

Rental Housing Guide

A Guide to Identifying Sources of Housing Financial and Informational Assistance Relating to Low- and Moderate-Income Rental Housing



SOURCES OF HOUSING FINANCIAL AND INFORMATIONAL ASSISTANCE RELATING TO LOW- AND MODERATE-INCOME RENTAL HOUSING

This guide provides a listing of various resources relating to low- and moderate-income rental-occupied housing. The programs described are for the funding of facility purchases, construction, rehabilitation, lead based paint abatement activities, energy conservation, and accessibility improvements. In addition, various informational contacts related to rental housing are listed.

Requirements for programs and resources are subject to continuous funding and regulatory changes that affect availability. Please be aware that agencies administering funds have separate eligibility restrictions. Income of tenants, size of facility and location of facility, sponsor type, and profit generated by facility could affect eligibility.

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HOUSING DEVELOPMENT & REHABILITATION RESOURCES (ORGANIZED BY AGENCY)

1. Department of Administration, Division of Housing:

P.O. Box 7970, Madison, WI 53707-7970, Fax: (608) 266-5381 <http://housing.wi.gov>

- **Community Development Block Grant Small Cities Housing (CDBG-Housing)**
Provides HUD funds through seven regional groups comprised of units general local of government for rehabilitation, as well as accessibility improvements for owner-occupied or rental-occupied low- to moderate-income housing. **Contact:** Rick Radig, (608) 267-2726, Richard.Radig@wi.gov. List of Small Cities CDBG at <http://housing.wi.gov>
- **Community Development Block Grant Revolving Loan Fund (CDBG-RLF)**
CDBG housing funds are loaned to low and moderate-income (LMI) households (households at or below 80% of county median income) to make needed repairs to their homes. These funds are also loaned to local landlords in exchange for an agreement to rent to LMI tenants at an affordable rate. **Contact:** Gina Truly, (608) 267-4574, Gina.Truly@wi.gov, Revolving Loan Fund programs at <http://housing.wi.gov>.
- **HOME Rental Housing Development (RHD)**
Provides HUD HOME funds to eligible housing development organizations including those designated as Community Housing Development Organizations (CHDOs) for acquisition, rehabilitation or new construction of rental housing projects for low-income persons in non-entitlement areas. Units must serve residents whose annual incomes do not exceed 60% of the County Median Income. RHD funds are available as conditional grants to CHDOs (see Appendix A) and low interest loans to other entities. **Contact:** Kate Blood, at (608) 264-7838, Kate.Blood@wi.gov, <http://housing.wi.gov>.
- **Homebuyer & Housing Rehabilitation (HHR)**
Provides funds through biennial competitions to local governments and housing organizations to cover costs involved in the rehabilitation of owner and rental units less than 4, to be occupied by low-income households. **Contact:** Diane McGinnis, (608) 266-9185, Diane.McGinni@wi.gov, <http://housing.wi.gov>.
- **Neighborhood Stabilization Program**
Supports the acquisition, rehabilitation, demolition and resale (or rental) of foreclosed and abandoned residential properties to low- and moderate-income households. The program, administered by local housing providers, is designed to prevent further declines in neighborhoods most severely impacted by foreclosures. **Contact:** Kate Blood, (608) 264-7838, Joanna Balsamo-Lilien, (608) 264-7839, Joanna.BalsamoLilien@wi.gov, <http://housing.wi.gov>.

2. Federal Home Loan Bank of Chicago

Community Investment Group, 200 E. Randolph Dr. Chicago, IL 60601, (312) 565-5700, <http://www.fhlbc.com/HousingandEconomicDevelopment/Pages/default.aspx>

- **Affordable Housing Program (AHP)**
Available from the Bank of Chicago's member financial institutions through competitions. Provides subsidized loans or grants to affordable housing providers to finance the purchase, construction or rehabilitation of affordable housing. Requires at least 20% of the units benefit very-low-income individuals with affordable rent sustained for at least 15 years.

- **Credit Programs**

Available on an ongoing basis through bank members to benefit affordable housing development. Offers funds as discounted advances and standby letters of credit at below-market interest rate advances for financing the purchase, development or rehabilitation of housing stock. Must benefit those with incomes not exceeding 115% of county median.

3. Forward Community Investments

2045 Atwood Ave., Suite 101A, Madison, WI 53704, (608) 257-3863, Email: info@forwardci.org
Web: www.forwardci.org

- A Community Development Financial Institution that provides loan products (predevelopment, construction and real estate loans) to nonprofit organizations for affordable housing, community service and economic development projects.

4. Historic Preservation Tax Credit (Federal) and Wisconsin Supplement

Wisconsin Historical Society, 816 State St., Madison, 53706, (608) 264-6490,
www.wisconsinhistory.org/hp/architecture/iptax_credit.asp

- Provides 20% federal and 5% state income tax credits for rehabilitation of historic buildings used for income-producing purposes, including residential rental. Site work and additions are excluded. Property must be a historic building that is listed in the National Register of Historic Places, contributes to a National Register historic district, or is determined through the application process to be eligible for listing in the National Register. Federal and state tax credit applications are submitted to the Wisconsin Historical Society. Applications must be approved before work begins.

5. Housing Assistance Council (HAC)

1025 Vermont Avenue, NW, Suite 606, Washington, DC 20005, Phone: (202) 842-8600, HAC Midwest Office, (816) 880-0400 www.ruralhome.org

- National non-profit agency that provides services for local organizations including technical assistance, training and special projects. It also administers predevelopment, site development and acquisition/construction discounted loan programs targeted to rural areas under 25,000 in population benefiting very low- to low-income households.

6. Housing and Urban Development (HUD), U.S. Department of

Henry Reuss Federal Plaza, 310 West Wisconsin Avenue, #1380, Milwaukee, WI 53203-2289, Phone (for multi-family housing): (414) 297-3214, Fax: (414) 297-3947, TTY: (414) 297-1423
www.hud.gov

- **Section 202/811**

Provides capital advances under an annual competition to non-profit organizations for rehabilitation or construction of affordable multi-family rental and co-op housing for elderly persons and persons with disabilities. The Section 202 program requires residents to be 62 years of age or older. The 811 program applies to residents who are physically or developmentally disabled, mentally ill or diagnosed with AIDS.

