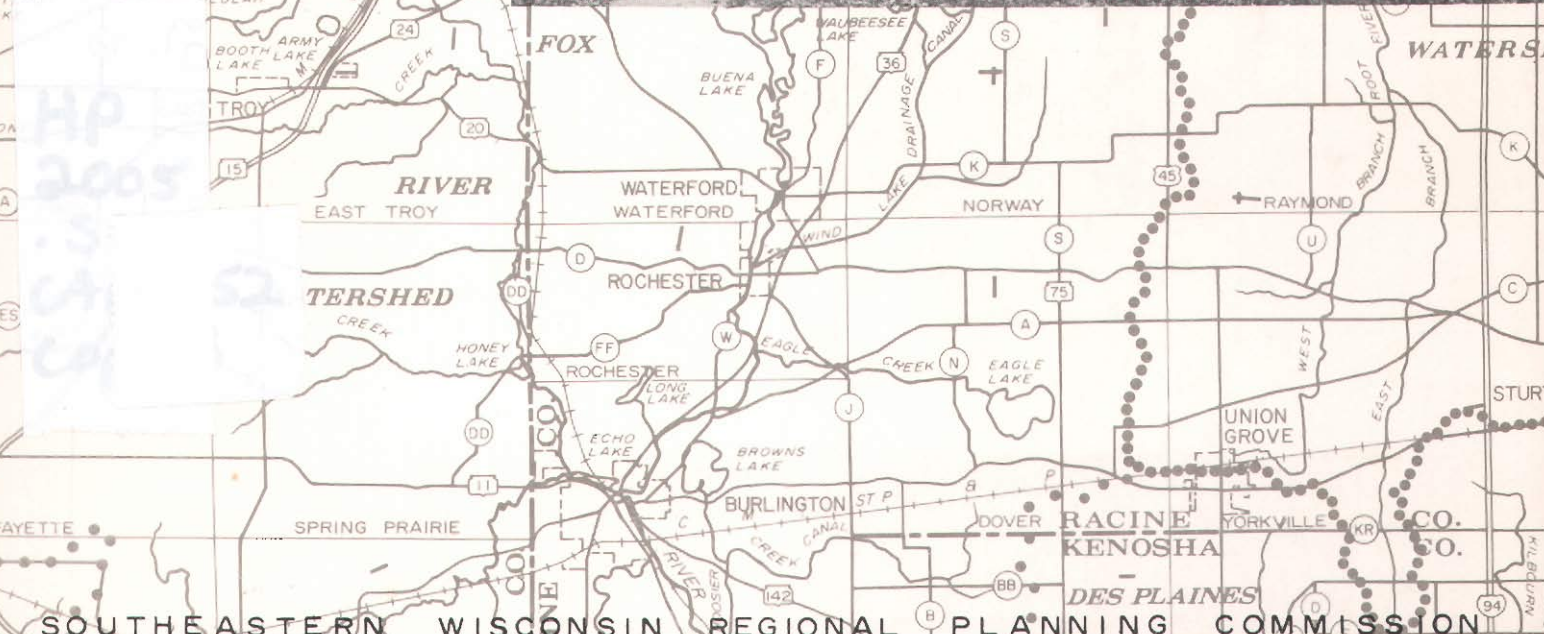


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52

HOUSING OPPORTUNITIES GUIDE FOR THE SOUTHEASTERN WISCONSIN REGION



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Special acknowledgement is due William J. Stauber, SEWRPC Senior Housing Planner, and Mary O. Sears, SEWRPC Research Analyst, for their contributions to this report.

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 52**

**HOUSING OPPORTUNITIES GUIDE
FOR THE SOUTHEASTERN WISCONSIN REGION**

Prepared by the
Southeastern Wisconsin Regional Planning Commission
P. O. Box 769
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187

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December 1980

Inside Region \$1.00
Outside Region \$2.00

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 NO. EAST AVENUE

• P.O. BOX 769

• WAUKESHA, WISCONSIN 53187

• TELEPHONE (414) 547-6721

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA

December 21, 1980

Dear Housing Facilitator:

In an effort to increase the awareness of existing housing opportunities in the Region for the elderly and handicapped and low-income families, the Commission, at the request of the U. S. Department of Housing and Urban Development, has prepared a housing opportunities guide. This guide provides information on the number and location of subsidized rental housing provided within southeastern Wisconsin under housing assistance programs administered by the U. S. Department of Housing and Urban Development (HUD) and the U. S. Department of Agriculture, Farmers Home Administration (FmHA). Included is housing assisted under the HUD Section 8, Section 236, Section 221(d)(3) Rent Supplement, Section 221(d)(3) Below Market Interest Rate, and Public Housing Programs, as well as under the FmHA Section 515 Rental Housing Program. Also provided in the guide are the eligibility requirements for each program, including the types of household which are eligible for the program and attendant income and asset limits.

The housing opportunities guide was prepared primarily as an informational resource for housing agencies such as yours which deal with the housing problems of individual households on a day-to-day basis. We hope this guide will be of use to you as you assist the elderly and handicapped and low-income families in identifying existing housing resources. Additional copies of the housing opportunities guide are available from the Commission offices.

Should you have any questions or comments concerning this guide or desire assistance in its application, please do not hesitate to call or write.

Sincerely,



Kurt W. Bauer
Executive Director

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INTRODUCTION

During the past several decades, the federal government has attempted to expand housing opportunities for the elderly and handicapped and for low-income families through a variety of rental housing assistance programs. These programs enable the elderly and handicapped and low-income families to reside in decent, safe, and sanitary housing which they would otherwise not be able to obtain by subsidizing the difference between the "market" rent and the amount which the occupant can reasonably afford to pay. These housing programs are, moreover, intended to expand the locational choice in housing for the elderly and for low-income families.

This guide provides a listing of federally assisted rental housing within the Southeastern Wisconsin Region, which consists of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties (see Map 1). These seven counties have an area of 2,689 square miles, or about 5 percent of the total area of the State, and have a resident population of 1.76 million persons, or 37 percent of the total population of the State. The Southeastern Wisconsin Regional Planning Commission prepared this guide in order to increase the awareness of existing housing opportunities in the Region and thereby enhance the locational choice in housing for the elderly and handicapped and for low-income families. The guide was prepared primarily as an informational resource for housing agencies which deal with the housing problems of individual households on a day-to-day basis, including public housing authorities and other local government housing agencies, neighborhood-based housing organizations, and housing counseling and referral agencies. The guide is intended to assist such agencies in identifying existing housing resources as they attempt to solve the housing problems of the households which they serve. The information contained in this guide, however, may also be useful to general-purpose local units of government and to state and federal housing agencies in the administration of existing programs and the development of new programs for the abatement of existing housing problems. There are 154 general-purpose local units of government in the Region, including 7 counties, 28 cities, 54 villages, and 65 towns.

It is important to recognize that, although a substantial amount of subsidized rental housing has been provided within the Southeastern Wisconsin Region, the demand for such housing exceeds the

supply. Therefore, there is no guarantee that the projects listed in this guide have vacancies. In fact, most of the projects have waiting lists and many of the waiting lists are extensive. Anyone, however, may ask to be placed on a waiting list for a project of a type and in a location desired.

SCHEME OF PRESENTATION

This housing opportunities guide provides information on subsidized rental housing provided in southeastern Wisconsin under housing assistance programs administered by the U. S. Department of Housing and Urban Development (HUD) and the U. S. Department of Agriculture, Farmers Home Administration (FmHA). Included is housing assisted under the HUD Section 8, Section 236, Section 221(d)(3) Rent Supplement, Section 221(d)(3) Below Market Interest Rate, and Public Housing Programs and the FmHA Section 515 Rental Housing Program. Such housing may be publicly or privately owned. In terms of structure types, this housing ranges from scattered-site single-family and two-family housing units to apartment units in complexes of several hundred units (see Figure 1). Common to all housing described in the guide, however, is a significant rent reduction to eligible occupants through a federal housing subsidy.

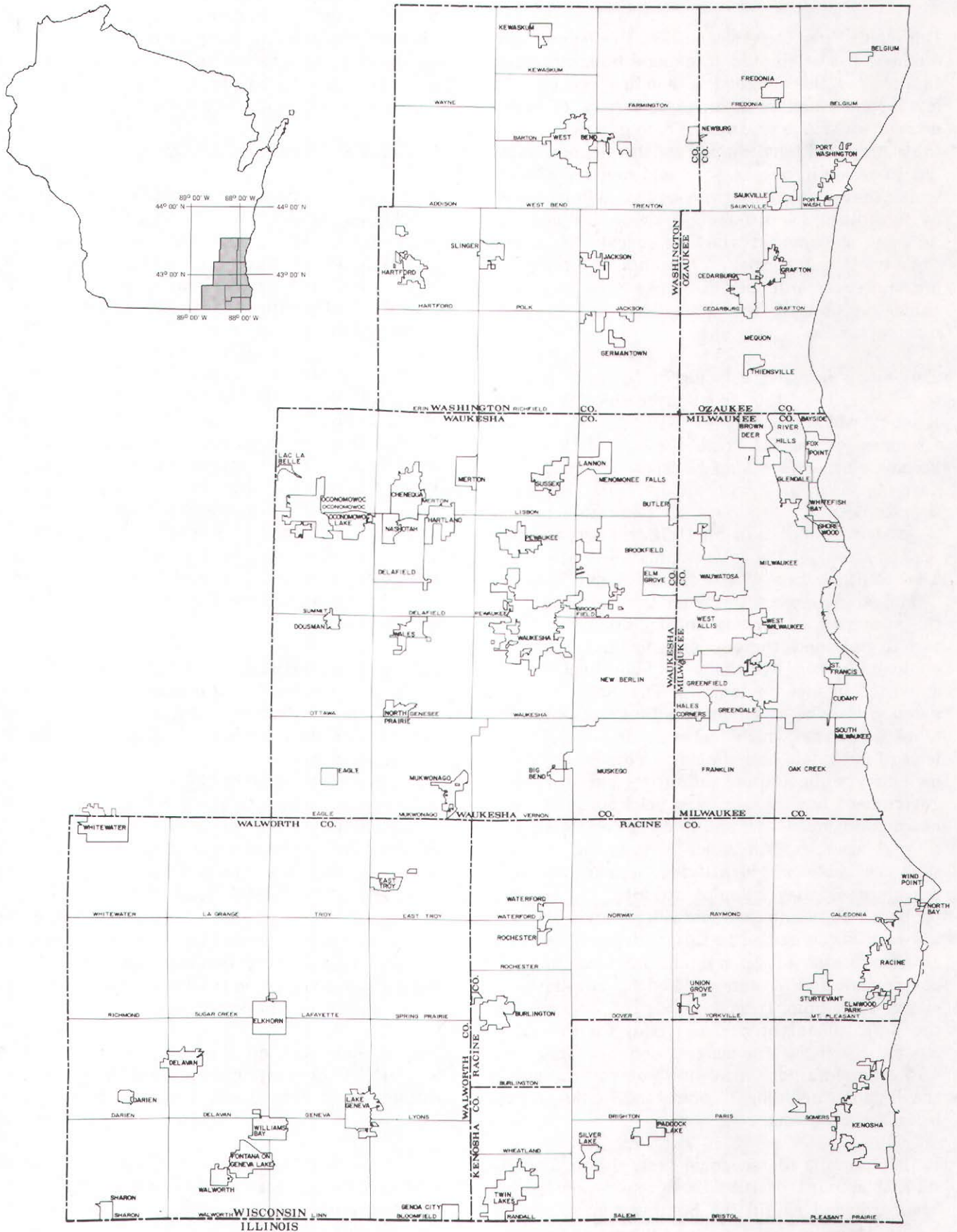
Information regarding subsidized rental housing projects is presented in this guide on a county-by-county basis in Tables 1 through 7. These tables indicate for each project the project address,¹ the telephone number of the project site manager or rental agent, the number of bedrooms per unit, and the type of housing (elderly or family) provided. It should be noted that housing for the elderly consists, for the most part, of one-bedroom units, while housing for low-income families consists primarily of two-bedroom or larger units. In certain cases, however, the elderly may occupy two-bedroom units while two-person low-income families may occupy one-bedroom units. Handicapped persons may, in most cases, occupy housing intended for the elderly regardless of age.

