

2005 INVENTORY OF HOUSING PROGRAMS

Data for the Comprehensive Planning Steering Committee's Housing & Economic Development Work Group

| LEVEL | PROGRAM | ACTIVITIES |
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| Federal | | |
| Department of Housing & Urban Development ¹ | HOME program; SHOP Program (funds for non-profit housing developers); Homeownership Zone Program (applies to blighted areas); CDBG & State Administered CDBG Programs; Section 108 Loan Guarantee Program; Disaster Recovery Assistance Program <i>Note: Substantial changes have been proposed to HUD in 2006, transferring programs to the DOC as well as eliminating programs.</i> | <ul style="list-style-type: none"> • Multiple regulatory and financing roles; • Funding of housing certificates for eligible households; and • Preservation efforts for assisted housing projects. |
| FHA | Mortgage Loan Program | <ul style="list-style-type: none"> • Financing the purchase of single-family housing. |
| Fannie Mae | Mortgage Loan Program | <ul style="list-style-type: none"> • Secondary market packaging, direct financing roles for lenders, governments. |
| Freddie Mac | Mortgage Loan Program | <ul style="list-style-type: none"> • Secondary market maker. |
| Internal Revenue Service | Low Income Housing Tax Credit program oversight (Section 42) | <ul style="list-style-type: none"> • Regulates Section 42 for rental real estate development. |
| State | | |
| WI Department of Commerce: Bureau of Housing ² | <p><u>Special Needs (Homeless) Programs:</u> Emergency Shelter/Transitional Housing Grant Program; Housing Opportunities for People with AIDS; Wisconsin Service Point.</p> <p><u>State Programs:</u> Housing Organization and Direct Assistance; Housing Cost Reduction Initiative; Local Housing Organization Grants; State Shelter Subsidy Grant Program; and Wisconsin Fresh Start Program. (Dane County communities not eligible for State Administered CDBG funds)³</p> | <ul style="list-style-type: none"> • Provides financing to developers and operators of Housing (using Federal and State funds). |
| USDA – Rural Development (Federal Program with State Offices) ⁴ | Wisconsin Rural Housing Service | <ul style="list-style-type: none"> • Farm Labor Housing Loans & grants; • Housing Preservation Grants; • Multi-family Housing Direct Loans; • Multi-family Housing Guaranteed Loans; |

¹ See <http://www.hud.gov/>

² See <http://commerce.wi.gov/housing/cd-boh-home.html>

³ Dane County and the following communities in Dane County are not eligible for Department of Commerce CDBG funds: Towns of Albion, Berry, Black Earth, Blooming Grove, Blue Mounds, Bristol, Burke, Christiana, Cottage Grove, Cross Plains, Dane, Deerfield, Dunkirk, Dunn, Madison, Mazomanie, Medina, Middleton, Montrose, Oregon, Pleasant Springs, Perry, Primrose, Roxbury, Rutland, Springdale, Springfield, Sun Prairie, Vermont, Verona, Vienna, Westport, Windsor, and York; Villages of Black Earth, Blue Mounds, Cambridge, Cross Plains, Deerfield, Marshall, McFarland, Mount Horeb, Oregon, Shorewood Hills, and Waunakee; and the Cities of Fitchburg, Madison, Middleton, Monona, Stoughton, Sun Prairie, and Verona.

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| | | <ul style="list-style-type: none"> • Repair Loans & Grants; • Rural Housing Site Loans; • Self Help Technical Assistance Grants; • Single Family Housing Direct Loans; • Single Family Housing Guaranteed Loans. |
| WI Division of Energy ⁵ | Wisconsin Weatherization Assistance Program; Wisconsin Lead Hazard Reduction Program | <ul style="list-style-type: none"> • Provides assistance to promote healthy and energy efficient homes. |
| WI Department of Revenue ⁶ | Homestead Tax Credit Program | <ul style="list-style-type: none"> • Provides a refundable credit to be used against tax incomes due or received as a cash payment to mitigate high property taxes for low-income persons. |
| WI Housing & Economic Development Authority (WHEDA) ⁷ | <p><u>Single Family Partners:</u> HOME Loan, HOME PLUS Loans, Home Improvement Loans, and Major Rehabilitation Loans.</p> <p><u>Multi-Family Developers:</u> Tax-Exempt Financing Bond; Tax Credit Development Financing (e.g. LIHTC); Preservation of Affordable Housing (e.g. financing to maintain existing Section 8 loan projects for seniors and the low-income)</p> | <ul style="list-style-type: none"> • Allocates low-income housing tax credits for affordable rental housing development; • Issues bonds for new construction and/or renovation; • Provides direct grants and loans; • Provides direct loans for some home-buying programs. |
| Statewide Housing Groups⁸ | | |
| C-CAP | | <ul style="list-style-type: none"> • Provides homeownership assistance in non-Madison areas of Dane County. |
| Wisconsin Partnership for Housing Development | | <ul style="list-style-type: none"> • Non-profit housing developer & renovator in Madison, Sun Prairie, & Wisconsin. |
| Wisconsin Affordable Assisted Living ⁹ | Coming Home grant | <ul style="list-style-type: none"> • Identify and implement service reimbursement, regulatory policy, and housing finance changes that promote affordable assisted living. |
| Tenant Resource Center | | <ul style="list-style-type: none"> • Counseling for tenants and landlords. • Housing mediation for tenants, landlords and roommates. • Statewide seminars for landlords, case-workers, and others who work with low and moderate income tenants throughout the state. • Statewide toll-free housing counseling hotline |

