



Department of Planning & Community & Economic Development
Community Development Division

Madison Municipal Building, Suite 225
215 Martin Luther King, Jr. Boulevard
P.O. Box 2627
Madison, Wisconsin 53701-2627
PH 608 266 6520
FAX 608 261 9626

Neighborhood Stabilization Program (NSP1)

Background

In 2009, the City of Madison Community Development Division (CDD) was awarded approximately \$1.5 million to administer the first round of the Neighborhood Stabilization Program (NSP1). The intent of this program was to provide funds to purchase and rehabilitate foreclosed owner-occupied and rental properties. In addition to making these properties affordable for low-to-moderate income households, they also helped to stabilize housing values and reduce vacancies in targeted neighborhoods throughout the City.

To most effectively utilize the NSP1 funding, a consortium was established to administer and implement the program. The consortium included the City of Madison CDD staff and 9 area housing focused non-profits. The CDD staff acted as the liaison between the State of Wisconsin who granted the award and the non-profits to insure compliance with the NSP regulations and complete the necessary reporting requirements.

Housing Outcomes

As a result of the NSP program, the City of Madison gained 25 new affordable units. The units produced included 5 single family homes, 5 condo units and 15 rental units. To date, a total of 17 units (68%) are occupied by households at or below 50% of the County Median Income (CMI) while 6 units (24%) are occupied by households between 51%-80% CMI. Of the \$1.5 million award, \$789,803 was used to develop the owner-occupied housing while \$707,274 was used for rental units.

In addition to the initial 25 units produced, another affordable owner-occupied property will be created as a result of the program income generated by the re-sale of a property. This additional property will be purchased, rehabilitated, and ready for occupancy in 2012.

Economic Outcomes

Although NSP was focused on the redevelopment of foreclosed properties, an additional outcome from this program was job creation in a variety of fields including housing and infrastructure construction, maintenance and repair and real estate. This played a part in the economic recovery of the local economy. In addition, this program helped to leverage both private and public investments to help reduce vacancies and stabilize properties. An additional \$1 million from local lenders was invested in the purchase and re-sale of NSP properties.

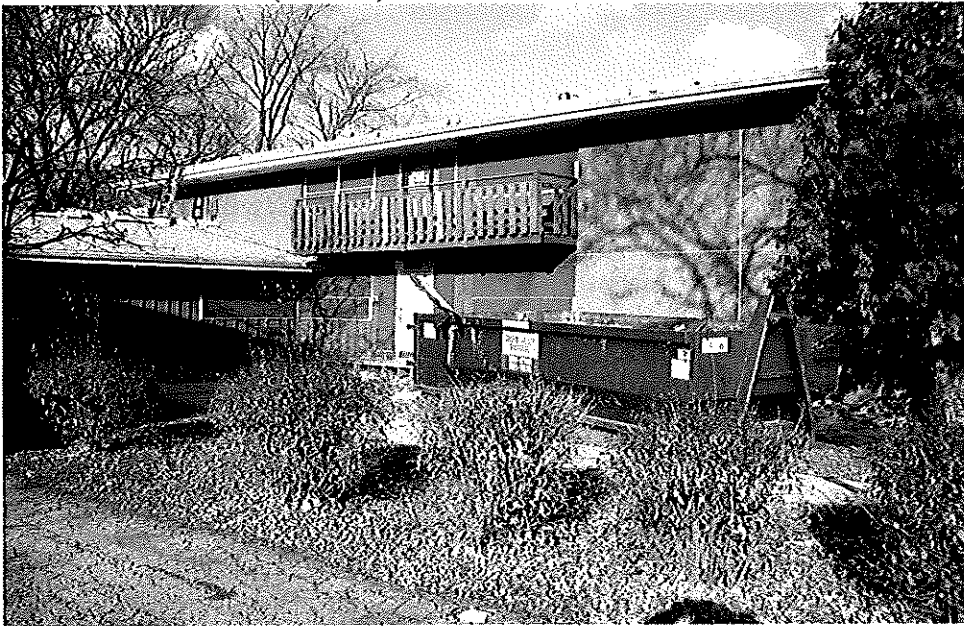
3417 Harper Owner-Occupied- West Living Room (BEFORE)



