

4.0 HOUSING



4.1 CHAPTER SUMMARY

Housing is a necessity of life and an important part of the comprehensive planning process. The purposes of this section are to assess the current housing stock in Grant County and to identify policies and programs that will help meet existing and forecasted housing demand. The housing stock assessment includes the age, value, and type (e.g. single-family or multi-family) of existing housing units; as well as occupancy characteristics such as tenure (owner occupied vs. renter occupied), and affordability (the percentage of monthly income residents spend on housing costs).

Housing data in this chapter come from the 2000 U.S. Census Bureau. For housing-related results of the community survey that was distributed to all Grant County property owners in the fall of 2007, see Chapter 1, Issues and Opportunities.

Wisconsin State Statute 66.1001(2)(b)

(b) Housing element.

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

4.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of housing development.

1. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.

4.3 OBJECTIVES AND POLICIES AND PROGRAM RECOMMENDATIONS

The following housing objective and policy recommendation supports the above goal. It will guide housing decisions in Grant County over the next 20 years.

1. Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.

Below are listed the housing objectives and policy recommendations from each participating town:

PARTICIPATING TOWN POLICIES ARE NOT LISTED IN ORDER OF PRIORITY.

Table 4.1a

Town of Bloomington	
1.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.
2.	Encourage future residential development in areas that can be served with public utilities and community facilities.
3.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
4.	Identify areas of land for future housing developments.
5.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.
6.	Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.
7.	Encourage clustering rural residential homes away from agricultural operations.

Table 4.1b

Town of Cassville	
1.	Coordinate planning activities for senior/special needs/low income housing with Grant County and surrounding jurisdictions to effectively plan for residential growth.
2.	Encourage the availability of a sufficient supply of affordable rental and ownership housing for low and moderate-income individuals.
3.	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
4.	Encourage areas of land for future housing developments.
5.	Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.
6.	Encourage the preservation and rehabilitation of existing housing stock in the community.

Table 4.1 c

Town of Clifton	
1.	Encourage the availability of housing choices to serve current and future needs of all residents.
2.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.
3.	Identify areas of land for future housing, contingent upon cataloging of the Town.
4.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
5.	Encourage clustering of rural residential homes, as part of defined areas as identified in Policy #3 and in the ordinances.
6.	Encourage the preservation and rehabilitation of existing housing stock in the community.
7.	The Town will not allow mobile home parks.
8.	Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.
9.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.
10.	New housing development in agricultural parts of Clifton may be located near existing farmhouses and/or buildings.

Table 4.1 d

Town of Ellenboro	
1.	Encourage the provision of an adequate supply of affordable single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes.
2.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
3.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.
4.	Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.
5.	Develop standards regulating mobile home parks and subdivision development.

Table 4.1 e

Town of Harrison	
1.	Developable areas are prioritized as shown in map 8.2, and these selected development areas will be developed one at a time with each one to be completely developed before approving an additional development, and given development priority in the following order as indicated in map 8.2.
2.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.

Table 4.1 f

Town of Hazel Green	
1.	Encourage the provision of the availability of choices of owner and renter type-housing units including single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes, to serve current and future needs of all residents.
2.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.
3.	Encourage future residential development in areas that can be served with public utilities and community facilities.
4.	Discourage development in areas shown to be unsafe or unsuitable for development.
5.	Periodically identify areas of land for future housing developments.
6.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
7.	Encourage clustering rural residential homes away from agricultural operations.
8.	Encourage residents who want to use county, state, and federal loan or grant programs assisting with purchasing or repairing homes.

Table 4.1 g

Town of Hickory Grove	
1.	Strive to ensure that all future development or redevelopment proposals enhance the overall quality of community life.
2.	Encourage the construction of rural residential homes away from agricultural operations.

Table 4.1 h

Town of Jamestown	
1.	Encourage the provision of an adequate supply of single-family homes, condominiums and townhouses, apartments, duplexes, and manufactured homes.
2.	Encourage the provision of housing for the elderly, including different levels of assistance.
3.	Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.
4.	Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.
5.	Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.
6.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.