- **Multi-family FHA Mortgage Insurance**

Provides federal mortgage insurance for private lenders to finance construction or rehabilitation of multi-family properties, nursing homes, intermediate care facilities or board and care homes. Available to some public agencies (nursing homes only). Limited to facilities that accommodate 20 or more patients who require skilled nursing care, medical services, or care provided by licensed or trained personnel. Requires board and care facilities to contain no fewer than five one-bedroom or efficiency units.

7. Local Governments/Housing Authorities

- Housing authorities (over 120 in Wisconsin) may utilize Housing Choice vouchers to provide project based subsidies to affordable projects. www.wahaonline.org/
- Local governments and housing/community development authorities are authorized to float mortgage revenue bonds for financing local affordable housing projects.
- Local governments can provide support to affordable housing through activities such as donation or below cost transfers of tax delinquent property, property tax reduction for qualifying lots, site clearing and infrastructure improvements.
- Tax Incremental Financing (TIF) is a financing redevelopment tool. The community determines the assessed value of property in an area before improvement and uses any increase in the property tax from the increased value of the property after development to support construction of streets or other area public improvements. Authorization for a TIF district is approved through the WI Dept. of Revenue (608) 261-5335, <http://revenue.wi.gov/slf/tif.html>
- Local governments can access state trust fund loans for various public works and improvements that could benefit affordable housing projects through the Board of Commissioners of Public Lands, State Trust Fund Loan Program, P.O. Box 8943, Madison, WI 53708-8943, (608) 266-0034, <http://bcpl.wisconsin.gov/section.asp?linkid=1438&locid=145>

8. National Development Corporation/National Cooperative Bank

Affordable Housing Team, National Cooperative Bank, 1725 Eye Street, NW, Suite 600, Washington, DC 20006, (202) 336-7700 or (800) 955-9622, www.ncb.com

- Provides predevelopment, permanent, and line of credit financing for a range of affordable housing activities on behalf of housing cooperatives, mutual housing associations, co-housing projects, and rental housing sponsored or owned by community-based organizations and housing developers.

9. National Housing Trust

1101 30th St. N.W., suite 100A, Washington, DC 20007, 202-333-8931, www.nhtinc.org/nhtcdf.asp

- An Affordable Housing Preservation Loan encourages more green affordable housing for low income families. Predevelopment and interim financing loans require non-profit developers to work with experts to determine how green elements can be incorporated in projects.

10. Rural Development, U.S. Department of Agriculture

Rural Housing Service, 5417 Clem's Way, Stevens Point, WI 54482 (715) 345-7620, www.rurdev.usda.gov/wi For the development or rehabilitation of affordable multi-family housing in non-metropolitan areas. Provides financial assistance to housing authorities, non-profit, and

limited-profit developers for rehabilitation, construction or purchase of multi-family housing through;

- Direct federal 515 Program loans with interest reductions in some cases
- 538 Program mortgage guarantees of up to 90% benefiting renters at/below 115% CMI
- 514 Program loans available for farm labor housing projects
- Community Facility loans (direct & guarantee) which provide residential development support for licensed assisted living projects in rural areas

11. Wisconsin Health and Education Facilities Authority (WHEFA)

18000 West Sarah, Lane, Suite 300, Brookfield, WI 53045-5841, Phone: (262) 792-0466, Fax: (262) 792-0649, E-mail: info@whefa.com or www.whefa.com

- Provides loans through tax-exempt revenue bonding for the development of non-profit health care facilities which includes community-based residential facilities and continuing care retirement communities.

12. Wisconsin Housing and Economic Development Authority (WHEDA)

Madison
201 W. Washington Ave., Ste. 700
P.O. Box 1728
Madison, WI 53701-1728
Phone: (608) 266-7884
(800) 334-6873
Fax: (608) 267-1009
www.wheda.com

Milwaukee
140 South 1st St. Ste. 200
Milwaukee, WI 53204
Phone: (414) 227-4039
(800) 628-4833
Fax: (414) 227-4704

- **Low Income Housing Tax Credit Program**

- Provides federal income tax credits (9% or 4%) for construction, rehabilitation and preservation of affordable rental housing in Wisconsin.
- requires owners to maintain the project as low-income housing for 30 years. Rent limits must be maintained during this duration as well.
- requires resident income restrictions based on the county median income.
- Construction and permanent financing is also available for developments eligible for Low Income Housing Tax Credits.

- **Foundation Grants Competition**

- Provides annual funds to non-profit sponsors to help support the development or improvement of housing for low income elderly, disabled, homeless or persons with special needs. Application information can be found at www.wheda.com/grantsmaterials.aspx

- **Multi-Family Construction and Permanent Housing Loans**

- Provides short or long term non-recourse mortgage loans for acquisition/rehabilitation, new construction or accessibility accommodations. Commonly used by developers of tax credit projects. Requires a minimum of 20% of the housing units in the project to have residents with incomes of 50% or less of the area median, OR at least 40% of the housing units occupied by persons with incomes of 60% or less of the area median. For-profit entities, non-profits, and other entities meeting WHEDA-established criteria are eligible sponsors.

- **Multi-Family Bond Financing (taxable or tax-exempt)**

- Provides construction and long-term financing for new construction, purchase or rehabilitation of existing buildings for affordable multi-family rental housing. For-profit and non-profit entities or other entities meeting WHEDA-established criteria are eligible sponsors. Sponsors must have at least 20% of the project units available for households with incomes not exceeding 50% of the county median income; also may be used for facilities that reserve 40% of the housing units for residents who have incomes up to 60% of the county median income. Total rent plus tenant-paid utilities cannot exceed 30% of respective county median income levels.

OTHER ASSISTANCE

1. Brownfields

Information/assistance on liability protections & funding sources regarding cleanup and redevelopment of abandoned or underused contaminated sites.

