

*IOWA COUNTY HOUSING DIRECTORY
FOR
ELDERLY AND DISABLED*

2007

Distributed by:
**Iowa County
Commission on Aging**

The Iowa County Commission on Aging has prepared this directory in order to identify the housing units available in Iowa County for the elderly and disabled. The information is subject to change. If you do not find all the information that you need or if you know of something that we haven't included, please notify us at:

Iowa County Commission on Aging
222 N. Iowa St.
Dodgeville, WI 53533
(608) 935-0389

HOUSING DIRECTORY INDEX

by category and town

**HOUSING COMPLEXES
(Apartments)**

ARENA	
ARENA MANOR.....	1
AVOCA	
VILLAGE GREEN.....	2
VILLAGE PLACE.....	3
BARNEVELD	
HIGHRIDGE	4
KARI KREST APARTMENTS	5
SUMMIT APARTMENTS.....	6
BLANCHARDVILLE	
VALLEY HILL CROSSING.....	7
COBB	
COBB ELDERLY	8
DODGEVILLE	
DODGEVILLA.....	9
FRANCISCAN SKEMP.....	10
NORTH RIDGE APARTMENTS	11
PARK LINN APARTMENTS.....	12
PRAIRIE CREST APARTMENTS.....	13
SIENNA CREST INDEPENDENT SENIOR APARTMENTS.....	14
SOUTH COURT VILLAGE	15
STONEFIELD SENIOR APARTMENTS	16
HIGHLAND	
HIGHLAND FAIRVIEW APARTMENTS	17
MEADOW VIEW APARTMENTS	18
HOLLANDALE	
PARK HOLLANDALE.....	19
LINDEN	
HAPPY HOLLOW	20
LIVINGSTON	
SOUTHDOWN & SOMMERSET	21

MINERAL POINT	
FAIRVIEW HEIGHTS	22
HOMESITE VILLAGE	23
PIETY RIDGE	24
POINT WOODS APARTMENTS.....	25

MONTFORT	
HILLSIDE APARTMENTS	26

RIDGEWAY	
GLENWOOD APARTMENTS	27
RIDGEVIEW APARTMENTS	28

ASSISTED LIVING ADULT FAMILY HOME

ARENA	
TLC SENIOR HOME CARE	29

AVOCA	
SCHAACK ADULT FAMILY HOME.....	30

COMMUNITY BASED RESIDENTIAL FACILITY

DODGEVILLE	
CORNER STONE FOUNDATION – DODGEVILLE (10 LOCATIONS).....	31
CRESTRIDGE ASSISTED LIVING	32
SIENNA CREST ASSISTED LIVING	33

HIGHLAND	
PINE LAWN GROUP HOME	34

MINERAL POINT	
SIENNA MEADOWS ALZHEIMER’S CARE HOME	35
UPLAND POINT	36

SPRING GREEN	
MEADOWS OF SPRING GREEN	37

NURSING HOMES

DODGEVILLE

BLOOMFIELD MANOR HEALTH CARE	38
UPLAND HILLS NURSING & REHAB CENTER	398

MINERAL POINT

MINERAL POINT CARE CENTER	40
---------------------------------	----

PROGRAMS TO HELP RENTERS

RENTING	41
FAIR HOUSING	42
HOMESTEAD TAX CREDIT	43
TAX DEFERRAL LOAN PROGRAM	44
THE VOUCHER PROGRAM	45
WHO TO CONTACT FOR HELP	46
SERVICE NUMBERS	47

IDENTIFICATION

Name of Complex: Arena Manor

Contact person: Village of Arena Housing Authority,
% Louise Dotter

Address: 343 West St. Arena, WI 53503

Phone: (608) 753-2395

Number of Units: (8) 1bdm / (12) 2bdm

ELIGIBILITY

Asset Limitation: None

Income: Iowa County USDA Rural Development Maximum annual income \$42,750 Initial/
\$48,050 couple.

Age/Couples: 62 yrs of age or older/couples ok

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		available
Transportation	X		
Shopping Center		X	
Churches	X		
Maintenance	X		
Pets		X	
Visitation Regulations		X	less than 14 consecutive days

COST

Rent: 30% of monthly income if rent subsidy is available

Utilities: Included in the rent

Security: One Bedroom \$410; Two Bedroom \$440 (approximate maximum – lower with rental assistance.)

Other: Meals on Wheels available; monthly foot care clinic with RN

IDENTIFICATION

Name of Complex: Village Green

Contact person: Vickie Lund, Meridian Group, Inc.

Address: 104 Market St. Avoca, WI 53506

Phone: (608) 326-5558

Number of Units: (8) 1bdm

ELIGIBILITY

Asset Limitation: None

Income:

Age/Couples: 62 yrs of age or older, or 18 or over with handicap or disabled.

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	single story building
Call System	X		
Recreation	X		Family room
Cable TV	X		
Transportation	X		Call for more information
Shopping Center		X	
Churches	X		
Maintenance	X		
Pets	X		
Visitation Regulations	X		Call for more information

COST

Rent: Based on 30% of households adjusted income

Utilities: Water and sewer included, utility allowance for electric

Security: Deposit equal to 30% of household's adjusted income

Other: Residents do not qualify for Homestead Credit and Property Tax/Rent Credit

IDENTIFICATION

Name of Complex: Village Place

Contact person: DAK Management (Mary Prochaska)

Address: 302 Clyde St. Avoca, WI 53506

Phone: (608) 822-7368 or (800) 735-4042

Number of Units: (8) 1bdm

ELIGIBILITY

Asset Limitation: None

Income: One person \$27,960 and two people \$31,920/year

Age/Couples: 62 years of age or older, or 18 and over with handicap or disabled.