⁴ See <http://www.rurdev.usda.gov/wi/programs/rhs/>

⁵ See <http://www.heat.state.wi.us/>

⁶ See <http://www.dor.state.wi.us/ra/homst04.pdf>

⁷ See <http://www.wheda.com/>

⁸ “Selected Inventory and Functional Charts of Local Non-Profit Affordable Housing Agencies and Programs in Madison and Dane County, Wisconsin.” City of Madison CDBG Office, July 2002.

⁹ See <http://www.wiaffordableassistedliving.org/who/index.html>

| County | | |
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| Dane County Planning & Development, Community & Economic Development Division | <ul style="list-style-type: none"> Community Development Block Grant Program, Better Urban Land Fill Development Program, Dane County HOME Investment Partnership Program | <ul style="list-style-type: none"> Provides funding for municipal planning, housing, homeless and economic development programs, housing development. |
| Dane County Housing Authority | <ul style="list-style-type: none"> Public Housing outside the City of Madison, Section 8 Rental Vouchers outside the City of Madison. | <ul style="list-style-type: none"> Manages publicly owned rental housing units and administers rent certificates. |
| Dane County Department of Human Services | | <ul style="list-style-type: none"> Develops strategies and information that result in basic, constructive social economic opportunities for citizens of Dane County (including Housing Vouchers, Shelter Operations, Case Management, and Emergency Services) |
| Dane County Office of Equal Opportunity | | <ul style="list-style-type: none"> Performs fair housing activities. |
| Countywide Housing Groups¹⁰ | | |
| Community Action Coalition of Southern Wisconsin | <ul style="list-style-type: none"> Housing Counseling Program, Renter Assistance Program. | |
| Habitat for Humanity of Dane County | <ul style="list-style-type: none"> Nonprofit Housing Development Program (self-help) | |
| Urban League of Greater Madison | <ul style="list-style-type: none"> Single-Family Rent to Own Program. | |
| Local¹¹ | | |
| Common Wealth Development | <ul style="list-style-type: none"> Nonprofit Housing Developer, Operates Lease-to-Own Program. | <ul style="list-style-type: none"> Builds & Managers affordable rental housing. |
| Porchlight | <ul style="list-style-type: none"> SRO Housing Program, Transitional & Permanent Housing Programs. | <ul style="list-style-type: none"> Manages rental housing & provides case management services. |
| Goodwill | | <ul style="list-style-type: none"> Develops and manages housing for special needs populations. |
| Independent Living | <ul style="list-style-type: none"> HOMESHARE Program. | <ul style="list-style-type: none"> Develops & manages rental housing for persons with disabilities. |
| Housing Initiatives | <ul style="list-style-type: none"> Special Housing Certificate Program. | <ul style="list-style-type: none"> Managers scattered site rental housing in Madison. |
| Madison Area Community | <ul style="list-style-type: none"> Nonprofit Housing Developer. | <ul style="list-style-type: none"> Builds housing for targeting populations, sells the |

¹⁰ City of Madison CDBG Office.

¹¹ Id.

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| Land Trust | | housing and retains ownership over the land. |
| Madison Community Development Authority | <ul style="list-style-type: none"> • HOME-BUY Assistance Program. | <ul style="list-style-type: none"> • Manages city's publicly owned housing. |
| Madison Community Development Authority | | <ul style="list-style-type: none"> • Acquires, renovates, and operates housing. |
| Madison Planning & Development | <ul style="list-style-type: none"> • TIF Program, • HOME Program, • CDBG Program, • Rehab Loan Program, • Capital revolving fund. | <ul style="list-style-type: none"> • Manages CDA publicly owned housing & administers programs. |
| Movin' Out | <ul style="list-style-type: none"> • Deep Subsidy Downpayment Program. | |
| Operation Fresh Start | | <ul style="list-style-type: none"> • Buys, renovates & sells housing built by youth. |
| Project Home | <ul style="list-style-type: none"> • Financing Program. | <ul style="list-style-type: none"> • Acquires & renovates rental housing. |
| Saint Vincent de Paul | | <ul style="list-style-type: none"> • Operates permanent & transitional housing. |
| Tellurian | <ul style="list-style-type: none"> • Operates housing/supportive services for homeless and other special populations. | |
| YWCA | <ul style="list-style-type: none"> • Operates tenant training programs. | <ul style="list-style-type: none"> • Management of SRO Housing for women. |