Subsidized rental housing projects consisting of at least 10 housing units are shown on Maps 2 through 8 of this guide. The extent of existing

¹ For sites with more than one address, either the address of the largest building or the address of the building containing an office or a unit for a site manager is provided.

Map 1

THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

urban mass transit service is also shown on these maps. In the Region, urban mass transit service consists of fixed route bus service over existing streets and highways. The provision of transit service is a particularly important consideration for the elderly and for low-income families without access to an automobile.

In addition to the housing assistance programs described in Tables 1 through 7, rent assistance is available under the HUD Section 8 Existing Housing Program, sometimes referred to as the Section 8 Rent Assistance Program. Because it is significantly different from the other rental housing subsidy programs, the Section 8 Existing Housing Program is discussed separately below.

ELIGIBILITY REQUIREMENTS AND SUBSIDY BENEFITS

As previously noted, this guide provides information regarding rental housing subsidized under the HUD Section 8, Section 236, Section 221(d)(3) Rent Supplement, Section 221(d)(3) Below Market Interest Rate, and Public Housing Programs and the FmHA Section 515 Rental Housing Program. In general, these housing assistance programs are intended to assist elderly persons 62 years of age and older, the handicapped, and low-income families. Associated with each program are specific income and, in some cases, asset limits. Income limits are related to household size. For example, under the HUD Section 8 Program the household income for a family of four in Milwaukee County cannot exceed \$18,150, while the household income for a family of eight cannot exceed \$22,700. Income and asset limits vary somewhat from program to program, and income and asset limits for a given program may vary from county to county. Moreover, income and asset limits change from time to time, usually on an annual basis. Current eligibility requirements are presented for each program in Appendices A through G.

Subsidy benefits to a household also vary somewhat among the rental housing assistance programs. For example, under the HUD Section 8 Program, eligible tenants pay from 15 to 25 percent of the household income for rent depending on income, number of minors, and medical and child care expenses. Conversely, occupants of HUD Section 236 and FmHA Section 515 housing, although receiving a substantial subsidy, may pay more than 25 percent of their income for rent. The nature of the rent subsidies associated with the various rental programs is also indicated in Appendices A through G.

ADDITIONAL INFORMATION

Additional information regarding specific subsidized rental housing projects in southeastern Wisconsin can be obtained by contacting the project managers or rental agents listed in Tables 1 through 7. More detailed information regarding program eligibility requirements can be obtained from offices of the U. S. Department of Housing and Urban Development and the U. S. Department of Agriculture, Farmers Home Administration as indicated below.

For information regarding HUD Section 8, Section 236, Section 221(d)(3) Rent Supplement, Section 221(d)(3) Below Market Interest Rate, and Public Housing Programs:

- U. S. Department of Housing
and Urban Development
Milwaukee Area Office
744 N. 4th Street
Milwaukee, Wisconsin 53203
Telephone: 414/291-3214

For information regarding the FmHA Section 515 Housing Program:

- Farmers Home Administration, District II
Office (serves entire Southeastern Wisconsin Region)
1314 Memorial Drive
Manitowoc, Wisconsin 54220
Telephone: 414/682-7791
- Farmers Home Administration, West Bend
Office (serves Ozaukee, Washington, and Waukesha Counties)
2395 W. Washington Street
West Bend, Wisconsin 53095
Telephone: 414/334-7850
- Farmers Home Administration, Waterford
Office (serves Kenosha, Racine, and Walworth Counties)
107 W. Main Street
Waterford, Wisconsin 53185
Telephone: 414/534-5136

SECTION 8 EXISTING HOUSING ASSISTANCE PROGRAM

In addition to the rental housing assistance programs described in Tables 1 through 7, rent assistance is available under the HUD Section 8 Existing Housing Assistance Program. Under this program, a housing subsidy is provided by HUD through

Figure 1

TYPICAL SUBSIDIZED RENTAL HOUSING IN SOUTHEASTERN WISCONSIN

**HUD SECTION 8 HOUSING FOR THE
ELDERLY IN THE CITY OF WAUKESHA**



**PUBLIC HOUSING FOR THE ELDERLY
IN THE CITY OF MILWAUKEE**



**FmHA SECTION 515 HOUSING FOR THE
ELDERLY AND LOW-INCOME FAMILIES
IN THE VILLAGE OF EAST TROY**



**HUD SECTION 236 HOUSING FOR LOW-INCOME
FAMILIES IN THE CITY OF MILWAUKEE**



Figure 1 (continued)

PUBLIC SCATTERED-SITE FAMILY
HOUSING IN THE CITY OF MILWAUKEE



HUD SECTION 8 HOUSING FOR THE
ELDERLY IN THE CITY OF RACINE



The above housing is typical of the publicly assisted housing which has been provided under federal housing assistance programs in the Southeastern Wisconsin Region. Such housing provides needy households with a decent home and a suitable living environment at a cost which they can reasonably afford to pay. The various structure types and designs accommodate a wide range of housing needs, ranging from those of the elderly and handicapped individuals to those of very large families.

Source: SEWRPC.

a county or local housing agency to assist tenants in their rent payments for private, already built, "existing" housing.² Under the Section 8 Existing Program, tenants pay between 15 and 25 percent of the household income for rent, with the subsidy providing the balance of the rent up to the "fair market rent" ceiling established by HUD. Tenant eligibility requirements are the same as for other phases of the Section 8 Housing Assistance Program (see Appendix A).

Under the Section 8 Existing Housing Program, public housing agencies are responsible for overall program administration, including tenant eligibility certification and inspection of housing units included in the program. Households which are

certified eligible by a housing agency are responsible for finding suitable housing with a rent less than or equal to the established fair market rent ceiling; this may include housing which the household presently occupies.

There are a total of eight Section 8 Existing Housing Programs in the Region operated by five cities and three counties (see Table 8). Each participating housing agency has been allocated a specific number of subsidies by HUD. All agencies, with the exception of the Walworth County Housing Authority, currently (December 1980) have waiting lists. Walworth County, it should be noted, initiated a Section 8 Existing Housing Program in October 1980, and the available subsidies are expected to be used rapidly. Waiting lists for Section 8 Existing Programs operated by the housing authorities of the City of Kenosha, the City of Milwaukee, and the City of West Allis were so extensive that these authorities were not taking any additional applications at the time this guide was prepared. Although the City of Milwaukee is not currently taking applications, interested households may contact the City of Milwaukee Housing Authority by telephone and ask to be placed on a mailing list to be notified of the time when the authority will again accept applications.

² Section 8 Existing Housing Programs in Wisconsin, with the exception of Milwaukee County, must be operated through county or local housing authorities. Milwaukee County has not established a housing authority but instead administers a Section 8 Existing Housing Program and other housing programs through its Real Estate and Housing Division under Section 59.07(55) of the Wisconsin Statutes.

Table 1

SUBSIDIZED RENTAL HOUSING IN KENOSHA COUNTY

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	1101	Arbor Green	6001 55th Street Kenosha	--	--	39	9	--	Family	694-9408 (Kenosha)
	1102	Casa Nova Duplexes	1524-68 17th Avenue Kenosha	--	--	--	18	--	Family	551-7255 (Kenosha)
	1103	Forest Court (units are located at three sites)	1745-93 Birch Road (site 1103a)	--	--	28	18	--	Family	551-7255 (Kenosha)
			52nd Street and 56th Avenue (site 1103b)	--	--	16	--	--		
			50th Street and 47th Avenue (site 1103c) Kenosha	--	--	4	2	--		
	1104	Joanne Apartments	8828 41st Avenue Kenosha	--	68	--	--	--	Elderly	694-7136 (Kenosha)
	1105	Kenosha Gardens	5308 64th Avenue Kenosha	--	75	8	6	--	Family and Elderly	657-6389 (Kenosha)
	1106	Lakeside Tower Apartments	5800 3rd Avenue Kenosha	--	182	--	--	--	Elderly	654-2131 (Kenosha)
	1107	Tanglewood Apartments	3020 87th Place Kenosha	--	99	--	--	--	Elderly	694-6001 (Kenosha)
	1108	Tuscan Villas	8051 25th Avenue Kenosha ^b	--	111	--	10	--	Family and Elderly	551-7255 (Kenosha)
Section 236 (see Appendix B for program eligibility requirements)	1201	Birch Garden Apartments	1654 Birch Road Kenosha	--	24	48	--	--	Family and Elderly	272-1580 (Milwaukee)
	1202	Glenview Apartments	5218 42nd Avenue Kenosha	--	--	--	24	--	Family	351-1708 (Milwaukee)
Section 221(d)(3) Rent Supplement (see Appendix C for program eligibility requirements)	1301	Saxony Manor, Inc.	1876 22nd Avenue Kenosha	1	222	--	--	--	Elderly	551-9005 (Kenosha)
FmHA Section 515 (see Appendix G for program eligibility requirements)	1701	Meadowview Village	450 Lincoln Drive Twin Lakes	--	43	--	--	--	Elderly	632-5566 (Racine)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

^b This is the address of the 111 one-bedroom elderly units; the 10 three-bedroom family units are located at scattered sites throughout the City of Kenosha.