Dept. of Natural Resources (608) 267-6713, www.dnr.state.wi.us/org/aw/rr/cleanup/model.htm
Wisconsin Economic Development Corporation (WEDC), <http://inwisconsin.com/community-development/programs/brownfields-program/>, Jason Scott, (608) 210-6790, Jason.Scott@wedc.org

2. Condominium Regulation

The requirements relating to condominiums may be found in Ch. 703, Wis. Stats. No state agency administers that chapter. Violations of law can be enforced by the Attorney General, of Wisconsin district attorneys or through civil court actions. <http://folio.legis.state.wi.us>

3. Construction and Renovation and Green Building

- Wisconsin's uniform dwelling code and construction inspector (608) 266-3151 <http://dsps.wi.gov/SB/SB-UDCProgram.html>
- Contractor registry <http://dsps.wi.gov/SB/SB-BuildingContractorProgram.html>
- Site of the National Association of the Remodeling Industry: www.nari.org
- Private onsite wastewater treatment <http://drl.wisconsin.gov/Programs/Industry-Services/Industry-Services-Programs/Wisconsin-Fund>
- Sustainable building and energy (608) 280-0360, www.greenbulthome.org
- www.hud.gov/offices/hsg/omhar/paes/greenini.cfm or www.pathnet.org
- UW Extension Building Green Guide, for finding sustainable product choices go to: www4.uwm.edu/shwec/publications/cabinet/reductionreuse/615.SG.0502%20Update%202.pdf

4. Elderly and Disabled Housing/Long-term Care

Information is available for disabled or elderly residents with respect to residential care facilities.

- Aging & Disability Resource Center (ADRC) is the first place to go to get accurate, unbiased information on all aspects of life related to aging or living with a disability. They provide information on broad range of programs and services, help people understand the various long-term care options, and help them apply for programs and benefits. These services can be provided at the ADRC, via telephone, or through a home visit, whichever is more convenient to the individual seeking help. <http://www.dhs.wisconsin.gov/lc/adrc/>.
- County & Tribal Aging Offices can answer questions about needs, services and opportunities for older persons in their communities. www.dhs.wi.gov/aging/contacts/COAGOF.htm.
- Board on Aging and Long Term Care is to advocate for the interests of the state's long term care consumers, to inform those consumers of their rights, and to educate the public at large

about health care systems and long term care. Ombudsman program: (800) 815-0015.
<http://longtermcare.wi.gov>.

- Independent Living Centers (ILC) is a consumer-directed, non-profit organization that provides four core services: peer support, information and referral, independent living skills training, and person and systems advocacy. <http://www.dhs.wisconsin.gov/disabilities/Physical/ILCS.HTM>.
- Senior DECISION is a large community listing of resources and advocacy resources, from home health care, independent living, retirement communities, assisted living, Alzheimer's care, and nursing homes dedicated to consumer ratings and reviews so that your senior living decisions are made easier. www.seniordecision.com.
- Housing and Architectural Accessibility Resources <http://www.dhs.wisconsin.gov/disabilities/Physical/housing.htm>.
- Assistive Technology Resources <http://www.dhs.wisconsin.gov/disabilities/wistech/index.htm>.

The Wisconsin Department of Health Services (DHS) provides information on different types of community living arrangements for those who are seniors or are disabled including the following:

- Residential & Assisted Living Resources & Facilities Contact: Department of Health Services, Division of Quality Assurance, (608) 266-8481; Fax: (608) 267-0352.
http://www.dhs.wi.gov/rl_dsl/BQAinternet.htm.
- Community Based Residential Facilities (CBRF)
http://www.dhs.wisconsin.gov/rl_dsl/CBRF/CBRFintro.htm
Listing: <http://www.dhs.wisconsin.gov/bqaconsumer/AssistedLiving/cbrfdir.pdf>
- Residential Care Apartment Complexes (RCAC)
http://www.dhs.wisconsin.gov/rl_DSL/RCACs/RCACintro.htm
Listing: <http://www.dhs.wisconsin.gov/bqaconsumer/AssistedLiving/rcacdir.pdf>
- Adult Family Homes (AFH)
<http://www.dhs.wisconsin.gov/bqaconsumer/AssistedLiving/AFHbasics.htm>
Listing: <http://www.dhs.wisconsin.gov/bqaconsumer/AssistedLiving>

5. Energy Assistance Program (WHEAP)

Fuel and heating crisis assistance is provided to low-income households through county departments of social/human services, Indian Tribal Agencies and community agencies. County/local agency or the Energy Services Office at, 866-3680, DOA, PO. Box 7868, Madison, WI 53707-7868, <http://heat.state.wi.us/>

6. Energy Efficiency Products and Innovations

Information on buying energy-efficient product and heating and cooling systems etc. (888) 782-7937) www.energystar.gov/ or www.pathnet.org

7. Fair Housing

It is illegal to discriminate against people in housing based on race, color, sex, national origin, religion, disability, or family status according to both state and federal law. In Wisconsin it is also illegal to discriminate based on ancestry, marital status, age, sexual orientation, or lawful source of income for housing. Some local fair housing laws include additional areas of discrimination.

- HUD Housing discrimination Hotline (800) 669-9777, www.hud.gov/offices/ftheo/index.cfm
- Wisconsin Equal Rights Division (608) 266-6860, TTY (608) 264-8752,
http://dwd.wisconsin.gov/er/discrimination_civil_rights/open_housing_law.htm
- Metropolitan Milwaukee Fair Housing Council, (414) 278-1240, www.fairhousingwisconsin.com/

8. Federal government sponsored enterprises (Secondary Mortgage Markets)

- National Mortgage Association (Fannie Mae) multifamily lending: (888) 326-6433, www.fanniemae.com/kb/index?page=home&c=businesspartners_multifamily
- Federal Home Loan Mortgage Assistance Corp. (Freddie Mac): (800) 424-5401, www.freddiemac.com

9. Foundations

- Information about Wisconsin-based foundations, some of which contribute to housing activities: Marquette University - Raynor Memorial Libraries, 1355 West Wisconsin Ave., P.O. Box 3141, Milwaukee, WI 53233-3141 (414) 288-1515, www.marquette.edu/library/fic
- The New York based Foundation Center disseminates current information on foundation and corporate giving. Through library collections grant seekers have free access to core Center publications plus a wide range of books, periodicals, and research documents relating to foundations and philanthropy: The Foundation Center, 79 Fifth Avenue, New York, NY 10003-3076, (212) 620-4230, <http://foundationcenter.org/>