Table 4.1 i

Town of Liberty	
1.	Encourage future residential development in areas that can be served with public utilities and community facilities.
2.	Where and when appropriate, utilize county, state and federal programs or grants to maintain existing housing or to support the construction of future housing.

Table 4.1 j

Town of Lima	
1.	No manufactured housing without a full basement (not a slab) is allowed in the Town of Lima.
2.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.
3.	Encourage future residential development in areas that can be served with public utilities and community facilities.
4.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
5.	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
6.	Continue to identify areas of land for future housing developments.
7.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
8.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the Comprehensive Plan.
9.	Encourage locating rural residential homes away from agricultural operations.

Table 4.1 k

Town of Little Grant	
1.	Discourage residential development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
2.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
3.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.
4.	Update standards for review, layout, and quality of new manufactured and mobile home development.
5.	Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.

Table 4.1 l

Town of Mount Hope	
1.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
2.	Encourage clustering rural residential homes away from agricultural operations.
3.	Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.
4.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.

Table 4.1 m

Town of North Lancaster	
1.	Encourage all future development or redevelopment proposals to enhance the overall quality of community life.
2.	Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.

Table 4.1 n

Town of Potosi	
1.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
2.	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
3.	Encourage that all future development or redevelopment proposals enhance the overall quality of community life.

Table 4.1 o

Town of Smelser	
1.	Coordinate planning activities for senior/special needs/low income housing with Grant County and surrounding jurisdictions to effectively plan for residential growth.
2.	Assure that the fair housing rights of all citizens are protected.
3.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.
4.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
5.	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
6.	Identify areas of land for future housing developments.
7.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
8.	Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.
9.	Encourage housing developers to cluster homes on smaller lots while preserving open space in the development.
10.	Encourage clustering rural residential homes away from agricultural operations.
11.	Update standards for review, layout, and quality of new manufactured and mobile home development.

Table 4.1 p

Town of South Lancaster	
1.	Encourage the provision of housing for the elderly, including different levels of assistance.
2.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
3.	Encourage clustering rural residential homes away from agricultural operations.
4.	Strengthen existing neighborhoods by finding new uses for abandoned or under used land.
5.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.

Table 4.1 q

Town of Waterloo	
1.	Encourage housing developers to cluster homes on smaller lots located away from agricultural operations, and to preserve open space in the development.

Table 4.1 r

Town of Watterstown	
1.	Encourage the location of multi-family apartment buildings, senior housing, and special needs housing near or in cities and villages, where there is easier access to public services and facilities.
2.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
3.	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
4.	Identify areas of land for future housing developments.
5.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
6.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.
7.	Strengthen existing neighborhoods by finding new uses for abandoned or under used land.
8.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.

Table 4.1 s

Town of Wingville	
1.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
2.	Discourage residential development from areas where soils, slope, or other topographical limitations prove to be unsuitable.
3.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.

Table 4.1 t

Town of Woodman	
1.	Encourage the provision of an adequate supply of single-family homes, including modular homes.
2.	Discourage development in areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.
3.	Ensure that all future development or redevelopment proposals enhance the overall quality of community life.
4.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.
5.	Encourage contiguous development patterns that preserve and expand upon existing neighborhoods or subdivisions.
6.	Enforce property maintenance standards to ensure a high-quality living environment within all residential areas.
7.	Support residents who want to use loan or grant programs assisting with purchasing or repairing homes.
8.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.

Table 4.1 u

Town of Wyalusing	
1.	Encourage the provision of housing for the elderly, including different levels of assistance.
2.	Review new housing proposals and support those that meet the community's housing needs and that are consistent with the policies outlined in the comprehensive plan.
3.	Where and when appropriate, utilize county, state, and federal programs or grants to maintain existing housing or to support the construction of future housing.

NOTE: The Towns of Beetown, Boscobel, Castle Rock, Fennimore, Glen Haven, Marion, Millville, Mount Ida, Muscodia, Paris, Patch Grove, and Platteville did not participate in the Grant County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole. City and village data is not included as the County does not have jurisdiction in these communities.