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities			Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	single story building
Call System	X		
Recreation		X	Family room
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets	X		some restrictions apply
Visitation Regulations	X		

COST

Rent: Based on 30% of households adjusted income

Utilities: Water and sewer included

Security: \$150.00 minimum deposit required

Other: \$100 pet deposit; open to ineligibles 18 years and over

IDENTIFICATION

Name of Complex: High Ridge Place

Contact person: DAK Management/Kathy Staskal

Address: 401 Highway ID Barneveld, WI 53507

Phone: (800) 938-0614

Number of Units: (4) 1bdm/ (3) 2bdm/ (1) 3bdm

ELIGIBILITY

Asset Limitation: No asset limitation

Income: One person \$42,750, two people \$48,050 and three people \$53,400/year

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities			Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator			
Call System			
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches	X		
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Based on 30% of adjusted gross income

Utilities: water, sewer and garbage included.

Security: Equal to one month's Basic Rent.

Other: Call DAK Management for more information.

IDENTIFICATION

Name of Complex: Kari Krest Apartments

Contact person: DAK Management\Sheena Edge

Address: 511 & 513 Kari Krest Barneveld, WI 53507

Phone: (800) 938-0614

Number of Units: (4) 2bdrm / (4) 3bdrm

ELIGIBILITY

Asset Limitation: No asset limitation

Income: One person \$23,300, two people \$26,600 and three people \$29,950/year

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation	X		playground equipment
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches	X		
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Based on 30% of adjusted household income

Utilities: water, sewer and garbage included

Security: \$50.00 minimum or 30% if greater

Other: Call for more information

IDENTIFICATION

Name of Complex: Summit Apartments

Contact person: Wisconsin Management

Address: 102-108 Arneson St. Barneveld, WI 53507

Phone: 1-800-346-8581

Number of Units: (24) 1bdm / (10) 2bdm

ELIGIBILITY

Asset Limitation: Complex funded by FmHA, (very low to moderate)

Income: One person \$42,750/year and two people \$48,050/year (as of 10/06) Call Wisconsin Management for more information.

Age/Couples: 62 yrs of age or older/disabled

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		may be adaptable
Medical Facilities		X	
Laundry Facilities	X		coin operated
Elevator		X	
Call System		X	
Recreation	X		two for family use
Cable TV	X		they purchase
Transportation		X	COA Driver Escort
Shopping Center		X	
Churches	X		
Maintenance	X		
Pets	X		security deposit requested
Visitation Regulations		X	less than 14 consecutive days

COST

Rent: Based on 30% of household's adjusted income

Utilities: Heat and lights not included, but utility allowance is deducted from rent.

Security: A security of basic rent or actual rent, whichever is higher.

Other: May also rent to non-elderly if there are apartments available w/o a waiting list

IDENTIFICATION

Name of Complex: Valley Hill Crossing (Housing Enterprises of Blanchardville)

Contact person: DAK Management/Mary Bartels

Address: 203 & 205 W. Wilson Street Blanchardville, WI

Phone: (800) 735-4053

Number of Units: (4) 1 bdrms, (8) 2 bdrms, (4) 3 bdrms.

ELIGIBILITY

Asset Limitation: None

Income: One person \$23,520, two people \$26,880, three people \$30,240

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System	X		
Recreation		X	Family Room
Cable TV			Hook-up Available
Transportation		X	
Shopping Center			In town
Churches			In town
Maintenance	X		
Pets		X	
Visitation Regulations	X		Call for specifics

COST

Rent: Based on 30% of households' adjusted income. Call for information.

Utilities: Water, sewer, garbage and heat are included

Security:

Call DAK Management for more information.

IDENTIFICATION (not updated)

Name of Complex: Cobb Apartments

Contact person:

Address: 306 W. Wilson St. Cobb, WI 53526

Phone: (608) 835-8205

Number of Units: (9) 1bdm

ELIGIBILITY

Asset Limitation:

Income:

Age/Couples

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
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Handicap Facilities

Medical Facilities

Laundry Facilities

Elevator

Call System

Recreation

Cable TV

Transportation

Shopping Center

Churches

Maintenance

Pets

Visitation Regulations

COST

Rent

Utilities:

Security:

Other:

IDENTIFICATION

Name of Complex: Dodgevilla Apartments

Contact person: Amy Shea, Meridian Group, Inc.

Address: 111 W Valley St. Dodgeville, WI 53533

Phone: (608)341-7171 Or (608) 836-8084, ext. 118 (Madison)

Number of Units: (27) 1bdm

ELIGIBILITY

Asset Limitation: None

Income:

Age/Couples: 62 yrs of age or older, or disabled

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator	X		
Call System	X		
Recreation	X		
Cable TV	X		
Transportation	X		Call for more information
Shopping Center	X		
Churches	X		
Maintenance	X		
Pets	X		
Visitation Regulations	X		Call for more information

COST

Rent: Based on 30% of household's adjusted income

Utilities: Water and sewer included

Security: Deposit based on 30% of household's adjusted income

Other: Residents do not qualify for Homestead Credit and Property Tax/Rent Credit

IDENTIFICATION

Name of Complex: FRANCISCAN SKEMP Healthcare Village Apartments

Contact person: Karen Sampson, 125 N. 4th St., LaCrosse, WI 54601
ksampson@centurytel.net

Address: 906 Vincent St. Dodgeville, WI 53533

Phone: (608) 784-2936 FAX: (608)784-2932

Number of Units: (9) 1-bedrm/(3) efficiencies

ELIGIBILITY

Asset Limitation: Income from assets counted when computing total income

Income: One person \$17,800/year, two people \$20,300/year

Age/Couples: 18+ (married couples OK) must have diagnosis of chronic mental illness