10. Indoor Air Quality (IAQ)

- Indoor air pollutants: U.S. Environmental Protection Agency, www.epa.gov/eptpages/airindoorairpollution.html or DHS Environmental Health at <http://dhs.wisconsin.gov/eh/>
- Radon: National Radon Hotline, (800) SOS-RADON; In Wisconsin (888) 569-7236 (LOW RADON) or (608) 267-4796
- Asbestos: DHS Asbestos & Lead unit, (608) 261-6876, <http://dhs.wisconsin.gov/waldo/>
- Moisture, Mold & Mildew, Carbon Monoxide and Ozone Generators: Centers for Disease Control and Prevention, www.epa.gov/mold/moldresources.html Wisconsin Dept. of Health Services, <http://dhs.wisconsin.gov/eh/mold/> or contractor information <http://dhs.wisconsin.gov/eh/HlthHaz/fs/moldprofinfo.htm>

11. Landlord/Tenant Relations

- **WI Department of Agriculture, Trade and Consumer Protection (DATCP)**
2811 Agriculture Drive, Madison, WI 53708-8911, (800) 422-7128, http://datcp.wi.gov/Consumer/Wisconsin_Way/index.aspx
- **Tenant Resource Center, Inc.**
1202 Williamson St. Suite A, Madison, WI 53703, for counseling, (608) 257-0006, www.tenantresourcecenter.org/. Self-help manuals for landlords and tenants to resolve rental problems are also available.

12. Lead Based Paint Hazard Programs and Information

Continued exposure to lead results in severe health problems in children, including learning disabilities and behavior problems. Pre-1978 housing presents the most risk.

- **HUD Lead Hazard Reduction Program**
Several areas of the state have funds available to reduce lead based paint hazard exposure in affordable housing. Owner-occupied housing units must be occupied by families at or below 80% of the county median income. Vacant units must be marketed to families. Children under age 6 living in the unit must have a blood test within 6 months prior to construction activities in

order for the family to receive assistance. Priority will be given to households occupied by children that have high levels of lead in their blood. Hazard reduction activities will be determined by certified risk assessors, and certified contractors must perform the work. Units assisted must pass federal clearance levels at project completion.

Contact: In the City of Milwaukee (414) 286-5987 or (414) 255-LEAD; Kenosha contact (262) 605-6700; Racine contact (262) 636-9496; Rock County (608) 757-5594; Sheboygan (920) 459-3377; Waukesha (262) 524-3752. In other areas contact the nearest public health office. Also, many of the programs previously identified can be utilized to help finance lead paint hazard reduction activities in low/moderate-income occupied residences.

- **Other Lead Based Paint Hazard Information**

- For advice on lead based paint issues or availability of lead hazard control funding contact local county health departments or the Department of Health Services, (608) 266-5817, www.dhs.wi.gov/lead
- For information on certified risk assessors, consultants, inspectors, and abatement contractors contact DHS Asbestos and Lead unit at (608) 261-6876. <http://dhs.wi.gov/lead/CompanyList/index.htm>
- For a listing of certified laboratories for testing paint for the presence of lead and copies of the "Protect Your Family From Lead in Your Home" pamphlet and other information contact National Lead Information Center, (800) 424-5323, HUD Office of Healthy Homes and Lead Hazard Control, www.hud.gov/offices/lead; or the National Center for Healthy Housing, Columbia, MD 21044-3400, (410) 992-0712, www.nchh.org/Home.aspx or www2.epa.gov/lead

13. Manufactured Housing/Mobile Homes

- Information on manufactured/ mobile homes titling, parks, installers or dealers: Wisconsin Department of Safety and Professional Services, (608) 261-8500 <http://dsps.wi.gov/SB/SB-ManufacturedMobileHomesProgram.html>
- Information on how to buy and finance manufactured homes, and HUD resources on manufactured housing and other specifications and definition of manufactured housing: www.hud.gov/offices/hsg/sfh/mhs/mhshome.cfm

14. Mortgage Banking

For information on mortgage banking and other related financial services issues, as well as consumer credit transactions contact: WI Dept. of Financial Institutions, 201 W. Washington Avenue, Suite 500, Madison, WI 53703, (608) 261-9555, www.wdfi.org

15. Real Estate

For information on real estate broker, salesperson, business, appraiser and home inspector matters contact: Wisconsin Department of Safety and Professional Services, (608) 266-2112, www.drl.state.wi.us/profession_list.asp?locid=0. HUD real estate settlement procedures: www.hud.gov/offices/hsg/sfh/res/respa_hm.cfm

16. Relocation

Under Wisconsin Relocation Law, public agencies and local governments undertaking publicly funded activity displacing persons from homes, farms or businesses are required to file a relocation plan with the state's Relocation Unit to minimize hardship.

- HUD Relocation, www.hud.gov/offices/cpd/library/relocation/index.cfm
- Jack Sanderson, DOA, (608) 267-0317, Jack.Sanderson@wi.gov

17. Rental Assistance

- **Homeless Assistance Programs, Division of Housing**

Federal and state programs (awarded at various times during the year to nonprofits) support local shelter and services to prevent and address homelessness. Programs include Supportive Housing, State Shelter Subsidy Grants, State Transitional Housing, Emergency Solutions Grants, State Homeless Prevention Program, Tenant Based Rent Assistance, and Projects for Assistance in Transition from Homelessness. An inventory of homeless and other service providers in Wisconsin is available through www.wifrontdoor.org.

- **Housing Choice Vouchers - U.S. Department of Housing and Urban Development**

Provides tenant-based rental assistance to low-income persons. Funds are administered by local housing authorities and WHEDA. **Contact** a local housing agency through www.wahaonline.org/quick_links2.htm, HUD Milwaukee at (414) 297-3214, Ext. 8200, or WHEDA at (800) 334-6873, www.wheda.com

- **Units from the Statewide Inventory of Assisted Housing**

Information on affordable rental units:

- WHEDA housing search website <http://wihousingsearch.org>
- Wisconsin Housing & Economic Development Authority, (800) 334-6873, www.wheda.com
- Wisc. Association of Housing Authorities, http://www.wahaonline.org/WAHA_Vacant_Units.html
- US Rural Development, (715) 345-7615, http://www.rurdev.usda.gov/WI_RDHome.html
- Housing and Urban Development (HUD), (414) 297-3214, <http://www.hud.gov/apps/section8>

18. Small Business Administration (US SBA) - Wisconsin

Provides federal loan guarantees through private lenders for the construction, acquisition or rehabilitation of a for-profit community based residential facility, assisted living facility or nursing home. Guarantees 80% of projects requiring less than \$100,000 and 75% for projects greater than \$100,000.

