

WHPC

Wisconsin Housing Preservation Corp.

December 17, 2004

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Madison, WI 53703
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Members of Special Committee
on Tax Exemptions for Residential Properties (Columbus Park)
One East Main St., Suite 401
Madison, WI 53701

Members:

Board Members

Thomas Anderson
William N. Godfrey
Gary Gorman
David Kruger
John Petersen III
Robert Schlicht
Robert Trunzo
Ann F. Wenzel
Edwin J. Zagzebski

Much of the discussion that has occurred in our first meetings has revolved around the appropriateness of property tax exemption, particularly for elderly housing. We thought it might be of benefit to the committee to share some information about the nature of the individuals that are occupying subsidized housing in Wisconsin. The figures in the attached reports were gathered from WHEDA, which includes not only properties in their portfolio, but also the HUD portfolio, which they administer on HUD's behalf, information from the United States Department of Agriculture - Rural Development Division Housing Programs in Stevens Point, and those of WHPC, which has over the last several of years, acquired a number of subsidized housing projects in Wisconsin.

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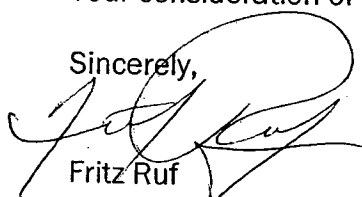
Tom Anderson
Secretary

A review of this material will show that the average income of a resident is someplace between \$8,000 - \$10,000 a year. A significant percentage of these properties are occupied by elderly people with very limited incomes, whose age is in the high 70's - low 80's. Additional rather significant, (approximately 25%) of its residence experience physical handicaps of one form or another.

Clearly, these tenants need every financial break they can receive in order to continue to live in homes that provide decent shelter and safety. It is equally clear that the owners of these properties need continuing financial support, direct or indirect, from federal, state and local government in order to be able to operate these properties with a positive cash flow. Therefore, we believe that the continuation of tax exemption or PILOT tax agreements with local municipalities is critical to the State's ability to meet its commitment to provide below county median income families with housing.

Your consideration of this information is greatly appreciated.

Sincerely,



Fritz Ruf

Astar Capital Management, Inc

MEMORANDUM

To: WHPC Board of Directors
From: Erich Schwenker
CC: Fritz Ruf, Dan O'Connell
Date: December 16, 2004
RE: WHPC Residents

Wisconsin Housing Preservation Corporation owns 2,378 subsidized affordable housing units broken down as follows:

Family	948
Elderly	<u>1,430</u>
Total	2,378

The average annual income per household is \$10,472. The adjusted average annual per household is \$8,988. The adjustment factors are essentially child care and medical costs.

The head of household for 26.3% of these units qualifies as handicapped.

Within the Family housing category, the following is true:

- 1) Approximately 90% of households are headed by a female
- 2) There are approximately 1.5 dependents per family.
- 3) Head of Household age range is as follows
 - a. 18 to 25 - 40%
 - b. 26 to 39 - 35%
 - c. 40+ - 25%

Within the Elderly housing category, the following is true:

- 1) The population age range is as follows:
 - a. 60 to 69 - 15%
 - b. 70 to 79 - 25%
 - c. 80 to 89 - 30%
 - d. 90 + - 5%
- 2) The other 25% are 18 to 60 disabled adults.
 - a. This is a difficult population with few housing choices. Federal guidelines protect their access to elderly properties. These populations, due to their physical and social needs, and the difficulties they and the elderly sometimes experience living together, add significant cost burdens to the owner.



United States Department of Agriculture
Rural Development
Housing Programs – Stevens Point, WI

December 6, 2004

Wisconsin Housing Preservation Corp.
ATTN: Mr. Fritz Ruf
2 E. Mifflin St., #401
Madison, WI 53703

Dear Mr. Ruf:

As discussed, I reviewed the Section 515 program in WI and would like to share some of the statistics regarding the residents we serve, their incomes, age, etc. If you have any questions regarding this information please feel free to contact me at 715-345-7608, ext. 151.

Sincerely

Sherry Engel
SHERRY ENGEL

**RURAL HOUSING SERVICE
NON-LABOR HOUSING AND LABOR HOUSING
ADJUSTED INCOME/TENANT**

PROJECTS	TOTAL UNITS	HOUSEHOLDS	TENANTS	AVG INCOME	RA HOUSEHOLDS	RA TENANTS	AVG RA INCOME
554	10,730	9,649	10,749	\$ 9,765	6,178	6,705	\$ 8,036

**RURAL HOUSING SERVICE
NON-LABOR HOUSING AND LABOR HOUSING
ELDERLY**

ELDERLY	ELDERLY DISABLED	ELDERLY HANDICAPPED	DES ELDERLY	NOT ELDERLY	OCCUPIED UNITS
5,533	1,563	428	7,524	2,125	9,649

**RURAL HOUSING SERVICE
NON-LABOR HOUSING AND LABOR HOUSING
GENDER**

4949 Kirschling Court – Stevens Point, WI 54481 • Phone: (715) 345-7608 • FAX: (715) 345-7644

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MALE SINGLE	FEMALE SINGLE	TOTAL SINGLE	MALE MULTI	FEMALE MULTI	TOTAL MULTI	OCCUPIED UNITS
1910	5384	7294	936	1419	2355	9649