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		2 handicapped Apts
Medical Facilities		X	
Laundry Facilities	X		coin operated
Elevator		X	
Call System		X	
Recreation		X	
Cable TV		X	
Transportation		X	
Shopping Center	X		store 6 blocks away
Churches	X		local
Maintenance	X		
Pets	X		subject to rules
Visitation Regulations	X		2-week limit

COST

Rent: 30% of adjusted monthly income

Utilities: Included

Security: Security deposit equal to one month's rent

IDENTIFICATION

Name of Complex: North Ridge Court

Contact person: DAK Management/Kathy Staskal

Address: Main Circle St. Dodgeville, WI 53533

Phone: (608) 935-5959 or (800) 938-3234

Number of Units: (12) 1bdrm / (18) 2bdrm / (2) 3bdrm

ELIGIBILITY

Asset Limitation: None

Income: Call for information

Age/Couples: No Restrictions.

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation			play area for kids
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Call for information

Utilities: Water, sewer and garbage are included

Security: Deposit equal to one month Basic Rent.

Other: Some assistance may be available

IDENTIFICATION

Name of Complex: Park Linn Apts

Contact person: Wisconsin Management

Address: 713-717 Linn St. Dodgeville, WI 53533

Phone: 1-800-346-8581

Number of Units: (8) 1bdm / (8) 2bdm

ELIGIBILITY

Asset Limitation: None

Income: One person \$42,750/year and two people \$48,050(as of 10/06) Contact Wisconsin Management for information

Age/Couples: 62 yrs of age or older/disabled 18 or older

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	
Medical Facilities		X	near hospital
Laundry Facilities	X		on 2nd floor
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center	X		store 4 blocks away
Churches	X		
Maintenance	X		
Pets	X		
Visitation Regulations	X		

COST

Rent: 30% of adjusted household income

Utilities: Heat and electric included

Security: \$200

Other:

IDENTIFICATION

Name of Complex: Prairie Crest Apartments

Contact person: DAK Management\Kathy Staskal

Address: 205 Valley Street Dodgeville, WI 53533

Phone: 800-938-3238

Number of Units: 8 2bdrms, 2 3-bdrms

ELIGIBILITY

Asset Limitation: None

Income: Call for information

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	Assigned HDCP units (1)
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Call for more information

Utilities: Water, sewer, garbage included

Security: Deposit is equal to Basic Rent.

Other: Rental assistance may be available.

IDENTIFICATION

Name of Complex: Sienna Crest Independent Senior Apartments

Contact person: Sally Hyatt

Address: 404 E. Madison Dodgeville, WI 53533

Phone: (608)935-9430

Number of Units: (7) 1 bedroom/2 sizes; (1) efficiency

ELIGIBILITY

Asset Limitation: None

Income:

Age/Couples: 55 yrs of age or older, couples welcome

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities	X		Free
Elevator		X	
Call System		X	
Recreation	X		May participate in activity program on upper level
Cable TV	X		At additional expense
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets		X	
Visitation Regulations	X		Less than 14 consecutive days

COST

Rent: \$400-700/mo

Utilities: Water, sewer and electricity included

Other: May participate, for a fee, in meal program at Sienna Crest Assisted Living; may participate in activity program free of charge; may contract housekeeping services with Sienna Crest Assisted Living.

IDENTIFICATION

Name of Complex: South Court Village

Contact person: DAK Management\Sheena Edge

Address: 510, 512, 514 Montgomery St., Dodgeville, WI 53533

Phone: (800) 938-3230

Number of Units: (8) 2bdm / (4) 3bdm

ELIGIBILITY

Asset Limitation: None

Income: Call for information

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	call for more information
Medical Facilities		X	
Laundry Facilities		X	hook-ups in units
Elevator		X	
Call System		X	
Recreation	X		playground equipment
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Based on 30% of adjusted household income

Utilities: Resident pays, but is given rent credit

Security: Deposit equal to 30% of gross monthly income

Other: Eleven are two level townhouses; one is on one level and is handicapped accessible.

IDENTIFICATION

Name of Complex: Stonefield Senior Apartments

Contact person: Sue Peterson

Address: 407 E. Madison Dodgeville, WI 53533

Phone: (608)935-0051

Number of Units: 52 apartments with household chore and personal care assistance available

ELIGIBILITY

Asset Limitation: N/A

Income: Private Pay

Age/Couples: 55 yrs of age or older, couples welcome

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities	X		Also in each unit
Elevator	X		
Call System	X		24-hour Lifeline system available
Recreation events/activities			meeting room; social
Cable TV			wired for cable
Transportation	X		Planned for the future
Shopping Center	X		
Churches	X		
Maintenance	X		On-site resident manager
Pets	X		Small pets
Visitation Regulations		X	Guest Suite available

COST

Rent: Contact Manager Sue Peterson 935-0051

Utilities: Occupant controls and pays for own heat, electricity, air conditioning

Security: No

Other: Additional services available for a fee: housekeeping, laundry, meal plan 5 days a week. As the population needs increase, apartments will be registered as RCAC units to accommodate aging in place. Home Health services provided by local agencies; free social events/activities.

IDENTIFICATION (not updated)

Name of Complex: Highland Fairview Apartments

Contact person: Jerrold Hirsch, 8201 Forest Meadow Ct., Franklin, WI 53132

Address: 144 S Main St. Highland, WI 53543

Phone: 414-529-5601 FAX: 414-529-2950

Number of Units: (4) 2bdrm / (2) 3bdrm

ELIGIBILITY

Asset Limitation: None

Income: Call for Information

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches	X		
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Based on 30% of household's adjusted income

Utilities: Utility Allowance; Water, sewer and garbage pickup included

Security: Deposit required – equal to 30% of gross monthly income

Other:

IDENTIFICATION

Name of Complex: Meadow View Apts

Contact person: DAK Management/Mary Bartels

Address: 148 S Main St. Highland, WI 53543

Phone: (608) 929-4834 or (800) 938-3242

Number of Units: (12) 1bdm

ELIGIBILITY

Asset Limitation: None

Income: One person \$25,440/year, two people \$29,040/year

Age/Couples: 62 years of age or older, or with handicap or disabled.