Source: U. S. Department of Housing and Urban Development; U. S. Department of Agriculture, Farmers Home Administration; Wisconsin Housing Finance Authority; and SEWRPC.

Table 2

SUBSIDIZED RENTAL HOUSING IN MILWAUKEE COUNTY

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	2101	Bay View Manor	740 E. Linus Street Milwaukee	--	70	--	--	--	Elderly	271-5201 (Milwaukee)
	2102	Bradford Place	2323 E. Bradford Avenue Milwaukee	--	93	--	--	--	Elderly	271-5201 (Milwaukee)
	2103	Calvary Gardens	1555 W. Chambers Street Milwaukee	--	71	--	--	--	Elderly	264-8633 (Milwaukee)
	2104	Camilla Court	535 W. Concordia Avenue Milwaukee	--	61	--	--	--	Elderly	264-1571 (Milwaukee)
	2105	The Courts	195 W. Puetz Road Oak Creek	--	127	--	--	--	Elderly	449-1020 (Milwaukee)
	2106	The Courtyard	12250 W. North Avenue Wauwatosa	--	136	--	--	--	Elderly	271-5201 (Milwaukee)
	2107	Euclid Arms	3140 S. 20th Street Milwaukee	--	88	--	--	--	Elderly	273-2200 (Milwaukee)
	2108	Evergreen Square	3717-57 E. Ramsey Avenue Cudahy	--	104	--	--	--	Elderly	481-1513 (Cudahy)
	2109	Evergreen Square IV	3139 S. 77th Street Milwaukee	--	35	--	--	--	Elderly	541-3472 (Milwaukee)
	2110	Fernwood Court	6700 W. Appleton Avenue Milwaukee	--	120	--	--	--	Elderly	224-0770 (Milwaukee)
	2111	Forest Acres	10020 W. Forest Home Avenue Hales Corners	--	55	--	--	--	Elderly	352-2300 (Milwaukee)
	2112	Forest Home	1560-69 W. Forest Home Avenue, Milwaukee	--	10	--	8	--	Family	271-5201 (Milwaukee)
	2113	The Gardens	3425 N. 60th Street Milwaukee	--	151	--	--	--	Elderly	449-1020 (Milwaukee)
	2114	Glen Courts	6101 N. Green Bay Avenue Glendale	--	67	32	8	--	Family and Elderly	449-1020 (Milwaukee)
	2115	Golda Meir	1567 N. Prospect Avenue Milwaukee	--	126	--	--	--	Elderly	271-8338 (Milwaukee)

Table 2 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)—continued	2116	Grand Haven Apartments	520 N. 20th Street Milwaukee	--	79	--	--	--	Elderly	342-0240 (Milwaukee)
	2117	Grant Park Square	2825 S. Chicago Avenue South Milwaukee	--	100	42	10	--	Family and Elderly	762-3144 (South Milwaukee)
	2118	Greenbrook Apartments II	4955 S. Greenbrook Terrace Greenfield	--	171	--	--	--	Elderly	282-5020 (Greenfield)
	2119	Green Court Apartments	4141 and 4185 W. Schroeder Drive, Brown Deer	--	110	8	4	--	Family and Elderly	354-1727 (Brown Deer)
	2120	Heritage House	11515 W. Cleveland Avenue West Allis	--	142	--	--	--	Elderly	546-1616 (West Allis)
	2121	La Casa Evangelica	1226 S. 7th Street Milwaukee	--	--	--	7	6	Family	645-0086 (Milwaukee)
	2122	La Corona	1631-99 S. 3rd Street Milwaukee	--	17	31	6	--	Family and Elderly	271-6500 (Milwaukee)
	2123	Lake Forest Apartments	8471 S. Chicago Road Oak Creek	--	63	--	--	--	Elderly	764-5470 (Oak Creek)
	2124	Long Island Village	5418 N. Long Island Drive Milwaukee	--	--	--	84	--	Family	273-2200 (Milwaukee)
	2125	Marquette Apartments	1628 W. Wisconsin Avenue Milwaukee	37	55	--	--	--	Elderly	271-6500 (Milwaukee)
	2126	McGovern Commons Apartments	5475 N. Hopkins Street Milwaukee	--	56	--	--	--	Elderly	442-2660 (Milwaukee)
	2127	Mercy Apartments	1720 S. 29th Street Milwaukee	9	97	--	--	--	Elderly	643-0100 (Milwaukee)
	2128	Mt. Zion Apartments	2121-23 N. 2nd Street Milwaukee	--	78	--	--	--	Elderly	278-7388 (Milwaukee)
	2129	New Hampton Gardens	4821 N. 22nd Street Milwaukee	--	187	--	42	--	Family and Elderly	444-4821 (Milwaukee)
	2130	North Meadows Apartments I, II, and III	9334 and 9410-20 W. Brown Deer Road Milwaukee	--	4	23	--	--	Family and Elderly	354-7746 (Milwaukee)
	2131	Park Bluff Apartments	555 S. Layton Boulevard Milwaukee	--	185	--	--	--	Elderly	643-5469 (Milwaukee)

Table 2 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)—continued	2132	Park Club Apartments	8253 N. 107th Street Milwaukee	--	--	55	--	--	Family	464-8008 (Milwaukee)
	2133	Pleasant Terrace	1027 E. Pleasant Street Milwaukee	--	46	--	--	--	Elderly	271-6500 (Milwaukee)
	2134	Ridgedale Apartments	7720-80 W. Grange Avenue Greendale	--	217	--	--	--	Elderly	354-2000 (Milwaukee)
	2135	Ridgewood Apartments	7450-70 W. Glenbrook Road Milwaukee	--	148	--	--	--	Elderly	354-2000 (Milwaukee)
	2136	River Park Apartments	1700 E. River Park Court Shorewood	--	428	--	--	--	Elderly	961-1696 (Shorewood)
	2137	Southgate Square	3775, 3789, and 3795 S. 27th Street Milwaukee	--	222	--	10	--	Family and Elderly	271-5201 (Milwaukee)
	2138	Southlawn Park	2130-2148 W. Morgan Avenue, Milwaukee	--	1	7	1	3	Family	278-2690 (Milwaukee)
	2139	Tosa Glen	1330 N. St. James Court Wauwatosa	--	48	--	--	--	Elderly	781-2080 (Brookfield)
	2140	Westridge Apartments	7901 W. Glenbrook Road Milwaukee	--	149	--	--	--	Elderly	354-2000 (Milwaukee)
	2141	The Willows	2201 N. Cambridge Avenue Milwaukee	--	80	--	--	--	Elderly	272-4477 (Milwaukee)
	2142	Willowood	3030 N. 124th Street Wauwatosa	--	--	23	--	--	Family	271-5201 (Milwaukee)
	2143	Windsong Village Apartments	11024 W. Oklahoma Avenue West Allis	--	--	39	20	--	Family	272-4440 (West Allis)
	2144	The Woods	3311 W. College Avenue Franklin	--	112	--	--	--	Elderly	761-0244 (Milwaukee)
	--	Scattered Site Housing (privately owned)	City of Milwaukee	--	--	60	56	--	Family	961-1520 (Milwaukee)
	--	Scattered Site Housing (Milwaukee County Real Estate and Housing Division)	City of Milwaukee	--	--	10	5	7	Family	278-4894 (Milwaukee)

Table 2 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 236 (see Appendix B for program eligibility requirements)	2201	Apollo Village Apartments	1831 W. Juneau Avenue Milwaukee	--	159	79	--	--	Family and Elderly	276-8333 (Milwaukee)
	2202	Boulevard Apartments	2627 W. Lapham Street Milwaukee	1	138	--	--	--	Elderly	224-0770 (Milwaukee)
	2203	Callahan Court	1110 N. 17th Street Milwaukee	--	99	49	--	--	Family and Elderly	276-8333 (Milwaukee)
	2204	Cherry Creek View	8054 S. Wildwood Drive Oak Creek	--	16	55	32	--	Family and Elderly	764-1458 (Oak Creek)
	2205	Cleveland Terrace	2733-63 S. 14th Street and 2756-72 S. 15th Street Milwaukee	--	--	--	23	--	Family	352-1352 (Milwaukee)
	2206	Evergreen Square I, II, and III	3141, 3149, and 3155 S. 77th Street Milwaukee	--	234	--	--	--	Elderly	541-3472 (Milwaukee)
	2207	Florist Gardens	6010-28 N. 35th Street and 3402-14 W. Florist Avenue Milwaukee	--	40	39	--	--	Family and Elderly	271-5201 (Milwaukee)
	2208	Gatehouse Apartments	833 N. 14th Street Milwaukee	--	65	--	--	--	Elderly	344-6822 (Milwaukee)
	2209	Greenbrook Apartments	4955 S. Greenbrook Terrace Drive Greenfield	--	80	93	--	--	Family and Elderly	282-5020 (Greenfield)
	2210	Jefferson Court	415 E. Knapp Street Milwaukee	--	220	--	--	--	Elderly	271-5370 (Milwaukee)
	2211	Lake Forest Apartments	8541 S. Chicago Road Oak Creek	--	127	--	--	--	Elderly	764-5470 (Oak Creek)
	2212	Layton Gardens Addition I, II, and III	2220-40 W. Layton Avenue Milwaukee	--	234	--	--	--	Elderly	281-6928 (Milwaukee)
	2213	Lisbon Square	1539 N. 20th Street Milwaukee	--	41	42	15	16	Family and Elderly	276-8333 (Milwaukee)
	2214	Main Street Gardens	S. 62nd Street and W. Main Street Milwaukee	--	--	--	17	7	Family	352-1352 (Milwaukee)
	2215	McKinley Gardens	2111 W. Vliet Street Milwaukee	--	42	42	16	19	Family and Elderly	272-1580 (Milwaukee)
	2216	Meadow Village	1470 N. 17th Street Milwaukee	--	1	--	69	20	Family	277-1212 (Milwaukee)
	2217	Northridge Lakes II and III	9239 N. 75th Street Milwaukee ^b	--	213	63	72	8	Family and Elderly	354-2000 (Milwaukee)
	2218	St. Peter Apartments I, II, and III	6540-70 N. 80th Street Milwaukee	--	210	--	--	--	Elderly	353-5496 (Milwaukee)