**RURAL HOUSING SERVICE
NON-LABOR HOUSING AND LABOR HOUSING
HOUSEHOLD MEMBERS**

HOUSEHOLDS	TENANTS & COTENANTS	MINORS	ELDERS	HANDICAPPED	FULL TIME STUDENTS	FOSTER
9,649	10,749	2,307	6,056	448	24	14

**RURAL HOUSING SERVICE
NON-LABOR HOUSING AND LABOR HOUSING
INCOME LEVEL**

VERY LOW	LOW	MODERATE	ABOVE MODERATE	HOUSEHOLDS
9,241	352	34	22	9,649

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

WHEDAElderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**ASHLAND**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	57	61	1.1	58	1.0	\$11,129.18	80.9
Family	26	41	1.6	39	1.5	\$9,442.38	43.0
18.1% Handicapped:	15	15	1.0	15	1.0	\$8,636.00	54.2

BARRON

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	179	184	1.0	179	1.0	\$10,100.96	78.9
Family	91	180	2.0	161	1.8	\$10,077.60	39.1
23.0% Handicapped:	62	62	1.0	64	1.0	\$9,424.68	55.4

BAYFIELD

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	13	13	1.0	13	1.0	\$10,480.00	84.2
7.7% Handicapped:	1	1	1.0	1	1.0	\$13,354.00	70.0

BURNETT

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	1	2	2.0	2	2.0	\$13,557.00	62.0
Family	20	61	3.1	52	2.6	\$9,404.45	33.8
23.8% Handicapped:	5	12	2.4	13	2.6	\$9,898.40	39.2

CLARK

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	77	79	1.0	77	1.0	\$10,350.49	80.5
Family	32	53	1.7	44	1.4	\$8,171.34	41.3
19.3% Handicapped:	21	21	1.0	22	1.0	\$8,557.05	52.0

COLUMBIA

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	190	206	1.1	207	1.1	\$10,688.99	76.6
Family	114	159	1.4	158	1.4	\$9,791.04	45.9
35.0% Handicapped:	106	121	1.1	124	1.2	\$9,938.46	52.8

CRAWFORD

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	72	74	1.0	73	1.0	\$10,122.57	79.3
Family	43	57	1.3	58	1.3	\$10,463.35	44.3
34.8% Handicapped:	40	40	1.0	41	1.0	\$9,409.23	51.0

DODGE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	189	201	1.1	203	1.1	\$10,697.11	77.4
Family	93	154	1.7	151	1.6	\$10,125.65	43.9
24.5% Handicapped:	69	79	1.1	85	1.2	\$9,227.87	54.3

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**DOOR**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	44	46	1.0	46	1.0	\$10,256.18	79.8
Family	39	75	1.9	66	1.7	\$10,515.72	42.0
25.3% Handicapped:	21	24	1.1	28	1.3	\$11,176.67	48.3

DUNN

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	61	63	1.0	67	1.1	\$9,646.54	76.8
Family	90	104	1.2	124	1.4	\$8,359.42	37.7
43.0% Handicapped:	65	67	1.0	85	1.3	\$9,330.83	48.5

FLORENCE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	19	20	1.1	24	1.3	\$9,425.00	80.2
Family	31	48	1.5	47	1.5	\$8,712.87	43.3
36.0% Handicapped:	18	21	1.2	22	1.2	\$9,536.72	45.4

FOND DU LAC

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	353	366	1.0	382	1.1	\$10,571.99	78.9
Family	213	403	1.9	381	1.8	\$10,007.72	41.5
24.2% Handicapped:	137	153	1.1	168	1.2	\$10,169.07	50.4

FOREST

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	24	24	1.0	24	1.0	\$10,477.38	75.4
Family	14	18	1.3	17	1.2	\$10,291.71	47.8
28.9% Handicapped:	11	12	1.1	11	1.0	\$9,453.91	55.1

GRANT

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	119	131	1.1	125	1.1	\$10,370.43	78.7
Family	86	143	1.7	137	1.6	\$8,996.76	35.0
24.9% Handicapped:	51	61	1.2	61	1.2	\$8,767.78	47.7

GREEN

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	44	47	1.1	44	1.0	\$10,329.68	77.0
Family	9	9	1.0	9	1.0	\$9,513.56	48.0
28.3% Handicapped:	15	15	1.0	15	1.0	\$9,047.33	58.5

GREEN LAKE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	78	83	1.1	81	1.0	\$10,191.78	79.9
Family	54	87	1.6	86	1.6	\$8,714.65	40.1
28.0% Handicapped:	37	38	1.0	39	1.1	\$9,792.54	50.9