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities			call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System	X		
Recreation		X	family room/kitchen
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets	X		some restrictions apply
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: Based on 30% of households adjusted income; maximum rent is \$370

Utilities: Water, sewer and heat included

Security: Deposit equal to first month's rent, \$150 minimum

Other: \$100 pet deposit; Meal site is at Meadow View during the week.

IDENTIFICATION

Name of Complex: Park Hollandale

Contact person: Impact Seven, Inc., 147 Lake Almena Dr., Almena, WI 54805

Address: 602 5th St. Hollandale, WI 53544

Phone: 1-800-685-9353

Number of Units: (8) 1bdm

ELIGIBILITY

Asset Limitation: None

Income: Contact Impact Seven, Inc. for information

Age/Couples: Elderly 62+ and/or disabled households

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches	X		
Maintenance	X		24-hour on-call caretaker
Pets	X		with an additional deposit
Visitation Regulations	X		14 days in a 45-day period

COST

Rent: Based on 30% of household's adjusted income

Utilities: Resident pays but is given utility allowance

Security: Contact Impact Seven, Inc.

Other: Funding source USDA Rural Development

IDENTIFICATION

Name of Complex: Happy Hollow

Contact person: Mike deWerd, Impact Seven, Inc., 147 Lake Almena Dr., Almena, WI 54805

Address: 901 Cobb St. Linden, WI 53553

Phone: 1-800-685-9353

Number of Units: (10) 1bdm

ELIGIBILITY

Asset Limitation: None

Income: Contact Impact Seven, Inc.

Age/Couples: 62 years of age or older and/or disabled adults

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	all on one floor
Call System		X	
Recreation		X	
Cable TV	X		
Transportation	X		van and COA Driver Escort
Shopping Center		X	
Churches	X		two churches
Maintenance	X		24-hour on-call caretaker
Pets	X		With an additional deposit
Visitation Regulations	X		14 days within a 45-day period

COST

Rent: Based on 30% of household's adjusted income

Utilities: Resident pays but is given utility allowance

Security: One month's basic rent as deposit

Other: Funding source USDA Rural Development

IDENTIFICATION

Name of Complex: Southdown & Somerset

Contact person: Impact Seven, Inc., 147 Lake Almena Dr., Almena, WI 54805

Address: 410 & 420 Jackson St. Livingston, WI 53554

Phone: 1-800-685-9353

Number of Units: (8) 1bdm / (8) 2bdm

ELIGIBILITY

Asset Limitation: None

Income: Contact Impact Seven for current levels

Age/Couples: Elderly 62+ and/or disabled households

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center	X		store 3 blocks away
Churches	X		two churches
Maintenance	X		24-hour on-call caretaker
Pets	X		with additional security deposit
Visitation Regulations	X		14 days in a 45-day period

COST

Rent: Based on 30% of household's adjusted income

Utilities: Resident pays but is given a utility allowance

Security: Contact Impact Seven

Other: Funding source USDA Rural Development

IDENTIFICATION

Name of Complex: Fairview Heights

Contact person: Professional Property Management

Address: 719 Fair St. Mineral Point, WI 53565

Phone: (815)397-3755 or Donna Tatum (608) 328-4210

Number of Units: (16) 1bdm

ELIGIBILITY

Asset Limitation: None

Income: One person \$27,960, two people \$31,920 Contact Management Co. for updated amounts

Age/Couples: 62 years of age or older and handicapped and disabled.

SERVICES	YES	NO	COMMENTS
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities	X		coin operated washer and dryer
Elevator		X	
Call System	X		
Recreation	X		games, card and puzzles
Cable TV	X		
Transportation		X	
Shopping Center	X		right next door
Churches	X		
Maintenance	X		
Pets	X		
Visitation Regulations	X		

COST

Rent: \$413-\$638 (14 are rental assisted)

Utilities: Resident pays but may be given a rent credit based on household income

Security: One month's basic rent - \$200

Other: Easy access and many local churches to choose from

IDENTIFICATION

Name of Complex: Homesite Village

Contact person Amy Shea, Meridian Group, Inc.

Address: 230 W Commerce St. Mineral Point, WI 53565

Phone: (608 341-7171 or (608) 836-8084, ext. 118

Number of Units: (24) 1bdm

ELIGIBILITY

Asset Limitation: None

Income:

Age/Couples: 62 years of age or older or, or disabled

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator	X		
Call System	X		
Recreation	X		
Cable TV	X		
Transportation	X		Call for more information
Shopping Center	X		
Churches	X		
Maintenance	X		
Pets	X		
Visitation Regulations	X		Call for more information

COST

Rent: Based on 30% of household's adjusted income

Utilities: Water and sewer included

Security: Deposit equal to 30% of household adjusted income

Other: Residents do not qualify for Homestead Credit and Property Tax/Rent Credit

IDENTIFICATION

Name of Complex: Piety Ridge

Contact person: DAK Management/Sheena Edge

Address: 250-252 Mills St. and 352-356 Olson St.
Mineral Point, WI 53565

Phone: 800-938-3230

Number of Units: (8) 2bdrooms, (4) 4bdrooms

ELIGIBILITY

Asset Limitation: None

Income: Call for more information

Age/Couples: No restrictions

SERVICES

	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	Call for more information
Medical Facilities		X	
Laundry Facilities		X	Hook-ups in unit
Elevator		X	
Call System		X	
Recreation	X		Playground equipment
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets		X	
Visitation Regulations	X		Less than 14 consecutive days

