



2025 Housing Outcomes

CDBG Committee | March 5, 2026

Objective: Housing Supply

Provide **decent, safe, sanitary and affordable** housing opportunities **for low-and moderate-income households** in order to enhance household, neighborhood and community stability.

- Homeownership
- Rental

Major Home Repair with Project Home

Program	# of Households	Amount Funded
Major Home Repair Program	15	\$0



2025 CDBG awards approved for carry-over to 2026 by Council RES-25-00647, December 9, 2025

Housing Supply: Owner Occupied

4 partners	9 units	9 households
Madison Area Community Land Trust (with Kaba Baal as developer) – New Construction	5167 Great Gray Dr 5169 Great Gray Dr 5173 Great Gray Dr 5175 Great Gray Dr	Sold - 2026 Accomplishment Sold - 2026 Accomplishment Buyer Selected Sold - 2026 Accomplishment
Madison Area Community Land Trust (with Wisconsin Partnership for Housing Development as developer) – New Construction	2407 Dunns Marsh Terr 2421 Dunns Marsh Terr	Sold Sold
Madison Area Community Land Trust (with Wisconsin Partnership for Housing Development as developer) – Acq/Rehab	1104 Mound St. Unit E	Sold – 2026 Accomplishment
Common Wealth Development	1126 E Mifflin	Entered into Lease Purchase Agreement
Common Wealth Development	1130 E Mifflin	Entered into Lease Purchase Agreement



Owl Creek Homes (MACLT with Kaba Baal). January 2026.



Mosaic Ridge Homes (MACLT with WPHD). May 2025.

Housing Supply: Rental Housing Development

Affordable Housing Fund – Tax Credit Project Status

As of February 24, 2026

	Projects	Total Units	Affordable Units*	Supportive Housing Units
Completed	25	2,070	1,709	401
Under Construction	6	538	444	136
Planned (LIHTC Awarded)	0	0	0	0
Proposed	5	502	311	114
TOTALS	36	3,110	2,464	651

*Affordable Units are defined as units reserved for households at or below 60% of Dane County Median Income.

The Point on Washington Rehab



- 190 units with 85 affordable units
- Affordable Housing Funds: \$1,500,000
- \$2.5 million project | Studio & 1-Bed Apartments

Rise Madison



- 245 units with 161 affordable units
- Affordable Housing Funds: \$3,450,000
- \$72.8 million project | Family & Senior Housing



Source: Rise Madison

Bayview Townhouses



Source: MSP Real Estate

- 130 units with 120 affordable units (11 HOME Units)
- Affordable Housing Funds & HOME: \$2,900,000
- \$46 million project | Family Housing
- Construction Completed: Fall 2024



Affordable Housing Fund-Tax credit Projects



Completed

- 1- Maple Grove Commons
- 2- The Enso Apartments
- 3- Carbon at Union Corners
- 4- 8Twenty Park
- 5- The Royal
- 6- Amphora Apartments
- 7- The Grove Apartments
- 8- Fair Oaks Apartments
- 9- Point Place Senior Apartments
- 10- Generations at Union Corners
- 11- Normandy Square
- 12- The Breese
- 13- Tennyson Ridge
- 14- Tailor Place
- 15- Valor on Washington
- 16- The Ace Apartments
- 17- The Oscar
- 18- University Park Commons
- 19- The André
- 20- Park Cedar
- 21- Uno Terrace
- 22- The Heights
- 23- Avenue Square
- 24- Bayview Housing Redevelopment
- 25- Yellowstone Apartments
- 26- Rise Madison

Under Construction

- 1- Park Lofts (Youth Centered Housing)
- 2- Ellis Potter Apartments
- 3- Merchant Place
- 4- Taking Shape B1
- 5- Kelly Station

Proposed

- 1- United Residences
- 2- United Residences Senior
- 3- Yellowstone Senior
- 4- Ridgeway Senior Apartments
- 5- East Washington & Fair Oaks Apts

Housing Supply: CDA Scattered Sites



Phase I - Phase III Complete

32 units rehabbed

\$2,000,000

\$75k average rehabilitation costs per unit



Within days of rehab being completed, units are occupied by current MRCDC residents, which opens up the next units for rehab.

Families are very excited to move into the rehabbed units. They love the A/C for the kids and love the dishwasher.