Contact: Small Business Administration, 310 W. Wisconsin Ave., Suite 400, Milwaukee, WI 53203, (414) 297-3941, Fax: (414) 297-1377 OR 740 Regent St., Suite 100, Madison, WI 53715, (608) 441-5263, Fax: (608) 441-5541, www.sba.gov

19. Statistics for housing

- DOA, Division of Intergovernmental Relations (608) 266-1927, www.doa.state.wi.us/section_detail.asp?linkcatid=11&linkid=64&locid=9&sname=
- UW Extension at www.wisstat.wisc.edu/

20. Supported Living Programs -- Health Services, WI Dept. of (DHS)

Family Care is a comprehensive and flexible long-term care service system, which strives to foster people's independence and quality of life, while recognizing the need for interdependence and support. <http://www.dhs.wisconsin.gov/LTCare/>

- Access is a fast, easy-to-use internet tool that can help you or someone you know to obtain information <http://www.dhs.wisconsin.gov/em/access/index.htm>. ADRCs (above) can also help connect people to resources.
 - Find out possible eligibility on low or no-cost health, nutrition and other programs.

- Apply online for FoodShare, Medicaid, BadgerCare Plus & Family Planning services.
- Get up-to-date information about the status of their FoodShare, Medicaid, BadgerCare Plus, Family Planning Only Services, SeniorCare or Caretaker Supplement benefits.
- Report changes to your agency.
- Renew their benefits and submit FoodShare/Child Care Six-Month Report forms.
- Division of Mental Health and Substance Abuse Services (DMHSAS). Programs to serve those who are dealing with mental illness or substance use issues
<http://www.dhs.wisconsin.gov/aboutdhs/DMHSAS/index.htm>.
- Money Follows the Person (MFP) is a federal demonstration grant that supports state efforts to rebalance long-term support for disabled and frail elders while supporting individual choice of living situation, transitioning people from institutions, and promoting a person-centered, needs-based quality driven system of long-term care. www.dhs.wisconsin.gov/ltc_cop/MFP/MFP.HTM
- Wisconsin Assisted Living Facilities and Programs.
www.dhs.wi.gov/bqaconsumer/AssistedLiving/AsLivindex.htm.
- Community Options Program (COP) helps people get the long-term support they need to remain in their own homes and communities. www.dhs.wi.gov/ltc_cop/COP.HTM.
- Community Integration Program (CIP) Waiver helps people with developmental disabilities to stay out of institutions, or to relocate from state centers and nursing homes back to their communities. www.dhs.wi.gov/bdds/cip/index.htm.
- Katie Beckett Program is a special eligibility process that allows certain children with long-term disabilities, mental illness, or complex medical needs, living at home with their families, to obtain <http://www.dhs.wisconsin.gov/children/kbp/index.htm>.
- Developmental Disabilities Network (608)261-6836 Fax: (608)261-6752.
www.dhs.wi.gov/bdds/network.htm.

21. Urgent Need Housing Contacts

Addresses urgent housing needs experienced by low-income people:

- Call 211
- Foreclosure hotline (888) 995-4673
- www.wifrontdoor.org
- AIDS Resource Center of Wisconsin for resources through Housing for Persons With AIDS (HOPWA) Program (800) 359-9272, www.arcw.org/
- In non-metropolitan areas to address housing crises contact Rural Housing Inc. 4506 Regent St, Madison, WI 53705 www.wisconsinruralhousing.org (888) 400-5974.
- Local Red Cross, Salvation Army, St. Vincents, or county social services for emergency aid
- Major disaster relief contact, <http://emergencymanagement.wi.gov>, (608) 242-3232, 24-hour Duty Officer: (800) 943-0003.
- Eviction legal issues in northern WI WJudicare Inc. (800) 472-1638 www.judicare.org/, in southern WI- Legal Action (800) 362-3904; www.legalaction.org/
- Energy fuel bill or furnace repair crisis, Wisconsin Home Energy Assistance Program contact county/local agency or the Energy Services Office at, (866) 432-8947, DOA, P.O. Box 7868, Madison, WI 53707-7868, <http://heat.state.wi.us/>
- Keep Wisconsin Warm Fund (800) 891-9276 www.kwwf.org
- Emergency Assistance for families with children through Wisconsin Department of Children & Families www.dcf.wi.gov/w2/ea.htm
- Homeless Veterans Hotline (877) 424-3838, www.va.gov/HOMELESS/NationalCallCenter.asp
- Domestic Abuse Services (608) 266-0700, E-mail dcfdomesticviolence@wi.gov

22. Weatherization/ Energy Efficiency Programs

- **Low-Income Weatherization Program**

Division of Energy, Department of Administration (DOA)

Provides funding through local weatherization operators for units occupied by low-income persons (at or below 60% of State Median Income). The number of income-eligible tenants necessary to qualify a rental property varies (2-4 units - 50%; 5+ units - 66%). Weatherization and energy conservation improvements are financed by federal funding and energy public benefit programs.

Contact: Apply for Energy Assistance benefits at a local Wisconsin Home Energy Assistance Program office. Call (866-432-8947) or click on 'Where to Apply' at <http://homeenergyplus.wi.gov/category.asp?linkcatid=625&linkid=121&locid=25>. or Contact Division of Energy, (866) 432-8947, www.heat.state.wi.us or local Weatherization Program Operator (see Appendix D).

