$0											
							TIF 10%	0 approved	0 approved	\$0											
							TIF 10% (Suspended until Council acts on process)	Suspended until Council acts on process	Suspended until Council acts on process	\$0											
							American Communities Revolving Loan (Fannie Mae)	50 ok'd	7 du. approved	\$1,400,000											
							Assistance in applying for VINEVA programs (VUM)	5	4	3	\$0	\$0	\$0								
							IZ Interdices and off sets	6 ok'd	16 2 occupied, 17 pending	\$0	\$0	\$0									
TOTALS BY CUSTOMER GROUP	Homeowners >			\$1,263,740	\$998,274	\$877,877	Homebuyers			\$2,966,412	\$2,621,438	\$1,563,207	Renters and Homeless persons >			\$20,811,881	\$14,698,961	\$15,149,326			
	ALL GROUPS: >>>			6.84%	4.91%	6.41%				11.59%	14.39%	10.83%				83.37%	89.61%	83.76%			
	2005 all groups			\$16,893,733	\$18,418,723	\$18,086,175															

NOTE: Households represent those who actually occupy a housing unit; expenditures are not necessarily connected to the households counted as occupants