4.4 HOUSING CHARACTERISTICS

4.4.1 HOUSEHOLDS AND HOUSING UNITS: PAST, PRESENT, AND FUTURE

There has been an increase of 38% of total households in Grant County between 1970 and 2000 (Table 4.1). A household includes all the people who occupy a housing unit as their usual place of residence. Between 1970 and 2000, total housing units have also increased by 38%. Assuming that the number of people per household is stabilized at 2.5 (2000 County average), population projections suggest that the County will increase its number of households with no losses projected (see Figure 4.1). These projections are based on past trends and do not reflect the potential impact of unprecedented development pressures such as large industries coming into the County.

Table 4.1 Housing Statistics

Housing	Grant County Number	Wisconsin Number
Total Households (1970)*	13,355	1,328,804
Total Households (1980)	16,686	1,652,261
Total Households (1990)	17,169	1,822,118
Total Households (2000)	18,465	2,084,544
People per Household (1970)	3.4	3.2
People per Household (1980)	2.9	2.8
People per Household (1990)	2.7	2.6
People per Household (2000)	2.5	2.5
Housing Units 1970**	14,451	1,473,000
Housing Units 1980	18,204	1,863,897
Housing Units 1990	18,450	2,055,774
Housing Units 2000	19,940	2,321,144

(Source: US Census)

*Total Households equal the number of **occupied** housing units.

Total Housing Units are all those available, including occupied **and vacant units.