- **Focus on Energy**

Works with eligible Wisconsin residents, property owners and businesses to install cost effective energy efficiency and renewable energy projects. Information and financial incentives help to implement projects that otherwise would not be completed. Information and various financial programs and incentives available. **Contact:** Focus on Energy, (800)762-7077, www.focusonenergy.com/

STATE APPROVED COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOS)

ORGANIZATION	CONTACT	PHONE & FAX NUMBER
ADVOCAP, Inc. P.O. Box 1108 Fond du Lac, WI 54936-1108 E-mail: mike@advocap.org Service Area: Fond du Lac, Green Lake & Winnebago Counties	Michael S. Bonertz Executive Director Web: www.advocap.org	T: (920) 922-7760
Bolton Refuge House, Inc. P.O. Box 482 Eau Claire, WI 54702-0482 E-mail: boltonrefugehouse@charter.net Service Area: Eau Claire County	Executive Director Web: www.boltonrefugehouse.org	T: (715) 834-0628
CAP Services, Inc. 5499 Hwy. 10 East Stevens Point, WI 54481-9116 E-mail: mpatoka@capmail.org Service Area: Marquette, Outagamie, Portage, Waupaca & Waushara Counties	Mary Patoka President CEO Web: www.capserv.org	T: (715) 343-7500
Central Wisconsin CAC, Inc. P.O. Box 430 Wisconsin Dells, WI 53965 E-mail: cwcac.donna@verizon.net Service Area: Adams, Columbia, Dodge, Juneau & Sauk Counties	Fred Hebert Executive Director	T: (608) 254-8353
Community Action Coalition for South Central Wisconsin, Inc. 1717 N. Stoughton Road Madison, WI 53704-2605 E-mail: ghansen@cacschw.org Service Area: Dane, Jefferson & Waukesha Counties	Greta C. Hansen Executive Director Web: www.cacschw.org	T: (608) 246-4730
Community Action, Inc. of Rock & Walworth Counties 200 W. Milwaukee Street Janesville, WI 53548-2916 E-mail: lfurseth@community-action.org Service Area: Rock & Walworth Counties	Lisa Furseth Executive Director Web: www.community.action.org	T: (608) 755-2472
Couleecap, Inc. 201 Melby St. Westby, WI 54667-1096 E-mail: gracejones@couleecap.org Service Area: Crawford, LaCrosse, Monroe & Vernon Counties	Grace Jones Executive Director Web: www.couleecap.org	T: (608) 634-7366

ORGANIZATION	CONTACT	PHONE & FAX NUMBER
Franciscan Ministries, Inc. 26W171 Roosevelt Road Wheaton, IL 60189 E-mail: sdillberg@fm-inc.org Service Area: Kenosha, Milwaukee, Racine & Winnebago Counties	Susan M. Dillberg President CEO Web: www.fm-inc.org/	T: (630) 909-6933
Hebron House of Hospitality, Inc. 1601 E. Racine Ave., Ste. 103R Waukesha, WI 53186 E-mail: bjuno@hebronhouse.org Service Area: Waukesha County	Bernardine Juno Executive Director Web: www.hebronhouse.org	T: (262) 549-8720
Housing Partnership of The Fox Cities, Inc. P.O. Box 5101 Appleton, WI 54913-5101 E-mail: jackie@housing-partnership.org Service Area: Outagamie & Winnebago Counties	Administrative Assistant Web: www.housing-partnership.org	T: (920) 731-6644
Impact Seven, Inc. 147 Lake Almena Dr. Almena, WI 54805 E-mail: impact@impactseven.org Service Area: Adams, Ashland, Barron, Bayfield, Clark, Columbia, Douglas, Dunn, Eau Claire, Grant, Iowa, Jefferson, La Crosse, Lincoln, Marathon, Oneida, Outagamie, pierce, Polk, Portage, Price, Racine, Richland, Rusk, Sauk, Shawano, St. Croix, Taylor, Vilas, Waukesha, & Wood Counties	Web: www.impactseven.org	T: (715) 357-3334
Indianhead CAA P.O. Box 40 Ladysmith, WI 54848-0040 Web: www.indianheadcaa.org Service Area: Burnett, Clark, Rusk, Sawyer, Taylor & Washburn Counties	Pamela Guthman Executive	T: (715) 532-5594
Lakeshore CAP, Inc. 702 State Street Manitowoc, WI 54221-2315 Web: www.lakeshorecap.org Service Area: Door, Kewaunee, Manitowoc & Sheboygan Counties	Mike Hucke Executive Director	T: (920) 682-3737 F: (920) 686-8700
Movin' Out, Inc. 600 Williamson St. Madison, WI 53703 E-mail: howard@mvoyn-out.org Service Area: Adams, Columbia, Dane, Dodge, Fond du Lac, Green, Green Lake, Iowa, Jefferson, Ju-neau, Lafayette, Marquette, Richland, Rock, Sauk, Walworth, Waushara & Winnebago Counties	Howard Mandeville Executive Director Web: www.movin-out.org	T: (608) 251-4446, X3 F: (608) 819-0623
NEWCAP, Inc. 1201 Main Street Oconto, WI 54153 E-mail: robertkoller@newcap.org Service Area: Brown, Florence, Forest, Langlade, Marinette, Menomonie, Oconto, Oneida, Shawano & Vilas Counties	Robert Koller Executive Director Web: www.newcap.org	T: (920) 834-4621 F: (920) 834-4887

ORGANIZATION	CONTACT	PHONE & FAX NUMBER
NHS of Beloit 156 St. Lawrence Ave. Beloit, WI 53511 E-mail: cschlichting@nhsobeloit.com Service Area: Beloit Community	Christine Schlichting Executive Director Web: www.nhsobeloit.org	T: (608) 362-9051
NHS of Richland County, Inc. 125 E. Seminary St. Richland Center, WI 53581 E-mail: terry@nhsrwi.org Service Area: Richland County	Terry Testolin Executive Director Web: www.nhsrwi.org	T: (608) 647-4949
North Central CAP, Inc. P.O. Box 1141 Wisconsin Rapids, WI 54495-1141 E-mail: jsargent@nccapinc.com Service Area: Lincoln, Marathon & Wood Counties	Jeff Sargent Executive Director	T: (715) 424-2581
Northwest Wisconsin CSA, Inc. 1118 Tower Avenue Superior, WI 54880-1523 E-mail: mrounville@northwest-csa.org Service Area: Ashland, Bayfield, Douglas, Iron & Price Counties	Millie Rounsville Executive Director Web: www.northwest-csa.org	T: (715) 392-5127
Partners for Community Development, Inc. 1407 S. 13th Street Sheboygan, WI 53081 E-mail: Lucio@partners4cd.com Service Area: Door, Kewaunee, Manitowoc, Ozaukee & Sheboygan Counties	Lucio Fuentez Executive Director Web: www.partners4cd.com/home.htm	T: (920) 459-2780
Renewal Unlimited, Inc. 2900 Red Fox Run Portage, WI 53901 E-mail: shoppe@rewalunlimited.net Service Area: Adams, Columbia, Dodge, Juneau & Sauk Counties	Suzanne Hoppe Executive Director Web: www.renewalunlimited.net/	T: (608) 742-5329
Southwestern Wisconsin CAP, Inc. 149 N. Iowa Street Dodgeville, WI 53533-1589 E-mail: w.orzechowski@swcap.org Service Area: Grant, Green, Iowa, Lafayette & Richland Counties	Walter Orzechowski Executive Director Web: www.swcap.org	T: (608) 935-2326 F: (608) 935-2876
West CAP 525 Second Street P.O. Box 308 Glenwood City, WI 54013 E-mail: pkilde@wcap.org Service Area: Barron, Chippewa, Dunn, Pepin, Pierce, Polk & St. Croix Counties	Peter Kilde Executive Director Web: www.wcap.org	T: (715) 265-4271 F: (715) 265-7031