Table 2 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 236 (see Appendix B for program eligibility requirements)—continued	2219	State Street Apartments	955 N. 14th Street Milwaukee	--	51	--	--	--	Elderly	344-2024 (Milwaukee)
	2220	Sunrise Apartments	8750 W. National Avenue West Allis	1	174	--	--	--	Elderly	321-1004 (West Allis)
	2221	WAICO Housing Development	1722 N. 12th Street Milwaukee	--	39	58	5	3	Family and Elderly	264-7151 (Milwaukee)
	2222	Wrighttown Apartments	2506 N. 3rd Street Milwaukee	--	48	23	--	--	Family and Elderly	276-8333 (Milwaukee)
Section 221(d)(3) Rent Supplement (see Appendix C for program eligibility requirements)	2301	Atkinson Court Apartments	1114 W. Atkinson Avenue Milwaukee	--	20	--	--	--	Elderly	271-5690 (Milwaukee)
	2302	Cambridge Apartments	1831 N. Cambridge Avenue Milwaukee	--	21	--	--	--	Elderly	272-4155 (Milwaukee)
	2303	Kanekoa Gardens	1305-45 W. Locust Street Milwaukee	--	49	--	--	--	Elderly	786-0283 (Milwaukee)
	2304	Plymouth Apartments	826 W. Galena Street Milwaukee	1	110	--	--	--	Elderly	263-1020 (Milwaukee)
	2305	Walnut Park Apartments	1551 N. 9th Street Milwaukee	--	148	--	--	--	Elderly	224-0770 (Milwaukee)
Section 221(d)(3) Below Market Interest Rate (see Appendix D for program eligibility requirements)	2401	Bradley Homes	7800 N. 64th Court Milwaukee	--	8	108	116	--	Family and Elderly	354-9560 (Milwaukee)
	2402	Green Tree and Teutonia Apartments	3730 W. Greentree Road Milwaukee	--	24	264	39	--	Family and Elderly	352-7120 (Milwaukee)
	2403	Westview Manor	3311-3395 S. 99th Court Milwaukee	--	--	24	49	--	Family	272-4477 (Milwaukee)

Table 2 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Public Housing (see Appendix E for program eligibility requirements)	2501	Arlington Court	1633 N. Arlington Place Milwaukee	--	230	--	--	--	Elderly	278-2964 (Milwaukee)
	2502	Becher Court	1800 W. Becher Street Milwaukee	--	100	--	--	--	Elderly	278-2964 (Milwaukee)
	2503	Cherry Court	1525 N. 24th Street Milwaukee	--	120	--	--	--	Elderly	278-2964 (Milwaukee)
	2504	College Court	3334 W. Highland Boulevard Milwaukee	--	251	--	--	--	Elderly	278-2964 (Milwaukee)
	2505	Convent Hill	1325 N. Jefferson Street Milwaukee	--	120	--	--	--	Elderly	278-2964 (Milwaukee)
	2506	Highland Park	1275 N. 17th Street Milwaukee	--	220	--	--	56	Family and Elderly	278-2964 (Milwaukee)
	2507	Hillside Terrace and Addition	1545 N. 7th Street Milwaukee	--	90	294	168	44	Family and Elderly	278-2964 (Milwaukee)
	2508	Holton Terrace	2825 N. Holton Street Milwaukee	--	120	--	--	--	Elderly	278-2964 (Milwaukee)
	2509	Lapham Park	1901 N. 6th Street Milwaukee	--	172	28	102	68	Family and Elderly	278-2964 (Milwaukee)
	2510	Lincoln Court	2325 S. Howell Avenue Milwaukee	--	110	--	--	--	Elderly	278-2964 (Milwaukee)
	2511	Locust Court	1350 E. Locust Street Milwaukee	--	230	--	--	--	Elderly	278-2964 (Milwaukee)
	2512	Merrill Park	222 N. 33rd Street Milwaukee	--	120	--	--	--	Elderly	278-2964 (Milwaukee)
	2513	Mitchell Court	2600 W. National Avenue Milwaukee	--	100	--	--	--	Elderly	278-2964 (Milwaukee)
	2514	Park Crest Project	2906 6th Avenue South Milwaukee	--	8	28	16	8	Family and Elderly	762-7430 (South Milwaukee)
	2515	Parklawn	4435 W. Marion Street Milwaukee	--	136	300	82	--	Family and Elderly	278-2964 (Milwaukee)
	2516	Riverview	1300 E. Kane Place Milwaukee	--	180	--	--	--	Elderly	278-2964 (Milwaukee)
	2517	Westlawn	6301 W. Sheridan Avenue Milwaukee	--	181	326	181	38	Family and Elderly	278-2964 (Milwaukee)
	--	Scattered Site Housing (Milwaukee Housing Authority)	City of Milwaukee	--	--	7	175	71	Family	278-2964 (Milwaukee)

Table 2 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Veterans' Housing ^c (see Appendix F for program eligibility requirements)	2601	Berryland	6089 N. 42nd Street Milwaukee	--	16	263	112	--	Family and Elderly	278-2964 (Milwaukee)
	2602	Northlawn	5145 N. 20th Street Milwaukee	--	31	156	60	--	Family and Elderly	278-2964 (Milwaukee)
	2603	Southlawn	3350 S. 25th Street Milwaukee	--	42	203	84	1	Family and Elderly	278-2964 (Milwaukee)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

^b This is the address of the project office; the Section 236 housing is located at various sites within the Northridge housing development site.

^c The City of Milwaukee owns and operates three housing projects which were initially constructed exclusively for veterans and their families, but which may now be occupied by households without veteran status. The projects were built without federal assistance and they continue to operate without federal subsidy. Though not subsidized, these housing projects continue to provide low-cost housing for veterans and nonveterans including the elderly and low- and middle-income families.

Source: U. S. Department of Housing and Urban Development, Wisconsin Housing Finance Authority, and SEWRPC.

Table 3

SUBSIDIZED RENTAL HOUSING IN OZAUKEE COUNTY

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	3101	Chadwick Village	Church Street and Tower Street Saukville	--	--	28	12	--	Family	462-8400 (Milwaukee)
	3102	Manchester Heights	642 Maple Street Grafton	--	67	--	--	--	Elderly	449-1020 (Milwaukee)
	3103	Westport Meadows	1200 Oak Court Port Washington	--	48	--	--	--	Elderly	962-7711 (Milwaukee)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

Source: U. S. Department of Housing and Urban Development and SEWRPC.

Table 4

SUBSIDIZED RENTAL HOUSING IN RACINE COUNTY

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	4101	Chateau I and II Apartments	4901 and 5001 Byrd Avenue Racine	--	39	8	--	--	Elderly	637-1218 (Racine)
	4102	Hillpark Heights ^b	1380 Park Avenue Union Grove	--	39	--	--	--	Elderly	632-5566 (Racine)
	4103	Levi Barnes Manor ^b	200 S. 7th Street Waterford	--	24	--	--	--	Elderly	636-3405 (Racine)
	4104	Lincoln Villas	5810-20 Lincoln Village Drive Mt. Pleasant	--	100	--	--	--	Elderly	637-9751 (Racine)
	4105	McMynn Tower	110 7th Street Racine	--	123	--	--	--	Elderly	632-5566 (Racine)
	4106	Oaks Village	1311-45 Oakes Road Mt. Pleasant	--	12	24	24	--	Family	271-5201 (Milwaukee)
	4107	Oakview Manor	4720 Byrd Avenue Racine	--	78	--	--	--	Elderly	271-5201 (Milwaukee)
	4108	Oakwood Terrace	1802-12 Oakdale Avenue Racine	--	--	--	24	--	Family	637-1218 (Racine)
	4109	Regency Apartments	4111 Erie Street Racine	--	38	--	--	--	Elderly	637-1218 (Racine)
	4110	Washington Court	5101 Wright Street Racine	--	90	--	--	--	Elderly	271-5201 (Milwaukee)
	4111	Westridge Manor	3101-33 86th Street Sturtevant	--	24	--	--	--	Elderly	637-1218 (Racine)

Table 4 (continued)

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 236 (see Appendix B for program eligibility requirements)	4201	Edgewood Manor	273 Chapel Terrace Burlington	--	--	--	36	--	Family	282-9209 (Milwaukee)
	4202	Lincoln Manor	5801 16th Street Mt. Pleasant	--	119	--	--	--	Elderly	637-9751 (Racine)
	4203	Mt. Pleasant Manor	2250 Layard Avenue Racine	--	78	--	--	--	Elderly	632-8243 (Racine)
	4204	Shorehaven Apartments	541 Shelbourne Court Racine	--	--	--	119	--	Family	639-1160 (Racine)
	4205	Sunset Terrace Apartments	5539-5655 Byrd Avenue Racine	--	16	80	24	--	Family and Elderly	637-1218 (Racine)
	--	Scattered Site Housing (The Home Company, Inc.)	City of Racine	--	6	13	7	--	Family and Elderly	637-1218 (Racine)
Section 221(d)(3) Rent Supplement (see Appendix C for program eligibility requirements)	4301	Durand Plaza	3003 Durand Avenue Racine	1	70	--	--	--	Elderly	554-6100 (Racine)
	4302	Washington Apartments	2000 W. Washington Avenue Racine	--	38	2	--	--	Elderly	241-5156 (Mequon)
FmHA Section 515 (see Appendix G for program eligibility requirements)	4701	Riverview Manor	580 Madison Street Burlington	--	48	16	--	--	Elderly	763-9131 (Burlington)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

^b Financed under FmHA Section 515; subsidies provided through the HUD Section 8 Housing Program.

Source: U. S. Department of Housing and Urban Development; U. S. Department of Agriculture, Farmers Home Administration; Wisconsin Housing Finance Authority; and SEWRPC.