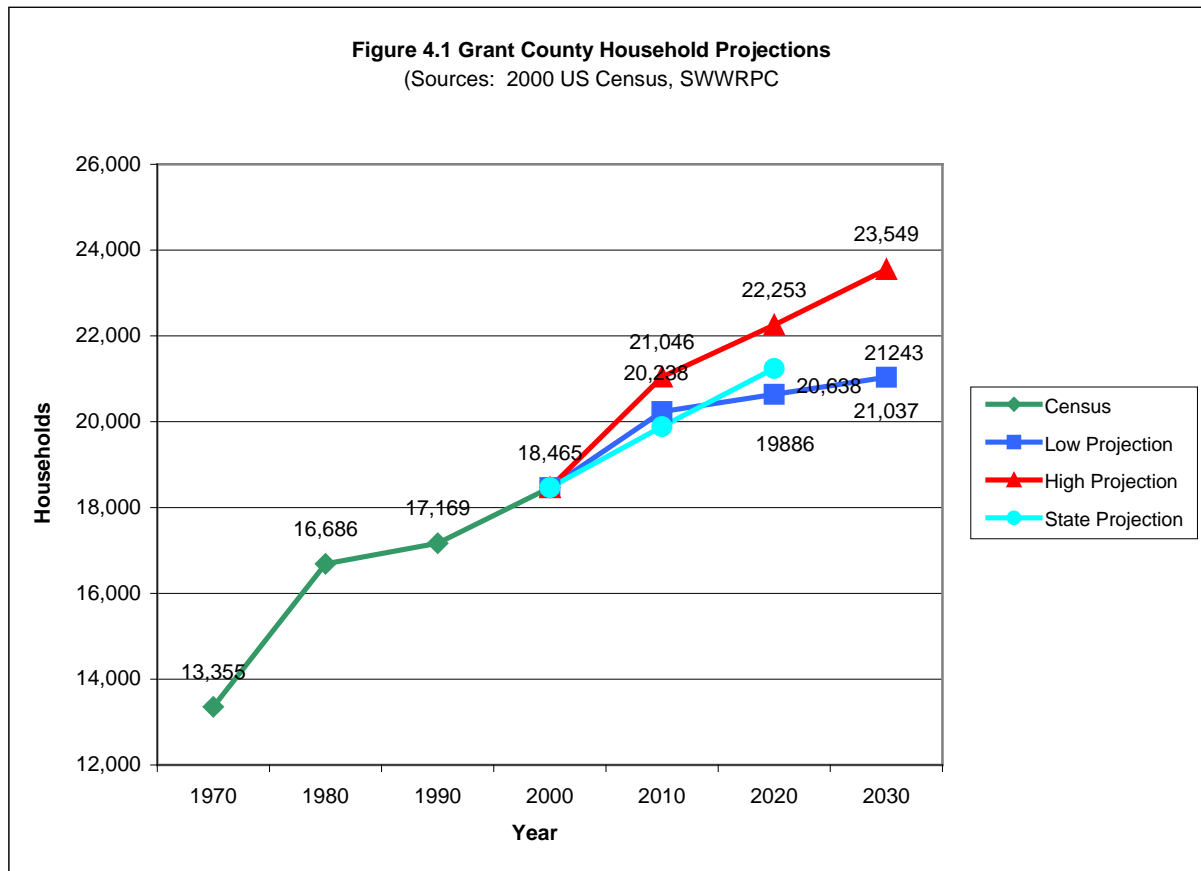


Figure 4.1 shows the projected households for the years 2010, 2020, and 2030. Household projections are based on population projection figures and the average number of people per household during the year 2000, of 2.5 people per household. The red line indicates a future high projection, while the blue line indicates a future low projection. State projections, which only go to 2020, project between the high and low but it is clear that all lines show households increasing over time.

Table 4.2 shows household and housing unit projections through 2030. Housing unit projections take into account Grant County’s 2000 vacancy rate of 7%.

Table 4.2 Household and Housing Unit Projections

Year	Households	Housing Units
2010 Low	20,238	24,488
2010 High	21,046	25,466
2020 Low	20,638	24,971
2020 High	22,253	26,926
2030 Low	21,037	25,455
2030 High	23,549	28,495

(Source: SWWRPC)



4.4.2 OCCUPANCY CHARACTERISTICS

Of the 19,940 housing units in Grant County in 2000, 67% were owner-occupied, 26% were renter-occupied, and 7% were vacant (Figure 4.2).