ORGANIZATION

Western Dairyland EOC, Inc.
23122 Whitehall Road
P.O. Box 125
Independence, WI 54747-0125

E-mail: info@westerndairyland.org

Service Area: Buffalo, Eau Claire, Jackson & Trempealeau Counties

CONTACT

Anna Cardarella
Executive Director

Web: www.westerndairyland.org

PHONE & FAX NUMBER

T: (715) 985-2391
F: (715) 985-3239

HOUSING & URBAN DEVELOPMENT ENTITLEMENT AREAS (CDBG)

Appleton	www.appleton.org/departments/finance/cdbg	(920) 832-5924
Beloit.....	www.ci.beloit.wi.us	(608) 364-6703
Dane County*.....	www.co.dane.wi.us	(608) 242-6229
Eau Claire.....	www.ci.eau-claire.wi.us	(715) 839-4943 ext. 20
Fond du Lac.....	www.ci.fond-du-lac.wi.us	(920) 322-3443
Green Bay.....	www.green-bay.org	(920) 448-3411
Janesville.....	www.ci.janesville.wi.us	(608) 755-3107
Kenosha.....	www.kenosha.org	(262) 653-4048
LaCrosse.....	www.cityoflacrosse.org/	(608) 789-7393
Madison.....	www.cityofmadison.com/cdbg	(608) 261-9240
Milwaukee.....	www.milwaukee.gov/	(414) 286-3842
Milwaukee County.....	www.milwaukeecounty.org	(414) 278-4880
Neenah.....	www.ci.neenah.wi.us	(920) 751-4661
Oshkosh.....	www.ci.oshkosh.wi.us	(920) 236-5057
Racine.....	www.cityofracine.org	(262) 636-9151
Sheboygan.....	www.ci.sheboygan.wi.us	(920) 459-3383
Superior.....	www.ci.superior.wi.us	(715) 395-7278
Waukesha County**.....	www.waukeshacounty.gov	(262) 896-3370
Wausau.....	www.ci.wausau.wi.us	(715) 261-6686
Wauwatosa.....	www.wauwatosa.net	(414) 479-8957
West Allis.....	www.ci.west-allis.wi.us	(414) 302-8460

*Cottage Grove, Dane, Edgerton, Maple Bluff, Mazomanie, Rockdale are non-entitlement areas

**Chenequa, Oconomowoc Lake are non-entitlement areas

HOME Investment Partnership Program (HOME)

Dane County.....	www.co.dane.wi.us	(608) 242-6229
Eau Claire.....	www.ci.eau-claire.wi.us	(715) 839-4943 ext. 20
Green Bay.....	www.green-bay.org	(920) 448-3411
Kenosha.....	www.kenosha.org	(262) 653-4048
LaCrosse.....	www.cityoflacrosse.org	(608) 789-7512
Madison.....	www.cityofmadison.com/cdbg	(608) 261-9240
Milwaukee.....	www.milwaukee.gov/	(414) 286-3842
Milwaukee County.....	www.milwaukeecounty.org	(414) 278-4880
Racine.....	www.cityofracine.org	(262) 636-9151
Rock County.....	www.co.rock.wi.us	(608) 755-3107
Waukesha/Washington/Jefferson/Ozaukee*.....	www.waukeshacounty.gov	(262) 896-3370

*Sullivan is a non-entitlement area

INDEPENDENT LIVING CENTERS AND SERVICE AREAS

Access to Independence: 3810 Milwaukee St., Madison, WI 53714, (608) 242-8484 (V) (608) 242-8485 (TTY) (608) 242-0383 (FAX) (800) 362-9877 (V) (toll-free) info@accesstoind.org (email)

www.accesstoind.org (web)

Counties Served: Columbia, Dane, Dodge and Green

Center for Independent Living Western WI: 2920 Schneider Ave E, Menomonie, WI 54751, (715) 233-1070 (V/TTY) (715) 233-1083 (Fax) (800) 228-3287 (toll-free) cilww@cilww.com (email) www.cilww.com (web)

Counties Served: Polk, Barron, Rusk, St. Croix, Dunn, Chippewa, Pierce, Pepin, Eau Claire, Clark

IndependenceFirst: 540 S. 1st Street, Milwaukee, WI 53204, (414) 291-7520 (V/TTY) (414) 291-7525 (FAX) (877) 463-3778 (toll-free) www.independencefirst.org (web)

Counties Served: Milwaukee, Ozaukee, Washington and Waukesha

Independent Living Resources, Inc.: 4439 Mormon Coulee Road, LaCrosse, WI 54601, (608) 787-1111 (V) (608) 787-1148 (TTY) (608) 787-1114 (FAX) (888) 474-5745 (toll-free) advocacy@ilresources.org (email)

www.ilresources.org (web)

Counties Served: Crawford, Richland, Sauk, Iowa, Grant, LaFayette, Vernon, La Crosse, Monroe, Jackson, Trempealeau, Buffalo, Juneau

Midstate Independent Living Consultants: 3262 Church St. Ste 1, Stevens Point WI 54481, (715) 344-4210 (V/TTY) (715) 344-4414 (fax) (800) 382-8484 (toll-free) milc@milc-inc.org (email) www.milcinc.net (web)

Counties Served: Adams, Florence, Forest, Langlade, Lincoln, Marathon, Oneida, Portage, Taylor, Vilas, Wood