Table 5

SUBSIDIZED RENTAL HOUSING IN WALWORTH COUNTY

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	5101	Brookdale Manor	1061 W. Blackhawk Drive Whitewater	--	66	--	--	--	Elderly	473-2229 (Whitewater)
	5102	Gilbert Court	323 W. Court Street Elkhorn	--	48	--	--	--	Elderly	723-5699 (Elkhorn)
	5103	Havenwood	250 Havenwood Drive Lake Geneva	--	71	12	8	--	Family and Elderly	248-9313 (Lake Geneva)
	5104	Woodview Park	353 Tyrrell Court Delavan	--	76	8	6	--	Family and Elderly	728-6161 (Delavan)
Section 236 (see Appendix B for program eligibility requirements)	5201	University Gardens Apartments	370 N. Tratt Street Whitewater	--	44	63	--	--	Family and Elderly	473-7087 (Whitewater)
FmHA Section 515 (see Appendix G for program eligibility requirements)	5701	Darien Village Apartments	404 N. Margaret Street Darien	--	16	--	--	--	Elderly	763-7851 (Burlington)
	5702	Elkhorn Village	423 E. First Avenue Elkhorn	--	8	32	--	--	Family and Elderly	723-4672 (Elkhorn)
	5703	Nippersink Woods Apartments	768 Main Street Genoa City	--	16	32	--	--	Family	279-6525 (Genoa City)
	5704	Village Commons	129 Allen Street Walworth	--	7	23	--	--	Family and Elderly	275-6665 (Walworth)
	5705	Village Square	126 Sugar Creek Road Delavan	--	8	32	--	--	Family and Elderly	728-2379 (Delavan)
	5706	--	2068 Town Line Road East Troy	--	6	10	--	--	Family and Elderly	642-3847 (East Troy)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

Source: U. S. Department of Housing and Urban Development; U. S. Department of Agriculture, Farmers Home Administration; and SEWRPC.

Table 6

SUBSIDIZED RENTAL HOUSING IN WASHINGTON COUNTY

Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	6101	Harthaven ^b	33 High Street Hartford	--	45	--	--	--	Elderly	673-7878 (Hartford)
	6102	Meadowbrook Manor II	475 Meadowbrook Drive West Bend	--	74	--	--	--	Elderly	338-0771 (West Bend)
Section 236 (see Appendix B for program eligibility requirements)	6201	Arbor Communities	621 E. Decorah Road West Bend	--	--	27	30	16	Family	961-1520 (Milwaukee)
	6202	Hartford/Highlands Apartments	665 E. Monroe Avenue Hartford	--	--	--	44	--	Family	673-7539 (Hartford)
Public Housing (see Appendix E for program eligibility requirements)	6501	Meadowbrook Manor	475 Meadowbrook Drive West Bend	--	71	2	--	--	Elderly	338-0771 (West Bend)
FmHA Section 515 (see Appendix G for program eligibility requirements)	6701	Park Hartford Apartments	827 Evergreen Drive Hartford	--	8	8	--	--	Family	673-3815 (Hartford)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

^b Financed under FmHA Section 515; subsidies provided through the HUD Section 8 Housing Program.

Source: U. S. Department of Housing and Urban Development; U. S. Department of Agriculture, Farmers Home Administration; Wisconsin Housing Finance Authority; and SEWRPC.

Table 7

SUBSIDIZED RENTAL HOUSING IN WAUKESHA COUNTY

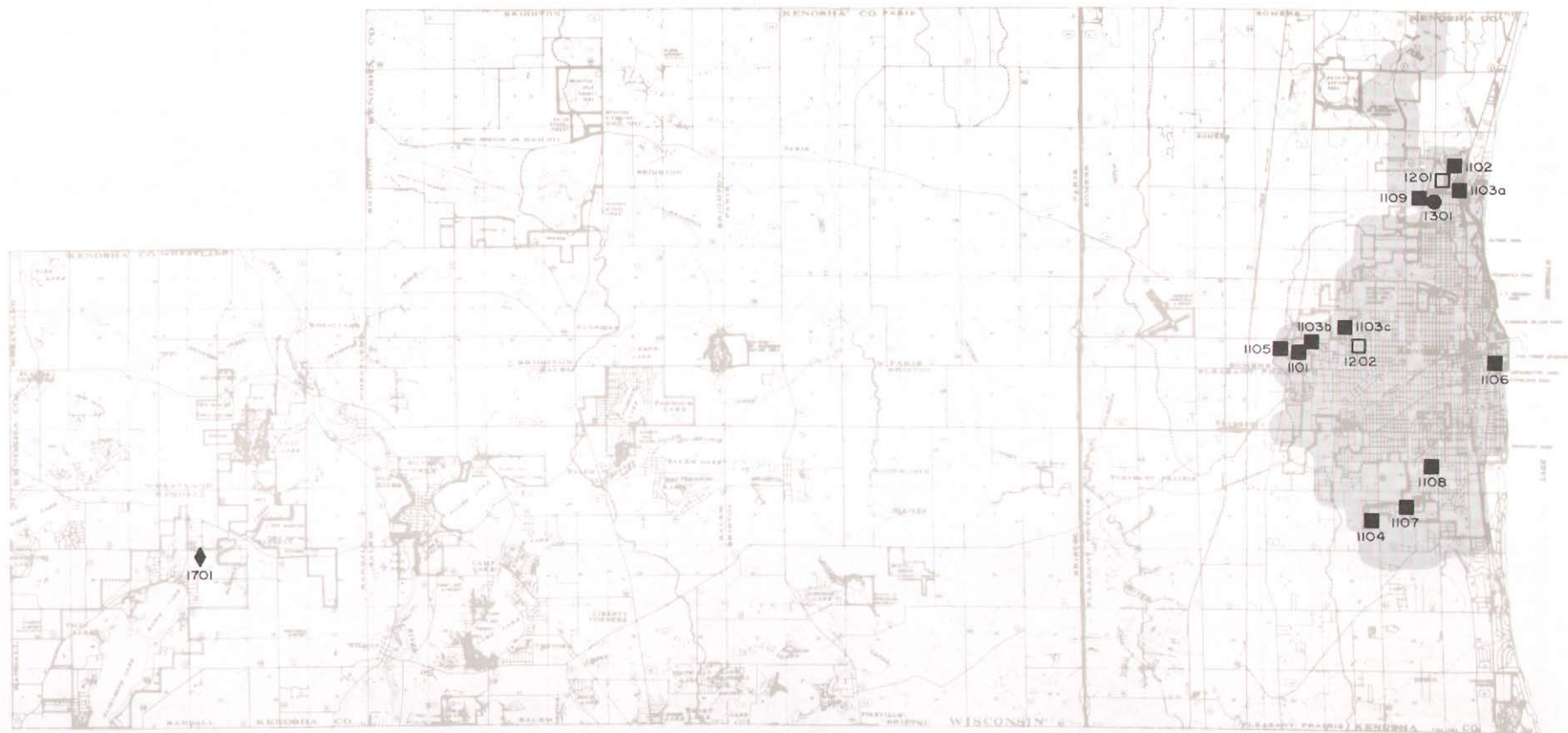
Program Type	Site Number	Project Name	Project Address	Number of Housing Units ^a					Type of Housing	Telephone Number of Project Manager or Rental Agent (area code 414)
				Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedroom		
Section 8 (see Appendix A for program eligibility requirements)	7101	Breezewood Village	400 Sunnyslope Drive Hartland	--	60	--	--	--	Elderly	547-2049 (Waukesha)
	7102	Bristol Court	W246 N6500 Pewaukee Road Sussex	--	74	30	12	--	Family and Elderly	449-1020 (Milwaukee)
	7103	East Terrace Apartments	801 N. East Avenue Waukesha	--	130	--	--	--	Elderly	544-9757 (Waukesha)
	7104	Hampton Regency Apartments	12999 W. Hampton Avenue Butler	--	119	--	--	--	Elderly	271-5201 (Milwaukee)
	7105	Hickoryview Commons	211 S. Concord Road Oconomowoc	--	40	--	--	--	Elderly	547-2049 (Waukesha)
	7106	Messner Manor	N90 W17421 St. Francis Road Menomonee Falls	--	79	--	--	--	Elderly	271-5690 (Milwaukee)
	7107	Parkland Commons	427 W. 2nd Street Oconomowoc	--	40	--	--	--	Elderly	547-2049 (Waukesha)
	7108	Sunset Apartments	1512 Big Bend Road Waukesha	--	20	39	12	--	Family and Elderly	547-1829 (Waukesha)
	7109	Westwood Heights	1705-1709 Elder Street Waukesha	-	--	40	--	--	Family	781-9280 (Brookfield)
	7110	Willow Park	1001 Delafield Street Waukesha	--	120	20	6	--	Family and Elderly	271-5690 (Milwaukee)
Section 221(d)(3) Rent Supplement (see Appendix C for program eligibility requirements)	7301	Senior House	825 Pleasant Street Waukesha	--	32	--	--	--	Elderly	542-5520 (Waukesha)
Public Housing (see Appendix E for program eligibility requirements)	7501	Saratoga Heights	120 Corrina Boulevard Waukesha	--	117	2	--	--	Elderly	542-2262 (Waukesha)
	--	Scattered Sites (Waukesha Housing Authority)	City of Waukesha	--	--	32	49	19	Family	542-2262 (Waukesha)

^a Excludes units known to be used as offices or as resident manager or caretaker units.

Source: U. S. Department of Housing and Urban Development, Wisconsin Housing Finance Authority, and SEWRPC.