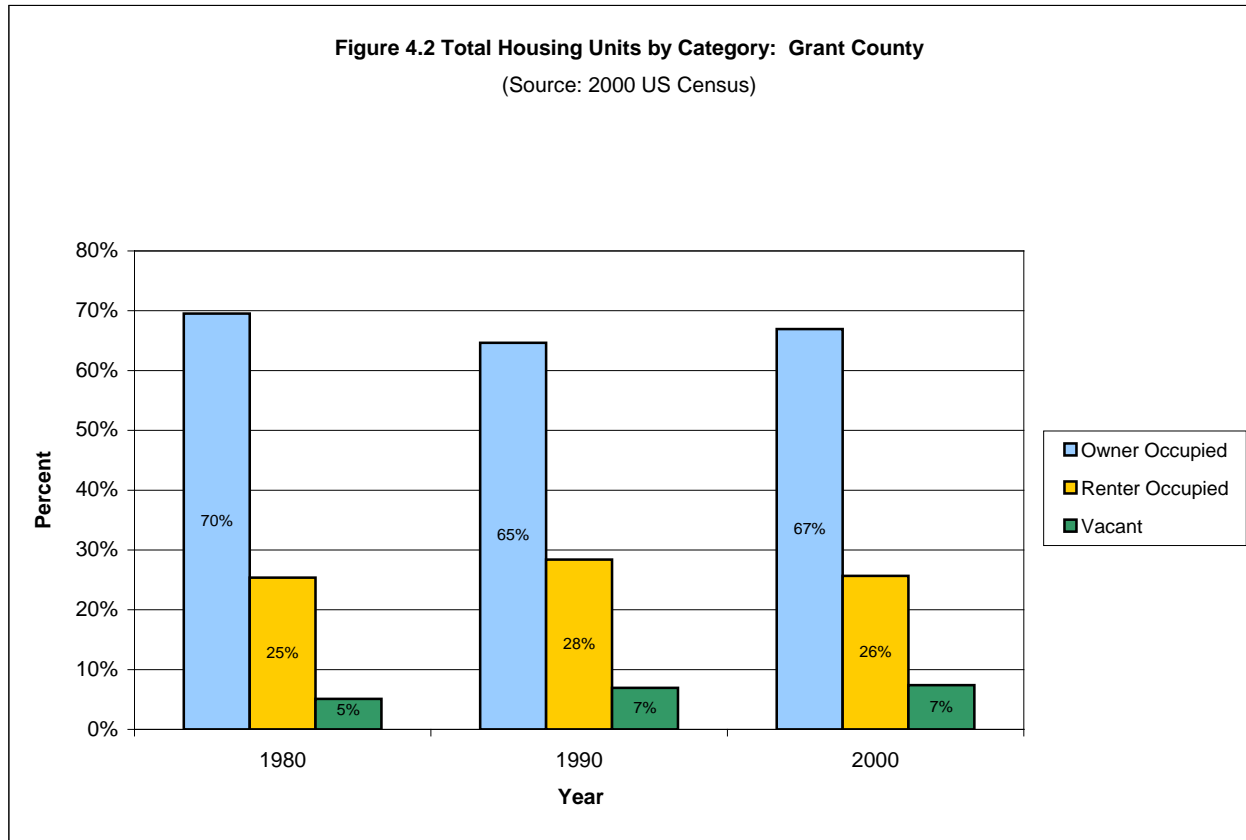
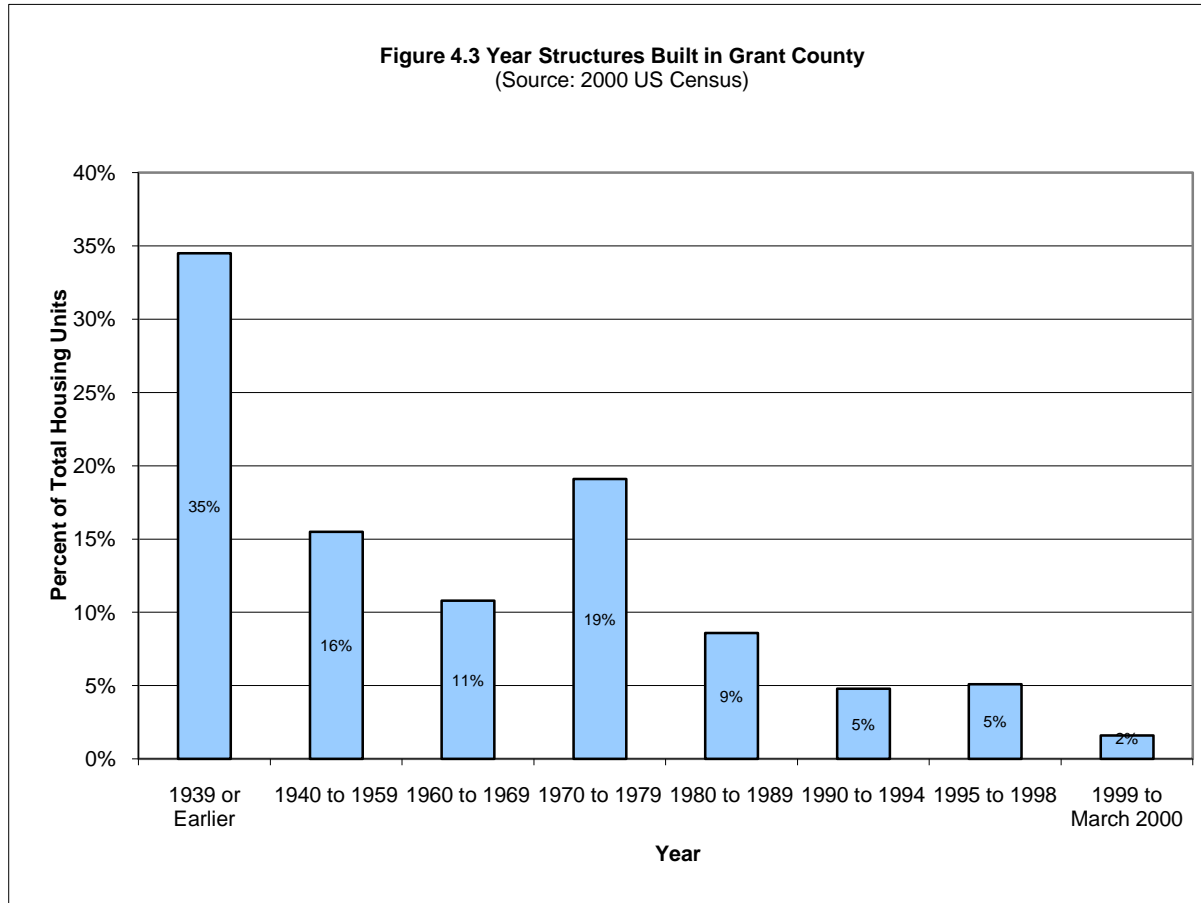