North Country Independent Living, Inc.: 69 N 28th St Suite 28, Superior WI 54880, (715) 392-9118 (V/TTY) (715) 392-4636 (fax) (800) 924-1220 (toll-free) ncil@northcountryil.org (email)

<http://www.northcountryil.com> (web)

Counties Served: Douglas, Bayfield, Ashland, Iron, Price, Sawyer, Washburn, Burnett

Options for Independence, Inc.: 555 Country Club Road, P.O. Box 11967, Green Bay, WI 54307, (920) 490-0500 (V) (920) 490-0600 (TTY) (920) 490-0700 (fax) (888) 465-1515 (toll-free)

info@optionsil.com (email) www.optionsil.com (web)

Counties Served: Door, Kewaunee, Manitowoc, Brown, Calumet, Sheboygan, Fond Du Lac, Green Lake, Marquette, Waushara, Winnebago, Outagamie, Waupaca, Shawano, Menominee, Oconto, Marinette

Society's Assets: 5200 Washington Ave., Suite 225, Racine, WI 53406, (262) 637-9128 (V/TTY) (262) 637-8646 (FAX) (800) 378-9128 (toll-free) www.societysassets.org (web)

Counties Served: Jefferson, Kenosha, Racine, Rock and Walworth

WEATHERIZATION OPERATORS AND SERVICE AREAS

ADVOCAP, Inc., Jason VanderVelden, 2929 Harrison St., Oshkosh, WI 54901, (920) 426-5086
E-mail: jasonv@advocap.org, serving Fond du Lac, Winnebago and Green Lake Counties.

Ashland County Housing Authority, Neil Deering, 124 Wilderness Dr., PO Box 349, Mellen, WI 54546, (715) 274-8311, E-mail: neildeering@centurytel.net, serving Ashland, Bayfield, Douglas, Iron, Oneida and Vilas Counties.

CAP Services, Inc., Tom Loomis, 1725 West River Dr., Stevens Point, WI 54481, (715) 343-7500,
E-mail: tloomis@capmail.org, Website: www.capserv.org serving Marquette, Portage, Waupaca, and Waushara Counties.

Central Wisconsin CAC, Inc., Chris Utley, 1000 Hwy. 13, PO Box 430, Wisconsin Dells, WI 53965,
(608) 254-8353, E-mail: chris@cwcac.org, serving Adams, Columbia, Juneau and Sauk Counties.

Community Action, Inc. of Rock and Walworth Counties, John Livick, 3310 US Highway 51 S,
Janesville, WI 53546, (608) 755-2470, E-mail: jlivick@community-action.org serving Rock and Walworth Counties.

Community Relations - Social Development Commission, Jim Gambon, 2460 W. Clybourn St.
Milwaukee, WI 53233, (414) 344-9010, E-mail: jgambon@cr-sdc.org, serving City of Milwaukee.

Couleecap, Inc., Leon Hoss, 201 Melby Street
Westby, WI 54667, (608) 634-3104, E-mail: leon.hoss@couleecap.org, serving Crawford, La Crosse, Monroe and Vernon Counties

Hartford Community Development Authority, Tim Clarenbach, 109 North Main St, Hartford, WI 53027, (262) 673-8215, E-mail: tclarenbach@ci.hartford.wi.us, serving Dodge and Washington Counties.

Indianhead CAA, George Voldberg, 1000 College Ave, W, PO Box 40 Ladysmith, WI 54848, (715) 532-4222 x 1580, E-mail: george.voldberg@indianheadcaa.org, serving Burnett, Clark, Price, Rusk, Sawyer, Taylor and Washburn Counties.

La Casa de Esperanza, Inc., Dave Geisthardt, 410 Arcadian Ave, Waukesha, WI 53186, (262) 970-0539 x1125, Waukesha, E-mail: dgeisthardt@lacasadesperanza.org, serving Jefferson, Milwaukee, and Waukesha Counties.

NEWCAP, Inc., Val Filz, 1201 Main St, Oconto, WI, 54153, (920) 834-4621, Oconto, E-mail: valfitz@newcap.org serving Brown, Florence, Forest, Marinette, Oconto and Shawano Counties.

North Central CAP, Inc., Tony Francis, 2111 8th St S Suite 102, Wisconsin Rapids, WI 54495 (715) 424-2581, Wisconsin Rapids, E-mail: tfrancis@nccapinc.com, serving Langlade, Lincoln, Marathon and Wood Counties.

Outagamie County Housing Authority, Steve Williams, 3020 E Winslow Ave, Appleton, WI 54911, (920) 731-7566, Appleton, E-mail: swilliams@outagamiehousing.us, serving Calumet and Outagamie Counties.

Partners for Community Development, Inc., Dan Wolf, 4307 S Taylor Dr, Sheboygan, WI 53081 (920) 459-9881 x108 Sheboygan, E-mail: Dan.wolf@partners4cd.com, serving Manitowoc, Ozaukee, and Sheboygan Counties.

Project Home, Jan Reek, 1966 S Stoughton Rd, Madison, WI 53716 (608) 246-3737, E-mail: janr@projecthomewi.org, serving Dane and Green Counties.

Racine/Kenosha CAA, Vincent Montgomery 1800 21st St, Racine, WI 53403 (262) 898-8036, Racine, E-mail: vmontgomery@rkcaa.org, serving Kenosha and Racine Counties.

Southwestern Wisconsin CAP, Phyllis Novinskie, 208 US Highway 18 W, Montfort, WI 53569 (608) 943-6909, E-mail: pnovinskie@swcap.org, serving Grant, Iowa, Lafayette and Richland Counties.

We Are Hope, (920) 743-7273, Sturgeon Bay,
E-mail: marnold@doorcountyjobcenter.org, serving Door and Kewaunee Counties.**West Central**

West Central CAP, Tim Mather, 319 Misty Ln, PO Box 308, Glenwood City, WI 54013 (715) 265-4271, Glenwood City, E-mail: tmather@wcap.org, serving Barron, Chippewa, Dunn, Pepin, Pierce, Polk and St. Croix Counties.

Western Dairyland EOC, Mike Canaday, 23122 Whitehall Rd, PO Box 125, Independence, WI 54747 (715) 985-2391, E-mail: mcanaday@westerndairyland.org, serving Buffalo, Eau Claire, Jackson and Trempealeau Counties.