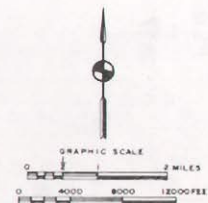
Map 2

FEDERALLY SUBSIDIZED RENTAL HOUSING IN KENOSHA COUNTY: 1980



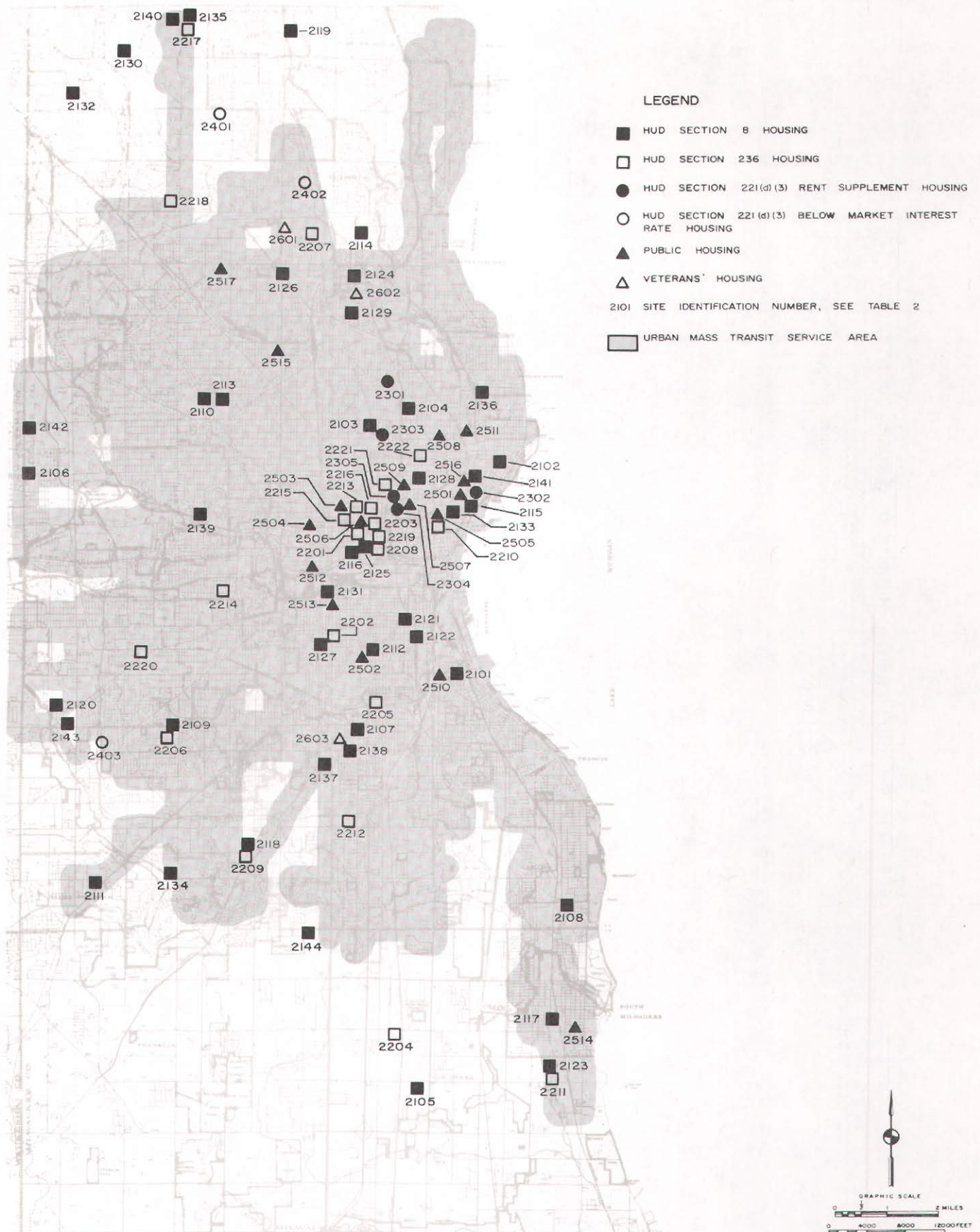
LEGEND

- HUD SECTION 8 HOUSING
- HUD SECTION 236 HOUSING
- HUD SECTION 221(d)(3) RENT SUPPLEMENT HOUSING
- ◆ FmHA SECTION 515 HOUSING
- 1101 SITE IDENTIFICATION NUMBER, SEE TABLE 1
- URBAN MASS TRANSIT SERVICE AREA

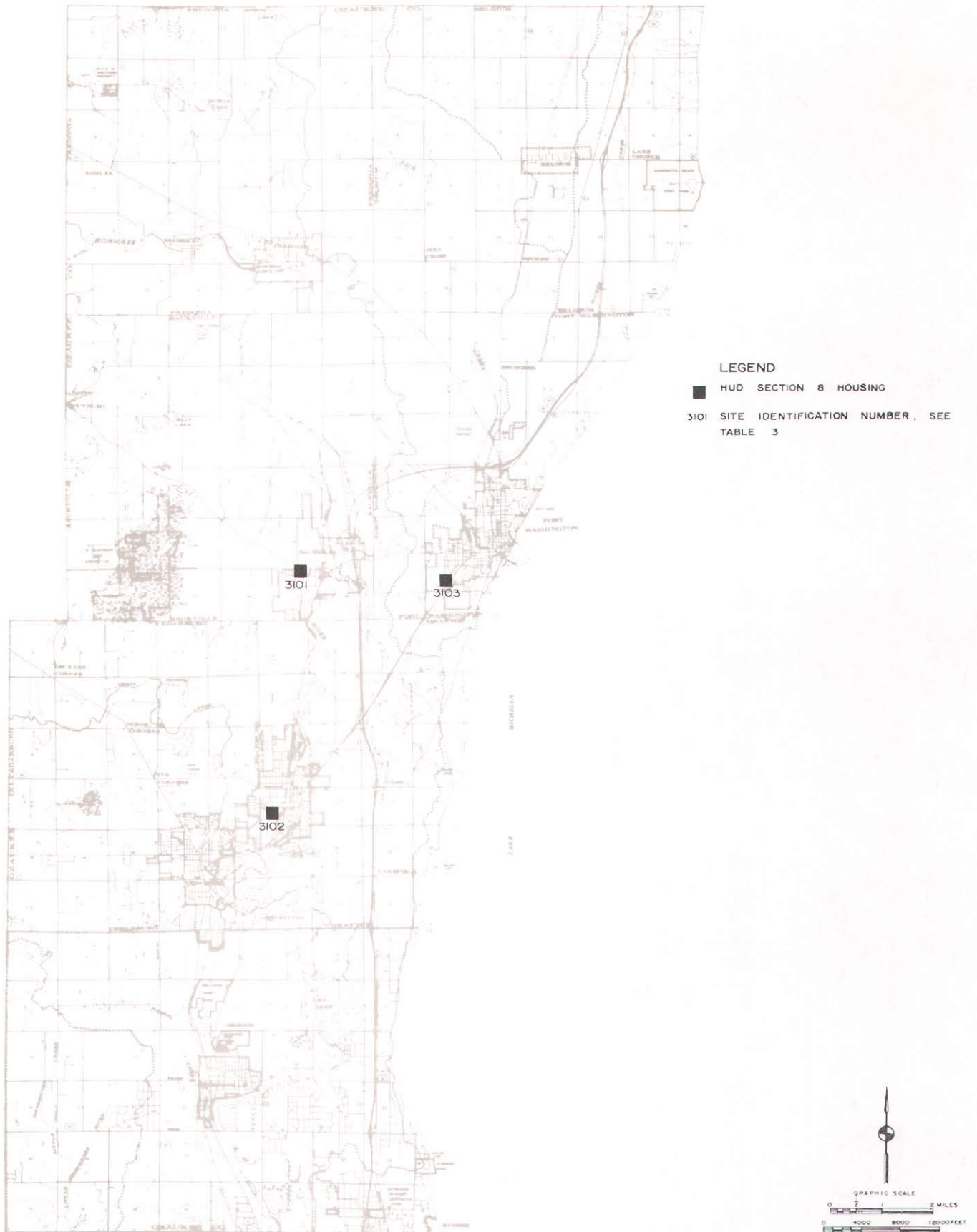


Source: SEWRPC.

FEDERALLY SUBSIDIZED RENTAL HOUSING IN MILWAUKEE COUNTY: 1980



FEDERALLY SUBSIDIZED RENTAL HOUSING IN OZAUKEE COUNTY: 1980



Source: SEWRPC.

Map 5

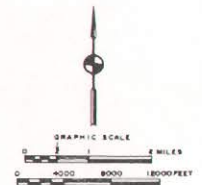
FEDERALLY SUBSIDIZED RENTAL HOUSING IN RACINE COUNTY: 1980



LEGEND

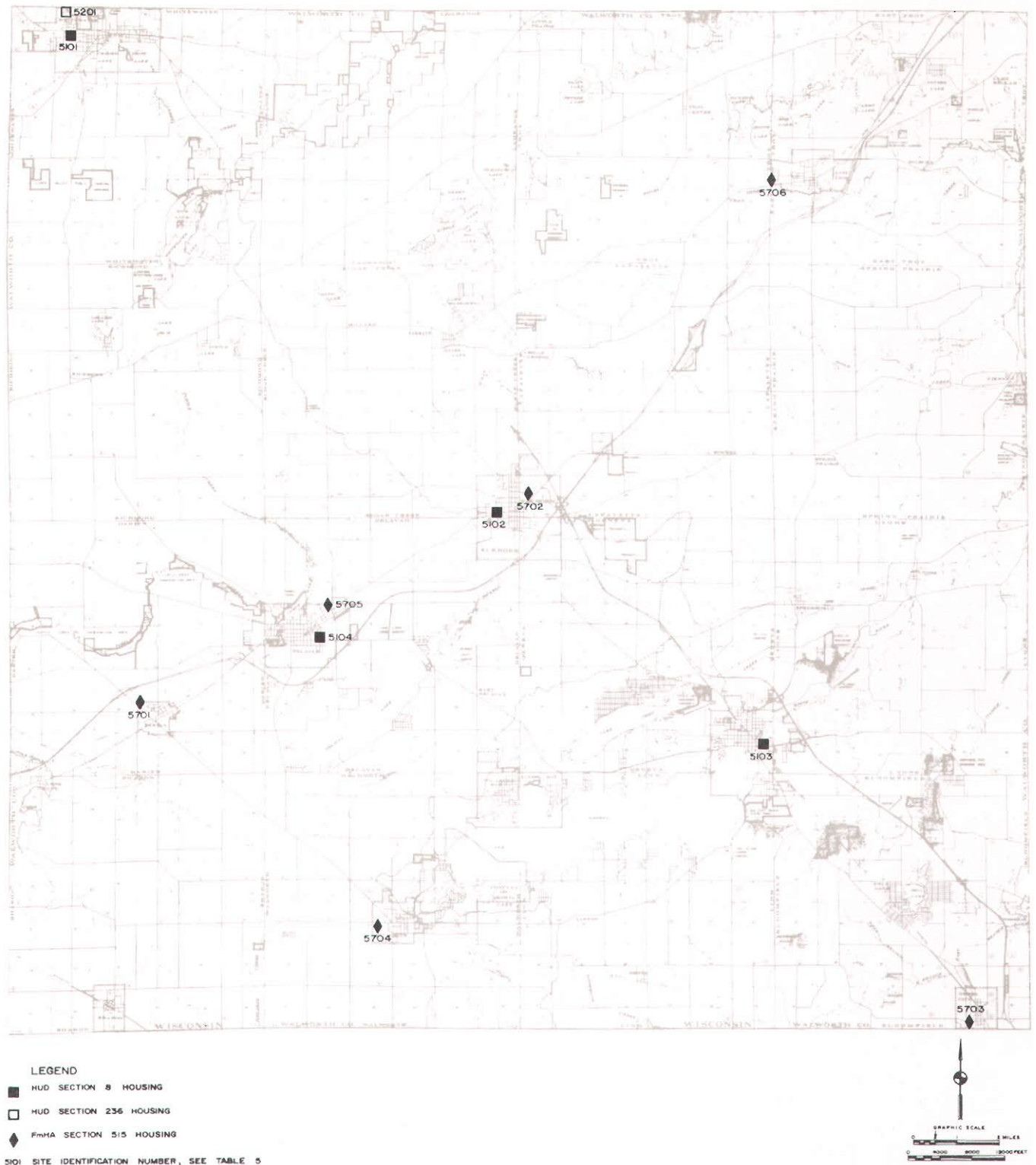
- HUD SECTION 8 HOUSING
- HUD SECTION 236 HOUSING
- HUD SECTION 221(d)(3) RENT SUPPLEMENT HOUSING
- ◆ FmHA SECTION 515 HOUSING
- 4101 SITE IDENTIFICATION NUMBER, SEE TABLE 4
- URBAN MASS TRANSIT SERVICE AREA

Source: SEWRPC.