COST

Rent: Based on 30% of adjusted household income

Utilities: Resident pays, but is given utility allowance

Security: Deposit equal to 30% of gross monthly income or \$50 minimum

Other: Duplexes

IDENTIFICATION

Name of Complex: Point Woods Apartments

Contact person: Carol A. Knutson

Address: 510 Alice Street, Mineral Point, WI 53565

Phone: (608)987-2900

Number of Units: 12

ELIGIBILITY

Asset Limitation:

Income: \$29,040 Annual

Age/Couples: Multi-family (all ages)

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities		X	
Elevator		X	
Call System	X		
Recreation	X		
Cable TV	X		
Transportation		X	
Shopping Center	X		
Churches	X		
Maintenance	X		
Pets only		X	Seeing Eye or hearing ear animal
Visitation Regulations	X		

COST

Rent: \$0 - \$555, based on 30% adjusted gross income

Utilities: Utility allowance; water & sewage furnished

Security: Yes

Other: Garbage pick up included; kitchen appliances furnished

IDENTIFICATION *(Not updated)*

Name of Complex: Hillside Apartments
Contact person: Tim or Mary Mattix (608) 798-4591
Address: 307 Main St. Montfort, WI 53569
Phone: (608)798-4591
Number of Units: 12

ELIGIBILITY

Asset Limitation: None
Income: See Below
Age/Couples: Any age, couples welcome

SERVICES	YES	NO	COMMENTS
Handicap Facilities	X		
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation			
Cable TV	X		
Transportation		X	
Shopping Center			
Churches	X		
Maintenance	X		
Pets		X	
Visitation Regulations			N/A

COST

Rent: Contact owner
Utilities: Tenants pay electricity
Security: One month's rent
Other:

IDENTIFICATION

Name of Complex: Glenwood Apartments

Contact person: DAK Management/Sheena Edge

Address: 212 Grove St. Ridgeway, WI 53582

Phone: (800) 938-0614

Number of Units: (6) 2bdrm / (2) 3 bdrm

ELIGIBILITY

Asset Limitation: None

Income: One person \$23,300, Two people \$26,600/year, three people \$29,950/year

Age/Couples: No restrictions

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities		X	call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	
Call System		X	
Recreation		X	
Cable TV	X		
Transportation		X	
Shopping Center		X	
Churches		X	
Maintenance	X		
Pets		X	
Visitation Regulations	X		less than 14 consecutive days

COST

Rent: 30% of adjusted household income

Utilities: Water, sewer and garbage included

Security: \$50 or 30% gross rent

Other:

IDENTIFICATION

Name of Complex: Ridgeview Apartments

Contact person Amy Shea, Meridian Group, Inc.

Address: 351 Richard St. Ridgeway, WI 53582

Phone: (608)341 7171 or (608) 836-8084, Ext. 118

Number of Units: (8) 1bdm

ELIGIBILITY

Asset Limitation: None

Income:

Age/Couples: 62 years of age or older or 18 and over with handicap or disabled

<i>SERVICES</i>	<i>YES</i>	<i>NO</i>	<i>COMMENTS</i>
Handicap Facilities	X		Call for more information
Medical Facilities		X	
Laundry Facilities	X		
Elevator		X	single story building
Call System	X		
Recreation	X		
Cable TV	X		
Transportation	X		Call for more information
Shopping Center	X		
Churches	X		
Maintenance	X		
Pets	X		
Visitation Regulations	X		Call for more information

COST

Rent: Based on 30% of adjusted household income

Utilities: Water and sewer included

Security: Deposit based on 30% of household adjusted income

Other: Residents do not qualify for Homestead Credit and Property Tax/Rent Credit

IDENTIFICATION

Name of Complex: TLC senior home care

Address: 107 B. Meadow Street
Arena, WI 53503

Administrator: Trisha Crook

Phone: (608 753-2628)

ADMISSION INFORMATION

Rates: Starting \$3,000.00 Monthly

Number Served: 3

Admission Restrictions: Skilled Nursing

Certified For:

SERVICES PROVIDED

Services are to meet the needs of the resident: medication management; private room; home-cooked meals; daily activities; special outings; one-on-one personal care; transportation; assistance with all activities of daily living.

COMMENTS

Please contact Trisha Crook for a home tour

IDENTIFICATION *(not updated)*

Name of Complex: Schaack Adult Family Home

Address: 506 E. Market St.
P. O. Box 66
Avoca, WI 53506

Administrator: Andrea Schaack

Phone: (608) 532-6356

ADMISSION INFORMATION

Rates: Call for updated amounts

Number Served: 4 (3 at this time)

Admission Restrictions: Need to be ambulatory; no pets preferably

Certified For: 4 people; certified by state

SERVICES PROVIDED

Some personal cares, laundry if needed, housekeeping if needed, meal preparation.

COMMENTS

We have a very family-oriented home and the people we have are very comfortable here. Everyone gets along well with each other. We all care about each other's needs and privacy. We usually go out for a meal or a movie once a week.