Table 4.3 Percent change of occupancy characteristics: comparison with Grant County (Source: US Census)

Jurisdiction	Total housing units (2000)	Change since 1990	Owner occupied (2000)	Change since 1990	Renter occupied (2000)	Change since 1990	Vacant Housing Units (2000)	Change since 1990
Grant County	19,940	8%	13,345	12%	5,120	-2%	1,475	15%

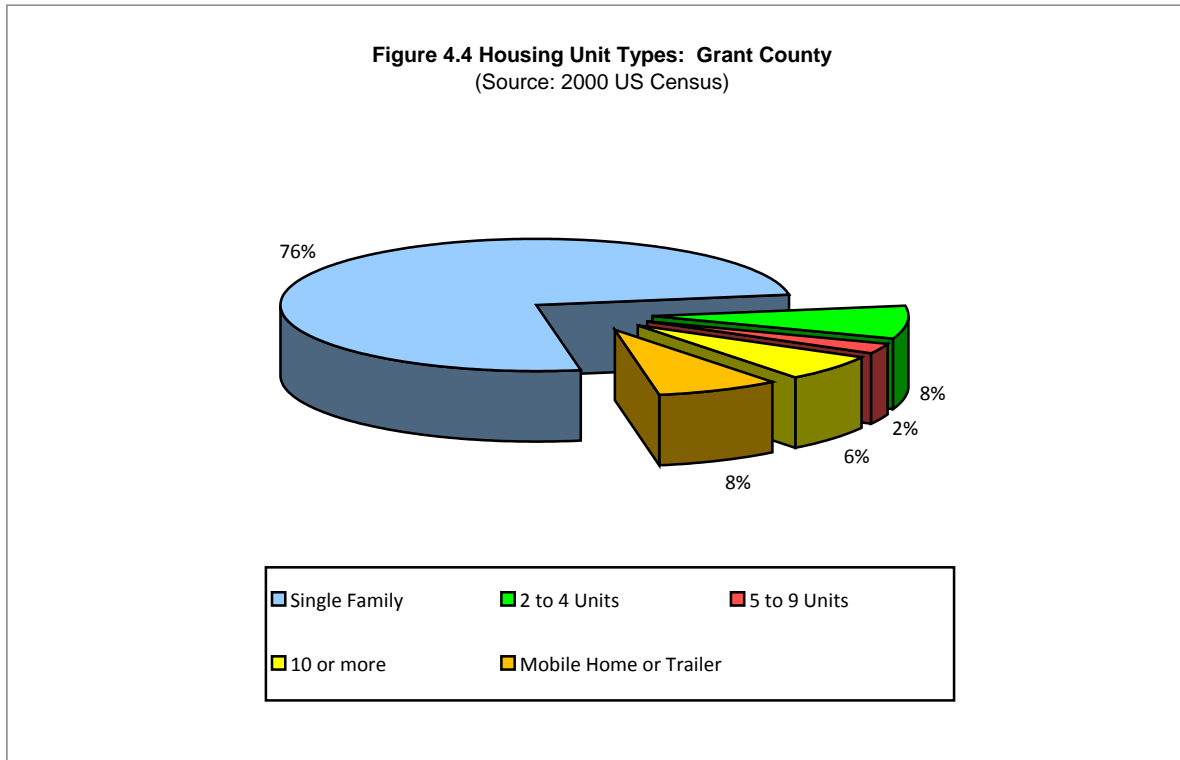
4.4.3 AGE AND CONDITION CHARACTERISTICS

Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos. Therefore, it is an important to community health to recognize that the majority of occupied homes in Grant County were built before 1940. The age of a home is a simplistic measure for the likelihood of problems or repair needs, but it does give a good general rule-of-thumb when assessing the community housing stock. By the year 2000, of Grant County’s 19,940 housing units, 27% were built between 1940 and 1970 and 35% were built before 1939 (Figure 4.3).