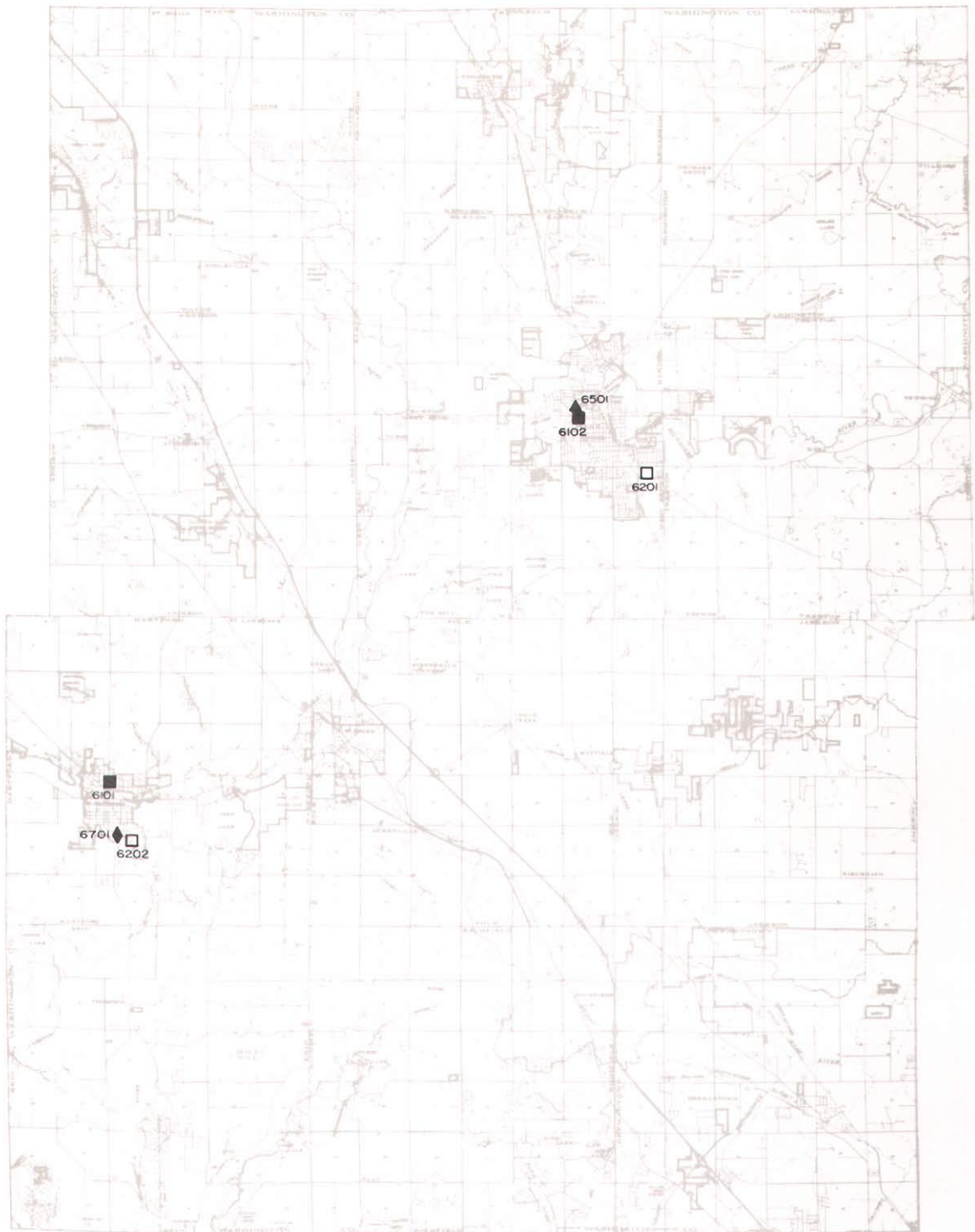
Map 6

FEDERALLY SUBSIDIZED RENTAL HOUSING IN WALWORTH COUNTY: 1980



Source: SEWRPC.

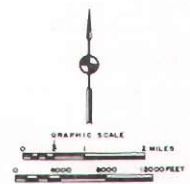
FEDERALLY SUBSIDIZED RENTAL HOUSING IN WASHINGTON COUNTY: 1980



LEGEND

- HUD SECTION 8 HOUSING
- HUD SECTION 236 HOUSING
- ▲ PUBLIC HOUSING
- ◆ FmHA SECTION 515 HOUSING

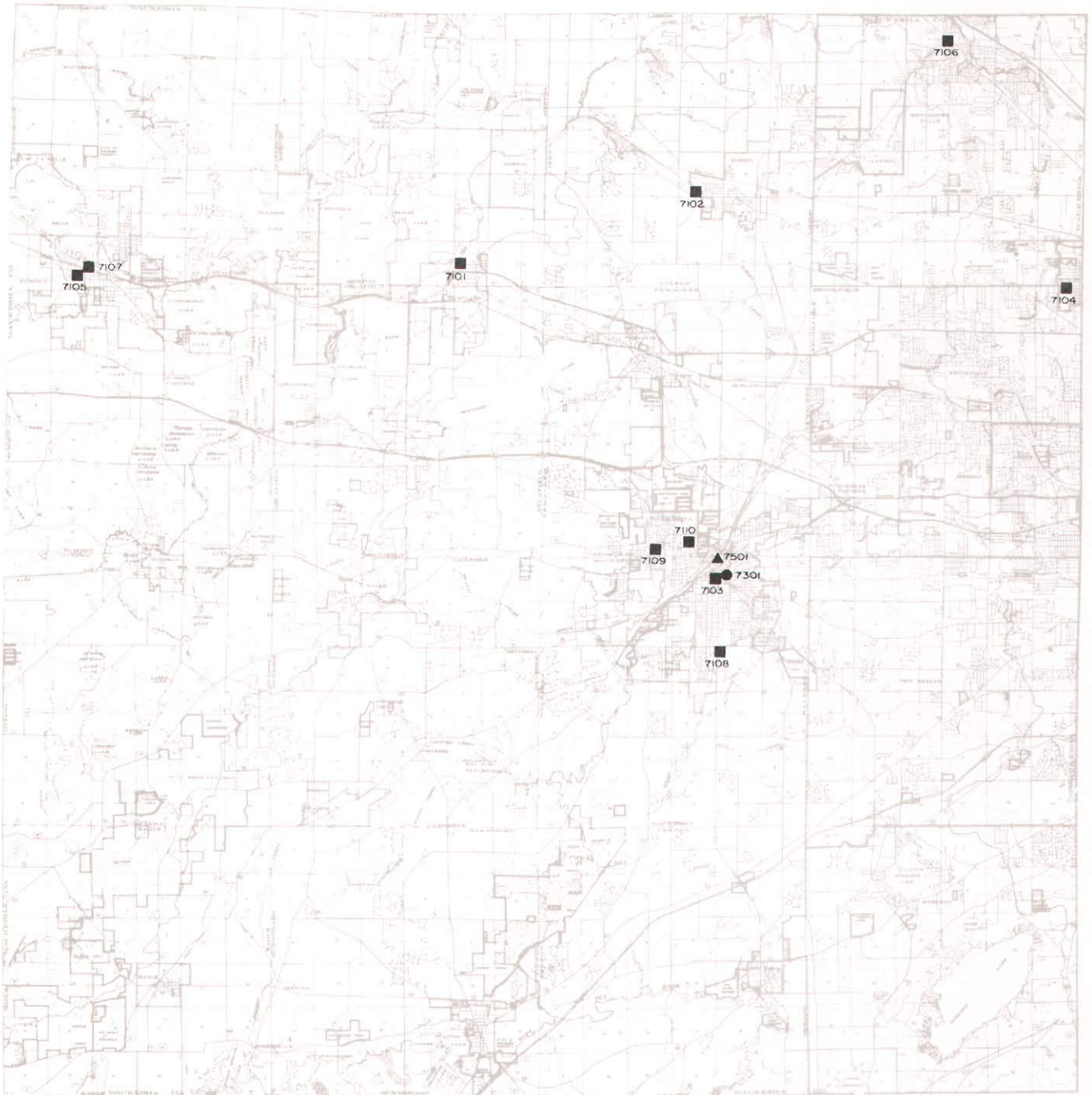
6101 SITE IDENTIFICATION NUMBER, SEE TABLE 6



Source: SEWRPC.

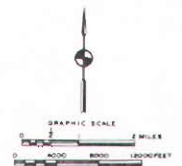
Map 8

FEDERALLY SUBSIDIZED RENTAL HOUSING IN WAUKESHA COUNTY: 1980



LEGEND

- HUD SECTION 8 HOUSING
 - HUD SECTION 221(d)(3) RENT SUPPLEMENT HOUSING
 - ▲ PUBLIC HOUSING
- 7101 SITE IDENTIFICATION NUMBER, SEE TABLE 7



Source: SEWRPC.

Table 8

SECTION 8 EXISTING HOUSING PROGRAMS IN THE SOUTHEASTERN WISCONSIN REGION

Local Administering Agency			Number of Subsidies Allocated to Program		
Name	Address	Telephone Number	Family	Elderly	Total
City of Hartford Housing Authority	129A N. Main Street Hartford, Wisconsin	414/673-7878	39	11	50
City of Kenosha Housing Authority	611 56th Street Kenosha, Wisconsin	414/656-6057	111	43	154
City of Milwaukee Housing Authority	734 N. 9th Street Milwaukee, Wisconsin	414/278-2180	2,026	918	2,944
Milwaukee County Real Estate and Housing Division	907 N. 10th Street Room 310 Milwaukee, Wisconsin	414/278-4894	384	316	700
Racine County Housing Authority	520 21st Street Racine, Wisconsin	414/636-3407	201	118	319
City of West Allis Housing Authority	7525 W. Greenfield Avenue West Allis, Wisconsin	414/476-4340 Extension 261 or 299	101	85	186
Walworth County Housing Authority	P. O. Box 1007 Route 3 Elkhorn, Wisconsin	414/723-6123	40	20	60
City of Waukesha Housing Authority	120 Corrina Boulevard Waukesha, Wisconsin	414/542-2262	15	50	65

Source: SEWRPC.