3417 Harper Owner-Occupied- South Living Room (AFTER)



2116 Fisher- 5 unit Rental (BEFORE)



2116 Fisher- 5 unit Rental (AFTER)



City of Madison NSP Housing Sites

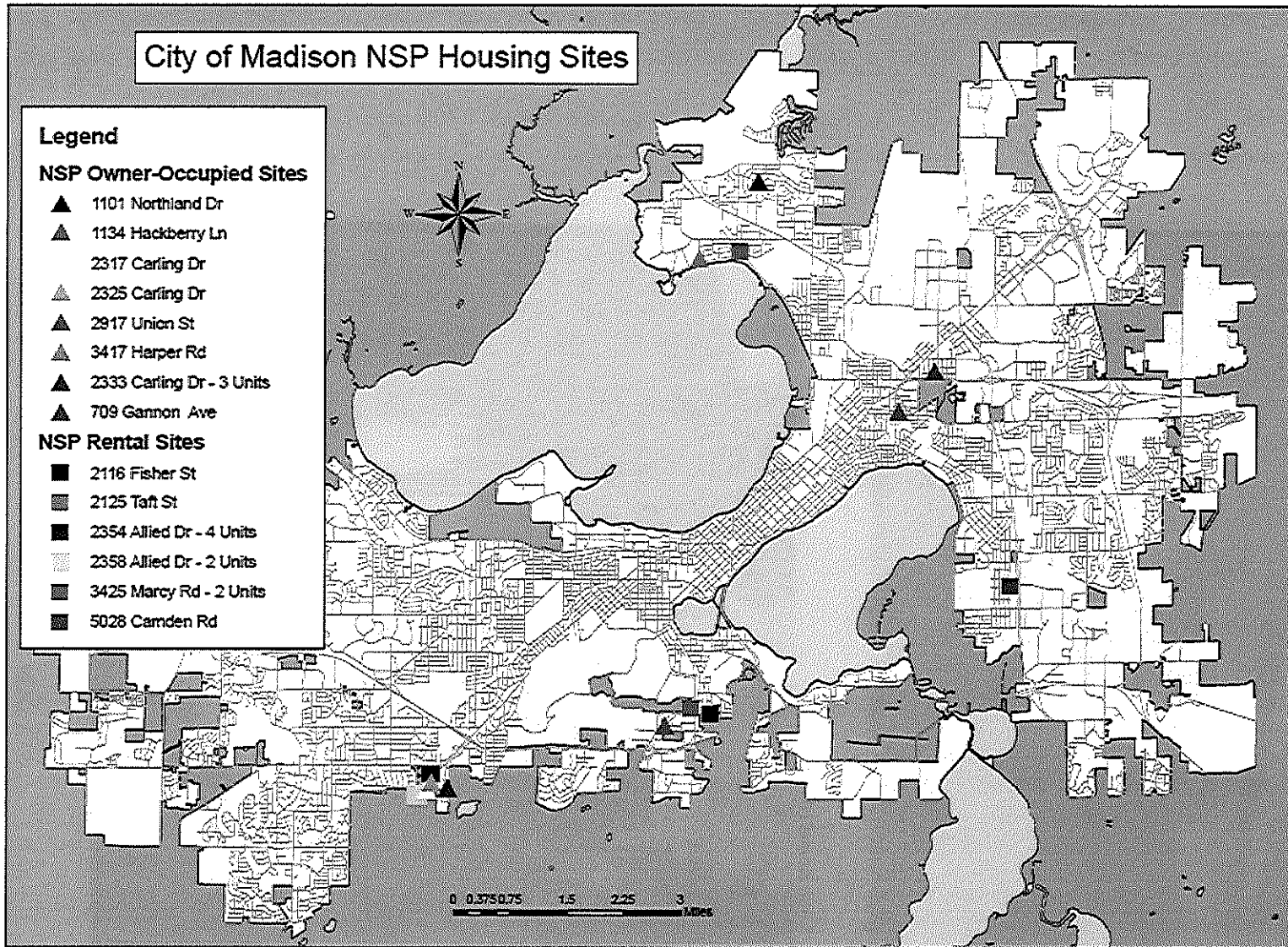
Legend

NSP Owner-Occupied Sites

- ▲ 1101 Northland Dr
- ▲ 1134 Hackberry Ln
- ▲ 2317 Carling Dr
- ▲ 2325 Carling Dr
- ▲ 2917 Union St
- ▲ 3417 Harper Rd
- ▲ 2333 Carling Dr - 3 Units
- ▲ 709 Gannon Ave

NSP Rental Sites

- 2116 Fisher St
- 2125 Taft St
- 2354 Allied Dr - 4 Units
- 2358 Allied Dr - 2 Units
- 3425 Marcy Rd - 2 Units
- 5028 Camden Rd



Map created by CDEG Office (AMK)
10/7/10

Office of Community Services

Office of Community Development
Block Grant

Senior Center