Capital Improvements For Non-Profit Housing

The CINH program offered funds to non-profit housing providers to help finance improvements to residential properties that primarily serve households with incomes at or below 80% of the Dane County Median Income (CMI).

Agency	Number of Units Assisted	Completed	Amount Awarded
Project Home	70	2025	\$350,000
Nehemiah	4	2025	\$36,000
Madison Community Cooperative	153		\$310,786
Bram Hill Apartments	34		\$235,000
Northport Apartments	38		\$500,000
The Road Home	15		\$70,000
Housing Initiatives	39		\$331,440
TOTAL	353		\$1,833,226

Objective: Housing Assistance

Improve housing stability for home buyers, renters, homeless and special needs populations.

Homeownership Assistance

- Financial Literacy and Homebuyer Education
- Down Payment Assistance
- Property Tax Assistance for Older Adults (65+)

Housing Supply: Owner Occupied

Housing Supply: Rental Development

Financial Literacy

4 Financial Literacy and Empowerment Classes

13 Pre-Purchase Education Workshops

2 Post-Purchase Education Workshops

275 Individuals completed homebuyer education class

137 Individuals Accessed 1:1 accessed counseling sessions



Urban League of
Greater Madison



Home Buy The American Dream

Direct lending program offered by City of Madison that provides up to **\$35,000** in assistance for down payment and closing costs.

Number of Loans	Dollar Amount	Year
64	\$2,240,000	2025
48	\$1,657,000	2024
44	\$1,502,500	2023
20	\$538,424	2022
19	\$324,400	2021
23	\$322,750	2020
68	\$1,235,000	2019
55	\$792,600	2018

225 loans | \$4,285,303

\$182,964

\$2,240,000

in pause

\$60,000

\$696,339

\$836,000*

\$270,000

6*

64

0

2

61

86*

6

*2025 was affected by changes at the Federal Administration level.



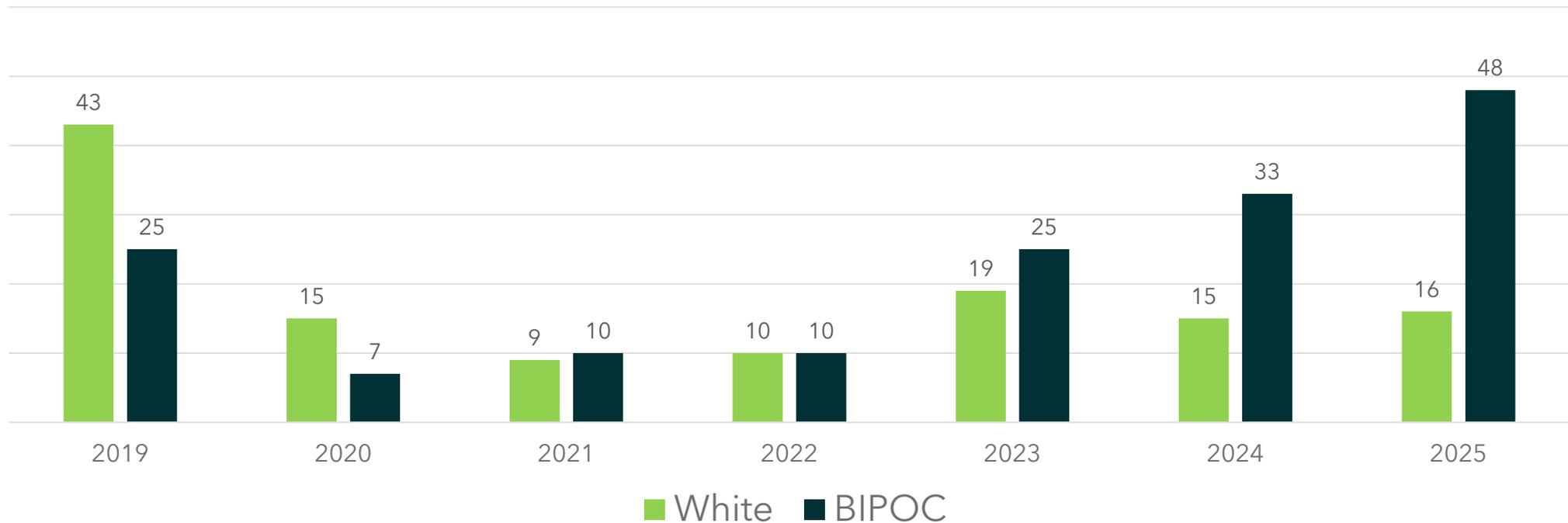
FHLBank Chicago

*2023



Home Buy The American Dream

HBAD Loans Usage: White and BIPOC Households



Movin' Out Homeowner Assistance

Program offers up to **\$75,000** in down payment and closing cost assistance.