4.4.4 STRUCTURAL CHARACTERISTICS

As of the 2000 US Census, 76% of Grant County’s 19,940 housing units were single-family homes, while the rest were 2 to 4 unit homes (8%), 5 to 9 units (2%), 10 or more units (6%), and mobile homes (8%), (Figure 4.4).



4.4.5 VALUE CHARACTERISTICS

The 2000 median value for specified owner-occupied homes in Grant County was \$78,000. The County’s median home value increased 79% from 1990. Whereas 63% of specified owner occupied homes in Grant County were valued below \$50,000 in the 1990 Census, only 18% were valued below \$50,000 in 2000 (Table 4.4).

Table 4.4 Percent Values of Total Owner-Occupied Units in 2000

Value of Owner-Occupied Units	Grant County Percent Value of Total Owner-Occupied Units 2000	State of Wisconsin Percent Value of Total Owner-Occupied Units 2000
Less than \$50,000	18%	6%
\$50,000 to \$99,999	56%	35%
\$100,000 to \$149,999	19%	31%
\$150,000 to \$199,999	5%	16%
\$200,000 to \$299,999	2%	9%
\$300,000 to \$499,999	0%	3%
\$500,000 to \$999,999	0%	1%
Median (dollars)	\$78,000	\$112,200

(Source: US Census)

4.4.6 HOUSING AFFORDABILITY CHARACTERISTICS

Housing is considered affordable when an owner or renter’s monthly costs do not exceed 30% of their total gross monthly income. Among Grant County households that owned their homes in 2000, 14% exceeded the “affordable” definition threshold in 2000 (Table 4.5).

Table 4.5 Housing Costs per Month as Percent of Household Income

Selected Monthly Owner Costs as a Percentage of Household Income	1990	2000
Less than 20%	67%	66%
20 to 24.9%	13%	12%
25 to 29.9%	7%	7%
30 to 34.9%	4%	4%
35% or more	9%	10%
Not computed	0%	0%

(Source: 1990, 2000 US Census)

Generally, the amount of gross rent paid in Grant County increased from 1990 to 2000. In 1990, 16% of rental occupied units rented for less than \$200 while only 9% did in 2000. The number of residents paying no cash rent increased 1% between 1990 and 2000 (Table 4.6). Median rent increased 30% from 1990 to 2000.

Table 4.6 Gross Rent

Gross Rent for Occupied Units	1990	2000
Less than \$200	16%	9%
\$200 to \$299	29%	14%
\$300 to \$499	43%	44%
\$500 to \$749	5%	19%
\$750 to \$999	0%	5%
\$1,000 to \$1,499	0%	1%
\$1,500 or more	0%	0%
No cash rent	7%	8%
Median rent	\$305	\$395

(Source: 1990, 2000 US Census)

Based on the assumption that rent is affordable if it does not use more than 30% of an individual’s income, rents were reported as affordable for 62% of renting households in 2000. Twenty-nine percent of respondents reported that they were paying more than 30% of their household income for rent in 2000.

Table 4.7 Gross Rent as Percentage of Household Income

Gross Rent as a Percentage of Household Income	1990	2000
Less than 20%	36%	38%
20 to 24.9%	13%	14%
25 to 29.9%	11%	10%
30 to 34.9%	9%	7%
35% or more	24%	22%
Not computed	8%	9%

(Source: 1990, 2000 US Census)

