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## Governor Doyle Announces Nearly \$2 Million to Develop Affordable Rental Housing

Governor Jim Doyle today announced awards totaling nearly \$2 million to six low income rental housing projects through the HOME Rental Housing Development Program administered by the Department of Commerce. This funding will directly provide more than 50 dwelling units. Department of Financial Institutions Secretary Lorrie Keating Heinemann made these grant announcements on the Governor's behalf in Clintonville and Oconto today.

"These awards will both expand affordable housing opportunities and foster local development, two key elements in growing our local economies," Governor Doyle said. "By providing more affordable housing options, increased business activity will follow, creating new jobs for the community."

The HOME Rental Housing Development Program is designed to help local developers increase the stock of affordable rental units. The rental units are leased to persons who have low and very low incomes. The awards allow rental property owners cover a portion of the construction costs and other development expenses.

The awards are as follows:

**Applicant:** National Church Residences  
**Award:** \$260,000  
Project Name: Villas of Combined Locks  
City & County: Combined Locks, Outagamie County  
Total Cost: \$2,338,959

Description: Villas of Combined Locks is a proposed 24-unit senior apartment property offering one- and two-bedroom, single-story apartment homes with attached garages and individual entrances. The property will have 11 HOME units to be offered to residents at 50-percent County Median Income (CMI); eight units at 60-percent CMI and five market rate units. National Church Residences, a nationally recognized affordable housing provider, and Keystone Development are the co-developers.

**Applicant:** Central Manor Apartments  
**Award:** \$302,685  
Project Name: Arcadia Housing Redevelopment, LLC  
City & County: Arcadia, Trempealeau County  
Total Cost: \$3,576,789

Description: Central Manor is an occupied 40-unit property for elderly residents. It will undergo a major rehabilitation to replace or improve virtually all building systems. HOME funds will be used to rehabilitate 11 units and improve accessibility to other units.

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**Applicant:** Historic West Elementary LLC  
**Award:** \$446,940  
Project Name: Historic West Elementary  
City & County: Oconto, Oconto County  
Total Cost: \$2,374,661

Description: This project will save a local landmark while providing safe quality affordable housing for seniors in a community where today one in every four residents is age 60 or older. The project will accomplish the conversion of a historic elementary school into 24 units, including 10 HOME units serving low-income residents.

**Applicant:** CAP Services, Inc.  
**Award:** \$495,000  
Project Name: Olen Park Senior Village  
City & County: Clintonville, Waupaca County  
Total Cost: \$2,743,250

Description: CAPap Services intends to develop 24 units of senior rental housing in Clintonville. Olen Park Senior Village will offer single-story living in three buildings containing cottage-style, two-bedroom units with individual attached garages and separate entrances. One building will also include a laundry room and a management office. Eleven HOME units will be rented at or below 50-percent CMI. Of the remaining units, 11 will be rented at or below 60-percent CMI and two will be rented at market rate.

**Applicant:** Central WI Community Action Council, Inc..  
**Award:** \$321,347  
Project Name: Harmonisle Apartments  
City & County: Mauston, Juneau County  
Total Cost: \$518,149

Description: This project involves the construction of a six-unit apartment building consisting of four three-bedroom units and two two-bedroom units to increase the supply of affordable housing for low-income families in Mauston. Two units will be targeted to households at or below 30-percent of the CMI. In addition, one of the two-bedroom apartments will be adapted for the physically- and sensory-impaired residents.

**Applicant:** NEWCAP, Inc.  
**Award:** \$90,000  
Project Name: Community Housing Project #4  
City & County: Oconto, Oconto County  
Total Cost: \$247,824

Description: NEWCAP is planning to build an ADA-accessible two-bedroom duplex on a donated site in Oconto. The duplex specifically targets low-income, physically-disabled elderly individuals, but will be open to any physically-disabled person meeting low-income eligibility guidelines.

For further information about this program, contact Jim Frymark, Commerce, Bureau of Local Development, at 608/266-2742, or [jfrymark@commerce.state.wi.us](mailto:jfrymark@commerce.state.wi.us).