IDENTIFICATION

Name of Complex: Corner Stone Foundation (20 locations in Iowa and Grant Counties)

Address: 105 W. Division St. Administrator: Rick Starr

Dodgeville, WI 53533 Phone: (608) 935-1649

ADMISSION INFORMATION

Rates: Starting at \$95.00 a day and up depending on care needed

Number Served: 2 units or 4 units

Admission Restrictions: Traumatic Brain Injury; Developmentally Disabled, Physically Disabled; Mental Illness/Emotionally disturbed

Certified For: Class C

SERVICES PROVIDED

Services are especially designed to meet the needs of people disabilities. It is staffed 24 hours a day, 7 days a week. They provide comfortable living and dining areas. They also provide nutritious home cooked meals, leisure time activities, supervision of medications, cleaning of rooms, laundry and they assist with activities of daily living.

COMMENTS

Respite care is a 24-hour service, providing temporary care for individuals with disabilities, including recuperating from surgery. All living and sleeping rooms are on the first floor. Family visits are encouraged and information and referral services are provided. We also offer a specialized dayservice program.

IDENTIFICATION

Name of Complex: CrestRidge Assisted Living of Dodgeville, L.L.C.

Address: 219 E. Grace St. Contact: Brenda Welsh, Administrator/RN

Dodgeville, WI 53533 Phone: (608) 935-0211

ADMISSION INFORMATION

Rates: Base rate \$94.00 per day, single occupancy

Number Served: 24 Independent Living Apartments

Admission Restrictions: In home assessments done, normal CBRF restrictions and requirements followed

Certified For: Class C, CBRF

SERVICES PROVIDED

- Health care coordinated by on-staff Registered Nurses
- Individual Heat & Air Conditioning Controls
- 24-hour Care Staff
- Medication Monitoring
- Assistance with ADLs
- Programmed Activities 2/day
- 3 Meals Daily
- Housekeeping
- Laundry
- Special Dietary Planning
- Transportation
- Nurse Call System
- Beauty/Barber salon
- Incontinency Assistance
- Personal Telephone
- Cable TV

COMMENTS:

IDENTIFICATION

Name of Complex: Sienna Crest Assisted Living

Address: 404 E. Madison St. Administrator: Earline Carter, Residence Manager

Dodgeville, WI 53533 Phone: (608) 935-9430

ADMISSION INFORMATION

Rates: \$2675/month – basic rate. Three additional levels of care.

Number Served: 15

Admission Restrictions: Frail elderly

Certified For: Class C

SERVICES PROVIDED:

Sienna Crest provides 24-hour professional staff support; assistance with daily personal cares such as dressing and grooming; three meals a day and snacks; bi-weekly bathing assistance; medication administration and health monitoring; activity programming; weekly housekeeping and laundry.

COMMENTS

Independent senior apartments are also available. Tenants may purchase a meal program or housekeeping services.

IDENTIFICATION

Name of Complex: Pine Lawn Group Home

Address: 535 Spring St. Administrator: Ron/Mary Benish
Highland, WI 53543 Phone: (608) 929-7512

ADMISSION INFORMATION

Rates: Vary according to one's needs

Number Served: 8 residents

Admission Restrictions: Developmentally disabled 18 yrs (+) and elderly female/male

Certified For: Class C

SERVICES PROVIDED

We provide a homelike atmosphere. Home cooked meals. Room, board, and laundry. Individual service plans and goals are implemented on admission and reviewed every 6 months. RN on staff. Assistance provided with medications and personal cares. Transportation is provided to doctor and dental visits. Beauty shop is located in Highland.

COMMENTS

We provide a family atmosphere. Semi-private and private rooms are available. We are currently housing eight female residents. We encourage visitors to our home to experience what a CBRF or group home is all about. For fire safety, we have interconnected smoke detectors and a sprinkler system.

IDENTIFICATION

Name of Complex: Sienna Meadows Assisted Living

Address: 210 Copper St. Manager: Liz Dannenberg

Mineral Point, WI 53565 Phone (608) 987-4565

ADMISSION INFORMATION

Rates: \$2700/month – Basic Rate

3 Additional Levels of Care – Comprehensive assessment will be done prior to admission to determine appropriate care level.

Number Served: 20

Admission Restrictions: Not more than 3 hours of nursing care per week.

Certified For: Class C CBRF

SERVICES PROVIDED

Respite Care available at \$100/day

Private rooms

Enclosed outdoor courtyard

24 hour support staffing

Assistance with ADL's

3 meals a day plus snacks

Incontinence Support

Weekly bathing assistance

Medication administration and health monitoring

Activity programming

Daily housekeeping and laundry

COMMENTS

Sienna Crest serves frail elderly as well as early stages of dementia. We have a nurse on call 24 hours. We also have accommodations for couples. The home is designed to meet the unique needs of those with early stages of dementia, including armed doors for added security

IDENTIFICATION

Name of Complex: Upland Point

Address: 404 Pine Street

Administrator: Bernard P. Bober

Mineral Point, WI 53565 Phone: (608) 341-7774

ADMISSION INFORMATION

Rates: \$105/day long term

\$5.50/hour respite

Number Served: 8

Admission Restrictions:

Certified For: TB1 and DD adults

SERVICES PROVIDED:

Assisted Living

COMMENTS

IDENTIFICATION

Name of Complex: Meadows of Spring Green

Address: 477 Rainbow Rd. Administrator: Brenda Welsh

Spring Green, WI 53588 Phone: (608) 588-2101

ADMISSION INFORMATION

Rates: Call for rates

Number Served: 24 units

Admission Restrictions: Needing more than 3 hours a week for skilled nursing care.

Certified For: CBRF Class C NA

SERVICES PROVIDED

Private bathrooms, programmed activities, meals, snacks, monitoring of medications, housekeeping. 24-hour supervision.

COMMENTS

We will also do respite care. We do have a furnished room for this respite care. Our rooms are private with bath. We do have larger rooms available for couples. COP & MA Waiver programs.