Eligible households must include at least one member with a permanent disability.

Number of Loans	Dollar Amount	Year
2	\$79,764	2025
9	\$675,000	2024
9	\$450,000	2023
6	\$282,300	2022
11	\$434,733	2021
9	\$270,000	2020
20	\$575,819	2019
16	\$470,000	2018

Property Tax Assistance for Seniors

The City of Madison offers **low-interest deferred loans** to help older homeowners (**65+**) with low to moderate incomes **pay real estate taxes** on their primary residence.

Number of Loans	Dollar Amount	Year
39	\$226,329	2025
32	\$201,220	2024
31	\$172,154	2023
25	\$172,487	2022
30	\$178,136	2021
26	\$150,287	2020
20	\$108,700	2019
23	\$166,228	2018



2025 CDBG

Neighborhood Assets & Economic Development Outcomes

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2025 Small Business Assistance- Job Creation

Business	Loan Amount
CocoVaa, LLC	\$250,000
Rasta Barista, LLC	\$175,000
Tindrel Foods	\$62,500

Business	Jobs Created
Variations Dance Studio	5
Thrill Factory Entertainment	13
R.E. Golden Produce Co, Inc	7
Fringe Salon Spa, LLC	6

**2025 will be final year for CDBG funded job creation program with Madison Development Corporation **

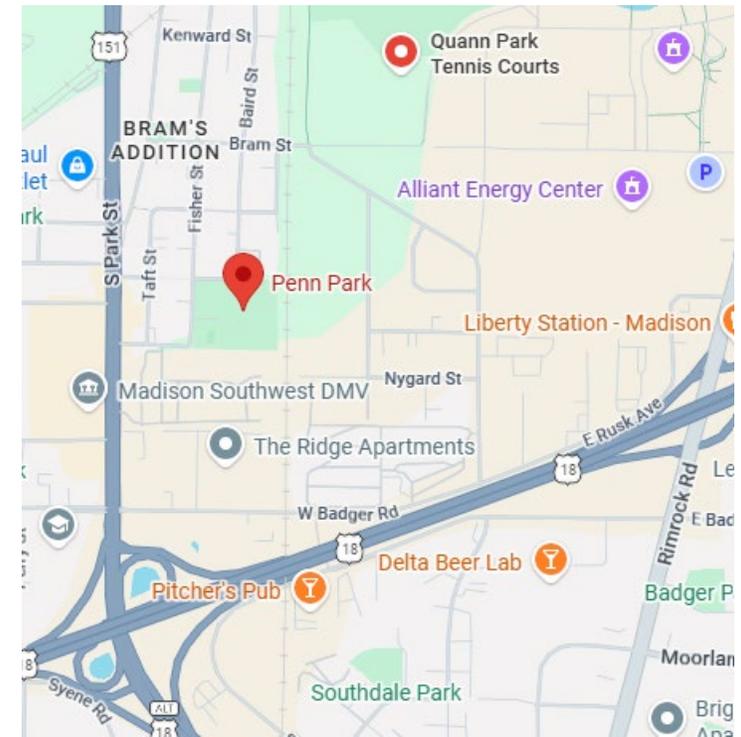


Neighborhood Revitalization Plans



CDBG Activities approved RES-24-00689,
November 26, 2024

1. Installation of solar lighting to illuminate the entrance at Penn Park to improve the park for recreational purposes
2. Installation of lighting along paved bike and pedestrian path through Quann Park



Community Facilities Loan Program 2025

Agency	Loan Amount	Project Type	Service Description
CEOs of Tomorrow	\$100,000	Leasehold Improvements	Leadership Development
Eastmorland Community Center	\$400,000	New Construction	Community Center
Solace House	\$43,000	Improvements	Hospice Services