APPENDICES

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Appendix A

PROGRAM ELIGIBILITY REQUIREMENTS FOR THE SECTION 8 HOUSING ASSISTANCE PROGRAM: NOVEMBER 1980

Eligible Household Types	Elderly persons 62 years of age and older, handicapped persons, and families are eligible.								
Income Limits	Income eligibility varies by county; income must not exceed the following limits for specified household sizes:								
	Eligibility Income by Household Size								
	County	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons	Eight or More Persons
	Kenosha	\$12,100	\$13,800	\$15,550	\$17,300	\$18,350	\$19,450	\$20,500	\$21,600
	Milwaukee . . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Ozaukee	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Racine	12,400	14,150	15,900	17,700	18,800	19,900	21,000	22,100
	Walworth. . . .	10,450	11,950	13,450	14,950	15,900	16,850	17,750	18,700
	Washington . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Waukesha . . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Eligibility income is the annual income of all household members excluding minors. Eligibility income includes payments from all sources, including wages and salaries, net income from operation of a business, interest and dividends, and other payments that are continuing or recurring.								
Asset Limits	There are no asset limits; however, where assets exceed \$5,000, eligibility income includes the actual amount of income, if any, derived from the assets or 10 percent of the value of total assets, whichever is greater.								
Rent	Tenants pay from 15 to 25 percent of their income for rent, depending on income, number of minors, and medical and child care expenses. The income figure used to calculate the tenant's rent is the "income after allowances." This is the annual household income minus 1) \$300 for each dependent under 18 years of age and each full-time student; 2) medical expenses which exceed 3 percent of the annual income; and 3) unusual expenses for the care of minors under 13 years of age or for the care of disabled or handicapped household members.								

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Appendix B

PROGRAM ELIGIBILITY REQUIREMENTS FOR THE SECTION 236 HOUSING ASSISTANCE PROGRAM: NOVEMBER 1980

Eligible Household Types	Elderly persons 62 years of age and older, handicapped persons, and families are eligible.								
Income Limits	Income eligibility varies by county; income must not exceed the following limits for specified household sizes:								
	Eligibility Income by Household Size								
	County	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons	Eight or More Persons
	Kenosha	\$12,100	\$13,800	\$15,550	\$17,300	\$18,350	\$19,450	\$20,500	\$21,600
	Milwaukee . . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Ozaukee	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
Asset Limits	Racine	12,400	14,150	15,900	17,700	18,800	19,900	21,000	22,100
	Walworth. . . .	10,450	11,950	13,450	14,950	15,900	16,850	17,750	18,700
	Washington . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Waukesha . . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Eligibility income is the annual income of all household members excluding minors. Eligibility income includes payments from all sources, including wages and salaries, net income from operation of a business, interest and dividends, and other payments that are continuing or recurring.								
	There are no asset limits; however, where assets exceed \$5,000, eligibility income includes the actual amount of income, if any, derived from the assets or 10 percent of the value of total assets, whichever is greater.								
Rent	Tenants pay a basic rent which is subsidized through a HUD mortgage interest reduction payment. If the basic rent is less than 25 percent of the adjusted annual income, tenants pay 25 percent of the adjusted annual income for rent. The adjusted annual income, or "income after allowances," is the annual household income minus 1) \$300 for each dependent under 18 years of age and each full-time student; 2) medical expenses which exceed 3 percent of the annual income; and 3) unusual expenses for the care of minors under 13 years of age or for the care of disabled or handicapped household members. It should be noted that in situations where the basic rent is more than 25 percent of the adjusted annual income, tenants who occupy certain Section 236 projects, may receive additional assistance through an overlay subsidy which lowers the tenant's rent payment to 25 percent of the income.								

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Appendix C

PROGRAM ELIGIBILITY REQUIREMENTS FOR THE SECTION 221(d)(3) RENT SUPPLEMENT HOUSING ASSISTANCE PROGRAM: NOVEMBER 1980

Eligible Household Types	Elderly persons 62 years of age and older, handicapped persons, and families are eligible.								
Income Limits	Income eligibility varies by county; income must not exceed the following limits for specified household sizes:								
	Eligibility Income by Household Size								
	County	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons	Eight or More Persons
	Kenosha	\$12,100	\$13,800	\$15,550	\$17,300	\$18,350	\$19,450	\$20,500	\$21,600
	Milwaukee . . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Ozaukee	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Racine	12,400	14,150	15,900	17,700	18,800	19,900	21,000	22,100
	Walworth. . . .	10,450	11,950	13,450	14,950	15,900	16,850	17,750	18,700
	Washington . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Waukesha . . .	12,700	14,550	16,350	18,150	19,300	20,450	21,550	22,700
	Eligibility income is the annual income of all household members excluding minors. Eligibility income includes payments from all sources, including wages and salaries, net income from operation of a business, interest and dividends, and other payments that are continuing or recurring.								
Asset Limits	There are no asset limits; however, where assets exceed \$5,000, eligibility income includes the actual amount of income, if any, derived from the assets or 10 percent of the value of total assets, whichever is greater.								
Rent	Tenants pay 25 percent of their income for rent or 30 percent of the approved rent for the unit, whichever is greater. The income figure used to calculate the tenant's rent is the "income after allowances." This is the annual household income minus 1) \$300 for each dependent under 18 years of age and each full-time student; 2) medical expenses which exceed 3 percent of the annual income; and 3) unusual expenses for the care of minors under 13 years of age or for the care of disabled or handicapped household members.								

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Appendix D

PROGRAM ELIGIBILITY REQUIREMENTS FOR THE SECTION 221(d)(3) BELOW MARKET INTEREST RATE HOUSING ASSISTANCE PROGRAM: NOVEMBER 1980

Eligible Household Types	Elderly persons 62 years of age and older, handicapped persons, and families are eligible.	
Income Limits	Income must not exceed the following limits for specified household sizes:	
	<u>Persons per Household</u> 1 2 3 4 5 6 7 8 or More	<u>Eligibility Income</u> \$13,450 15,350 17,250 19,200 20,400 21,600 22,800 24,000
Asset Limits	None.	
Rent	Tenants pay the HUD-approved unit rent, which is subsidized through a HUD mortgage interest reduction payment.	

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Appendix E

PROGRAM ELIGIBILITY REQUIREMENTS FOR THE PUBLIC HOUSING PROGRAM: NOVEMBER 1980

Eligible Household Types	Elderly persons 62 years of age and older, handicapped persons, and families are eligible.			
Income Limits	Income eligibility for the Public Housing Program is determined on the basis of adjusted annual income. Adjusted annual income is the gross household income minus a deduction of 5 percent for families and 10 percent for the elderly and handicapped. In addition, there is a deduction of \$300 for each dependent under 18 years of age and each full-time student. Income limits vary somewhat among the four communities in the Region which own and operate low-rent public housing, as indicated below. To be eligible, adjusted annual income must not exceed the following limits:			
		Adjusted Annual Income Limits: November 1980 ^a		
	Persons per Household	Cities of Milwaukee and South Milwaukee	City of Waukesha	City of West Bend
	1	\$10,200	\$ 8,600	\$10,300
	2	11,650	9,600	11,400 ^c
	3	13,100	10,700	--
	4	14,550	11,800	--
	5	15,450	12,500	--
	6	16,350	13,650	--
	7	17,300	14,400	--
	8	18,200 ^b	15,200	--
	9	--	16,000	--
	10	--	16,800	--
	11	--	17,600	--
	12 or More	--	18,400	--
^a Income limits for the Public Housing Program change from time to time, usually on an annual basis. The above income limits are those in effect as of November 1980.				
^b Income limit for households of eight or more persons.				
^c Housing owned by the City of West Bend and subsidized under the Public Housing Program is for elderly and handicapped residents only.				
Asset Limits	Asset limits vary among the four communities in the Region which own and operate low-rent public housing. Asset limits currently in effect within the Cities of Milwaukee, South Milwaukee, Waukesha, and West Bend are as follows:			
		Asset Limits: October 1980		
	City	Elderly and Handicapped	Families	
	Milwaukee	\$12,000	\$7,000	
	South Milwaukee	13,000	8,500	
Waukesha	15,000	5,000		
West Bend	13,000	--		
Rent	Tenants pay 25 percent of their adjusted annual income for rent.			

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Appendix F

PROGRAM ELIGIBILITY REQUIREMENTS FOR VETERANS' HOUSING IN THE CITY OF MILWAUKEE: NOVEMBER 1980

Eligible Household Types	Veteran's housing is available to all persons of all ages. Preference is given to veterans and servicemen, but anyone can apply.	
Income Limits	Income eligibility for veterans' housing is determined on the basis of adjusted annual income. Adjusted annual income is the gross household income minus a deduction of 5 percent for families and 10 percent for the elderly. In addition, there is a deduction of \$300 for each dependent under 18 years of age and each full-time student. To be eligible, adjusted annual income must not exceed the following limits:	
	Persons per Household	Adjusted Annual Income
	1 2 3 4 5 6 7	\$14,000 15,000 16,000 17,000 18,000 19,000 20,000
	Income must, however, be greater than or equal to minimum levels established for units according to the number of bedrooms as follows: one-bedroom units—\$5,000; two-bedroom units—\$6,000; and three-bedroom units—\$7,000.	
Asset Limits	Assets cannot exceed \$12,000.	
Rent	Tenants pay fixed rents which are currently established as follows: one-bedroom units—\$105; two-bedroom units—\$140; and three-bedroom units—\$160.	

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Appendix G

PROGRAM ELIGIBILITY REQUIREMENTS FOR THE FmHA SECTION 515 HOUSING PROGRAM: NOVEMBER 1980

Eligible Household Types	Elderly persons 62 years of age and older, handicapped persons, families, and single persons are eligible.
Income Limits	The adjusted annual household income must not exceed \$15,600. Adjusted annual income is the sum of the total income of all adult household members living at home minus a deduction of 5 percent and a deduction of \$300 for each dependent under 18 years of age.
Asset Limits	None.
Rent	Tenants pay a basic rent, which is subsidized through an FmHA interest reduction payment, or 25 percent of the adjusted income, whichever is greater. For certain projects an additional FmHA subsidy known as a rental assistance payment is available, which lowers the rent that eligible tenants pay to no more than 25 percent of their adjusted income.