IDENTIFICATION

Name of Complex: Bloomfield Manor Healthcare

Address: 3151 County Rd. CH Administrator: Barbara Linscheid
Dodgeville, WI 53533 Phone: (608) 935-3321

ADMISSION INFORMATION

Rates: Rates are based on level of care

Number Served: 85 beds are available

Admission Restrictions: None

Certified For: Skilled Nursing Facility; Medicare Certified, Medicaid Certified; VA Certified

SERVICES PROVIDED: Bloomfield Manor Healthcare is a 85-bed, non-profit, skilled nursing facility located six miles west of Dodgeville. Rehabilitative services including physical, occupational, and speech therapy are available to clients, along with intensive nursing services including intravenous therapy. Twenty-four hour Registered Nursing services are in place to meet the skilled needs of our residents. Adult day care needs are also served.

Bloomfield offers multi-level Alzheimer's and related dementia care. Both a 10-bed Memory Care unit, "Dove's Wing North", designed to meet the needs of the early stage Alzheimer's client as well as a 16-bed Memory Care unit, "Dove's Wing East", designed to meet the physical and emotional needs of the later stage Alzheimer's clients are available at no additional charge from the standard facility rate. The units offer a home-like atmosphere and specially trained personnel.

Area physicians make routine visits with each resident throughout their stay. Activity professionals provide a wide range of programs and opportunities for growth and entertainment. The dietary department provides home-cooked meals daily. Laundry and housekeeping services are also part of the daily room rate. The facility is newly remodeled and is air-conditioned.

Located in the scenic Uplands area, Bloomfield Manor Healthcare is fringed by trees and rural farmlands. Residents are encouraged to spend as much time as they like outdoors and enjoy beautiful scenery in every season.

IDENTIFICATION

Name of Complex: Upland Hills Nursing & Rehab Center

Address: 800 Compassion Way. Administrator: Steve McCarthy

Dodgeville, WI 53533 Phone: (608) 930-7600

ADMISSION INFORMATION

Rates: Intense skilled nursing - \$191/day

Skilled nursing 1 - \$180/day

Skilled nursing 2 - \$169/day

Intermediate care 1 - 2 \$157/day

Intermediate care 3 - 4 \$135/day

Number Served: 44

Admission Restrictions: Referral must be needing the scope of services we provide based on State or Federal Requirements

Certified For: Medicare and Medicaid. JCAHO accredited

SERVICES PROVIDED

Services provide long and short-term rehabilitative care with 24-hour registered nursing coverage, intravenous and enteral feeding, education and training for cardiac, diabetic, and gastrointestinal diets by a registered dietitian, rehabilitation by licensed therapists, and activity programming, in a new, state of the art, resident-centered facility on the hospital campus.

COMMENTS

For tours and more information regarding the Nursing & Rehab Center services, please call Julie Nondorf, Social Service Coordinator/Admissions, at 930-7600.

IDENTIFICATION

Name of Complex: Mineral Point Care Center

Address: 109 N Iowa St. Administrator: Sheri Krantz

Mineral Point, WI 53565 Phone: (608) 987-2381

ADMISSION INFORMATION

Rates: Private room \$155 and Semi-Private \$145

Number Served: 49 beds are available

Admission Restrictions: See Social Worker or Director of Nursing

Certified For: Medicare and Medicaid

SERVICES PROVIDED

Services provide skilled nursing services 24 hours a day. Physical, occupational and speech therapy available, along with physician services, dietitian services, social services and recreational activities. Mineral Point Care Center also provides Respite Care and Hospice Services

COMMENTS: Serving our Community for over 30 years.

RENTING

Rental Agreements:

Most landlords want their tenants to sign a written rental agreement called a lease. It is a good idea to have a written rental agreement. Oral or spoken leases are also valid under the law. However, different leases agree to different things, but most of them spell out:

1. The names of the landlords, the renters, and those who will live in the unit;
2. How much the renters must pay for rent;
3. How long the rental agreement lasts;
4. Other agreements, like how and when the renter must pay rent, who is responsible for repairs and maintenance such as lawn mowing and snow shoveling, who pays for utilities like gas electricity, water, etc.;
5. What the tenant needs to do when moving out to get his/her security deposit.

Written leases protect tenants from changes in rent and rules before the rental agreements end. However, renters who move before their lease ends must continue to pay the rent they agreed to under their lease unless they or the landlord finds someone else to rent the unit.

State regulations (Section Ag 134.07) require that promises made to a tenant by a landlord before the initial rental agreement to provide furnishings, cleaning, repair or otherwise improve the unit must be in writing, specifying the date or time period on or within which the repairs or improvements will be made.

When a landlord wants a written agreement, he must let the renter read the lease before he/she agrees to rent from the landlord. The landlord must give the tenant a copy of the lease after they both sign it. He must also give the tenant a copy of any other rules and regulations he has.

Renters should read carefully everything a lease says before signing it. Renters may find things they do not agree with, or things they do not understand in the lease. This also helps the renter know all things they must do to comply with or obey their lease.

FAIR HOUSING **The Fair Housing Act**

The Fair Housing Act prohibits discrimination in housing because of:

1. race or color
2. national origin
3. religion
4. sex
5. familial status
6. handicap

What housing is covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.

What is prohibited?

In the sale and rental of housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or handicap:

1. Refuse to rent or sell housing;
2. Refuse to negotiate for housing;
3. Make housing unavailable;
4. Deny a dwelling;
5. Set different terms, conditions or privileges for sale or rental of a dwelling;
6. Provide different housing services or facilities;
7. Falsely deny that housing is available for inspection, sale or rental;
8. For profit, persuade owners to sell or rent (blockbusting);
9. Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing;

In addition:

If you or someone associated with you has a disability such as hearing, mobility or visual impairments, your landlord may not refuse to let you make reasonable modifications to your dwelling, at your expense. For example a building with a "no pets" policy must allow a seeing eye dog. Another example is unassigned parking must honor a request from a mobility-impaired tenant so they can have easy access to their apartment.