4.5 HOUSING AGENCIES AND PROGRAMS

AGENCY NAME	AGENCY DESCRIPTION	CONTACT INFORMATION
<p>Community Action Agency – Southwest CAP</p>	<p>Community Action Agencies were created through the "War On Poverty" Legislation passed in the 1960's during President Johnson's Administration. Southwestern Wisconsin Community Action Program, Inc. (Southwest CAP) was incorporated in 1966 in Dodgeville, WI, as a private non-profit organization governed by a 24 member volunteer Board of Directors. Southwest CAP provided a focal point for anti-poverty efforts in Grant, Green, Iowa, Lafayette and Richland Counties in Southwestern Wisconsin.</p> <p>Southwest CAP offers several programs to aid and assist within the Southwestern communities of Wisconsin. The program offers assistance to Iowa, Grant, Green, Lafayette, and Richland Counties. Not all the programs are available for each county but contacting the Main Administrative Office on availability of programs and other services is highly recommended. Examples of their programs include:</p> <ul style="list-style-type: none"> • Community Housing Emergency Service helps low-income persons to receive services for which they qualify. For Example: Emergency food and assistance for homeless and near homeless families in Grant, Iowa, Lafayette and Richland Counties. Not only does the program allow an adequate supply of food to individuals and families in need; but also offers rental acquisition assistance to low-income renters, down payment assistance to eligible homebuyers, and rehabilitation loans to those who have recently purchased a home. In Iowa County for people over 60 years of age, food vouchers are also available. • The Rental Rehabilitation Program offers loans for landlords in Grant, Iowa, and Lafayette Counties to make improvements to properties occupied by low-income families. <p>Eligibility(Must have one of the following.)</p> <ul style="list-style-type: none"> ›Units must have major housing system failures ›Be in the danger of failure ›Have state/local code violations <p>How to Apply</p> <p>Rental Rehabilitation Program Southwest CAP 149 North Iowa Street Dodgeville, WI 53533 (608) 935-2326 Ext. 210</p>	<p>SOUTHWEST CAP 149 N. Iowa St. Dodgeville, WI 53533</p> <p>Phone: (608) 935-2326 Fax: (608) 935-2876 Executive Director: Wally Orzechowski w.orzecowski@swcap.org www.swcap.org</p>
<p>Wisconsin Department of Housing and Intergovernmental Relations – Bureau of Housing (DHIR_BOH)</p>	<p>More than \$40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of Housing is involved in the following programs:</p> <ul style="list-style-type: none"> • Administers federal housing funds such as Home Investment Partnerships (HOME) and Community Development Block Grants (CDBG) • Administers a variety of programs for persons with Special Needs (Homeless) • Provides state housing funds through local housing organizations • Coordinates housing assistance programs with those of other state and local housing agencies • Develops state housing policy and provides housing information and technical assistance 	<p>WHEDA 201 W. Washington Ave. Suite 700 P.O. Box 1728 Madison, WI 53701-1728</p> <p>Phone: 1-800-362-2761 http://www.wheda.com</p>
<p>United States Housing and Urban Development Department (HUD)</p>	<p>The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:</p> <ul style="list-style-type: none"> • Creating opportunities for homeownership • Providing housing assistance for low-income persons • Working to create, rehabilitate and maintain the nation's affordable housing • Enforcing the nation's fair housing laws • Helping the homeless • Spurring economic growth in distressed neighborhoods • Helping local communities meet their development needs 	<p>U.S. Dept. of Housing and Urban Development 451 7th Street S.W. Washington, DC 20410</p> <p>Phone: (202) 708-1112 http://www.hud.gov</p>

AGENCY NAME	AGENCY DESCRIPTION	CONTACT INFORMATION
Wisconsin Housing and Economic Development Authority (WHEDA)	The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy. WHEDA offers programs for both single and multi-family units. Projects that may qualify for WHEDA Multifamily Loans include: <ul style="list-style-type: none"> • New construction • Acquisition and/or rehabilitation of existing properties • Historic preservation • Community-based residential facilities • Assisted living facilities • Section 8 properties 	WI Bureau of Housing – Dept. of Administration 101 East Wilson Street Madison, WI 53702 Phone: 608-266-0288 http://www.doa.state.wi.us/dhir
United States Department of Agriculture – Rural Development (USDA-RD)	The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department’s Rural Development mission area, RHS operates a broad range of programs to provide: <ul style="list-style-type: none"> • Homeownership options to individuals • Housing rehabilitation and preservation funding • Rental assistance to tenants of RHS-funded multi-family housing complexes • Farm labor housing • Help developers of multi-family housing projects, like assisted housing for the elderly, disabled, or apartment buildings • Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments 	USDA Rural Development of Wisconsin 4949 Kirschling Ct Stevens Point, WI 54481 Phone: (715) 345-7615 FAX: (715) 345-7669 http://www.rurdev.usda.gov/wi/ http://www.rurdev.usda.gov/rhs/