WISCONSIN'S HOMESTEAD TAX CREDIT

Homestead Tax Credit is an income-based property tax credit program for homeowners and renters. It reduces the burden of property taxes on low and moderate income to Wisconsin residents through a direct payment to them. The amount of the benefit varies depending on total household income and the property tax liability. Renters count part of their rent as property taxes.

What are the qualifications for Homestead?

To qualify for Homestead Tax Credit you must be 18 years old or older and you must:

1. Have been a full-year Wisconsin resident who owned or rented Wisconsin homestead for that year;
2. Have had a total household income of less than \$24,500 including social security, unemployment compensation and other sources;
3. Have been the owner or renter of the Wisconsin Homestead that you lived in that year;

You cannot claim Homestead Tax Credit benefits if you:

1. Were under age 62 and were claimed as a dependent on someone else's federal income tax return;
2. Currently reside in a nursing home and receive medical assistance;
3. Claimed or will claim a Farmland Preservation Tax Credit for property taxes;
4. Received \$400 or more of county relief for all twelve months and/or received a Wisconsin Works payment of any amount for all twelve months of the year.
5. Lived FOR THE ENTIRE YEAR in housing that is exempt from property taxes. (If you live in public housing, you may wish to check with your manager.)

WISCONSIN'S PROPERTY TAX DEFERRAL LOAN PROGRAM

The Property Tax Deferral Loan Program provides loans of up to \$2,500 to qualifying elderly homeowners to help pay property taxes. Principal and interest are repaid when ownership of the home is transferred or the recipient stops living in the home (if the property is transferred to a spouse or a co-owner residing in the home, repayment may be delayed). Interest on loans is fixed for life. The loans become a lien against the property. Renters do not qualify.

In order to qualify for the Property Tax Deferral Loan you must:

1. You must be 65 or older on the date of application;
2. You must live in a Wisconsin residence that you own;
3. Have had a total household income, including social security and other sources, of \$20,000 or less ;
4. Have outstanding liens and judgements on your home that total less than 50 percent of the assessed value of your home for property tax purposes.
5. Have lived in your home for at least six months (temporary living in a health care facility qualifies the same as living in your home);
6. Have a fire and extended casualty insurance policy on your home;

Co-owners or a spouse must be at least 60 years old. If you or your spouse is permanently disabled, there is no age requirement for your spouse. Single-family dwelling, units in a condominium or a cooperative, or a building with no more than four units may qualify; mobile homes do not qualify.

THE VOUCHER PROGRAM (not updated)

The Section 8 Voucher Program of The Housing Authority of the City of Dodgeville (DHA) is a federally funded rental subsidy program for low-income persons residing in the Dodgeville area. The city of Dodgeville's Housing Authority obtains Rental Assistance funds from HUD by demonstrating need through an application process. Under the DHA's Section 8 Voucher Program, eligible applicants are given a choice in finding an existing, decent, safe, and sanitary rental unit in Dodgeville.

How the program works:

An applicant who meets the eligibility requirements will be placed on a waiting list until there is an opening. Thereafter, the applicant locates a rental unit of their choice. The housing unit must pass a required health and safety inspection to determine if it meets federal Housing Quality Standards (HQS). The HQS inspection is an important part of assuring that the program provides decent, safe, and sanitary housing for very low income families and individuals.

In general, a family pays 30% of their adjusted gross income for rent and utilities, and the program pays the balance up to a maximum Fair Market Rent (FMR) which is determined by HUD.

Who is eligible?

Applicants must be low-income families as determined by HUD. A family includes elderly, handicapped, disabled, and single individuals. Eligibility is based upon gross annual income and number of people in the family.

FAMILY SIZE	1 PERSON	2 PEOPLE
MAXIMUM INCOME	\$23,300	\$26,600

Where to apply:

If you think you might be eligible for the Section 8 Voucher Program and wish to apply, you can obtain an application at the DHA office located in City Hall at 100 E Fountain St. Dodgeville, WI 53533. For further information or assistance, contact DHA at (608) 935-9593.

WHO TO CONTACT FOR HELP

When you need help because you believe someone has violated the law, the housing code, or the rental practices code, you can contact any of the following:

**U.S. Department of Agriculture
Trade & Consumer Protection Agency**
2811 Agriculture Rd PO Box 8911
Madison, WI 53708
Phone: (608) 224-4949
Toll Free 1-800-422-7128

Tenant Resource Center
1045 E Dayton St.
Madison, WI 53703
Phone: (608) 257-0006

Legal Action of Wisconsin
202 North Main St.
Dodgeville, WI 53533
(608) 935-2741

Local Fire & Building Inspector
(608) 935-9326

Eldernet
University of Wisconsin-Extension
(608)935-0391 for Iowa County

**Lawyer Referral and Information Services of
The State Bar of Wisconsin**
Phone: Toll Free 1-800-362-9082

Office of Fair Housing & Equal Opportunities
Room 5116
Department of Housing & Urban Development
451 7th St., SW
Washington, DC 20410-2000
(202)708-2878

DODGEVILLE AND IOWA COUNTY NUMBERS

Dodgeville Housing Authority:	935-9593
Eldernet:	935-0391
Iowa County Benefit Specialist:	935-0370
Iowa County Commission on Aging:	935-0389
Iowa County Sheriff's Department:	935-5827
Iowa County Social Services:	935-9311
Lutheran Social Services:	935-9235
Red Cross:	935-3248
Southwest CAP:	935-2326
Unified Community Services	935-2776
Uplands Counseling:	935-2838