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**IOWA**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	42	42	1.0	45	1.1	\$10,365.02	78.1
Family	70	155	2.2	150	2.1	\$11,842.23	35.1
23.2% Handicapped:	26	32	1.2	43	1.7	\$8,834.08	48.0

IRON

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	34	35	1.0	34	1.0	\$11,441.21	79.5
Family	5	6	1.2	5	1.0	\$10,169.20	51.0
15.4% Handicapped:	6	7	1.2	6	1.0	\$9,977.33	53.0

JACKSON

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	72	77	1.1	74	1.0	\$9,716.06	79.1
Family	14	15	1.1	19	1.4	\$10,085.71	45.3
25.6% Handicapped:	22	23	1.0	29	1.3	\$9,515.55	53.6

JEFFERSON

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	249	263	1.1	277	1.1	\$11,701.95	77.8
Family	294	644	2.2	590	2.0	\$10,422.56	36.7
29.1% Handicapped:	158	189	1.2	203	1.3	\$9,715.96	46.7

JUNEAU

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	74	79	1.1	75	1.0	\$10,391.73	74.8
Family	230	432	1.9	332	1.4	\$9,344.50	28.2
14.5% Handicapped:	44	52	1.2	51	1.2	\$8,423.55	51.8

KEWAUNEE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	14	14	1.0	14	1.0	\$10,154.21	80.4
Family	12	19	1.6	21	1.8	\$8,005.08	40.4
26.9% Handicapped:	7	8	1.1	9	1.3	\$9,613.00	50.7

LAFAYETTE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	26	26	1.0	27	1.0	\$10,381.23	80.1
Family	5	11	2.2	8	1.6	\$8,426.00	42.6
41.9% Handicapped:	13	13	1.0	14	1.1	\$10,725.08	72.2

LANGLADE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	29	29	1.0	30	1.0	\$9,528.34	83.1
Family	19	44	2.3	39	2.1	\$6,552.05	31.7
14.6% Handicapped:	7	11	1.6	12	1.7	\$9,053.43	50.0

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**LINCOLN**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	148	164	1.1	171	1.2	\$11,247.66	81.6
Family	34	78	2.3	67	2.0	\$9,599.71	37.8
8.8% Handicapped:	16	23	1.4	21	1.3	\$9,685.13	52.8

MANITOWOC

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	218	230	1.1	227	1.0	\$10,896.12	77.4
Family	202	463	2.3	436	2.2	\$9,344.29	38.3
25.5% Handicapped:	107	134	1.3	145	1.4	\$9,809.11	53.4

MARINETTE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	165	173	1.0	181	1.1	\$11,081.30	79.2
Family	82	131	1.6	134	1.6	\$7,949.32	41.1
27.1% Handicapped:	67	76	1.1	88	1.3	\$9,055.93	50.9

MARQUETTE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	9	9	1.0	9	1.0	\$13,014.33	76.8
Family	2	2	1.0	2	1.0	\$7,612.50	48.5
18.2% Handicapped:	2	2	1.0	2	1.0	\$7,612.50	48.5

MENOMINEE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	17	17	1.0	19	1.1	\$9,671.53	73.2
Family	2	2	1.0	2	1.0	\$7,923.00	57.5
21.1% Handicapped:	4	4	1.0	4	1.0	\$9,441.25	63.5

MONROE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	105	109	1.0	107	1.0	\$10,454.56	76.9
Family	56	111	2.0	97	1.7	\$8,554.43	40.3
21.7% Handicapped:	35	37	1.1	40	1.1	\$9,355.54	54.7

MSA APPLETON - OSHKOSH - NEE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	714	742	1.0	762	1.1	\$10,652.05	78.0
Family	619	1,197	1.9	1,121	1.8	\$9,718.17	40.3
30.8% Handicapped:	410	472	1.2	533	1.3	\$9,856.02	50.7

MSA DULUTH - SUPERIOR

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	333	351	1.1	353	1.1	\$11,571.54	79.1
Family	247	484	2.0	463	1.9	\$9,485.72	39.5
29.0% Handicapped:	168	196	1.2	197	1.2	\$8,726.02	55.1

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**MSA EAU CLAIRE**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	567	590	1.0	577	1.0	\$10,460.78	78.4
Family	413	626	1.5	611	1.5	\$9,284.08	40.1
33.8% Handicapped:	331	355	1.1	362	1.1	\$9,180.88	51.2

MSA GREEN BAY

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	471	480	1.0	478	1.0	\$10,677.90	77.7
Family	365	574	1.6	539	1.5	\$9,287.78	42.8
39.6% Handicapped:	331	366	1.1	378	1.1	\$9,230.18	50.3

MSA JANESVILLE - BELOIT

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	458	481	1.1	479	1.0	\$10,926.59	76.4
Family	374	574	1.5	529	1.4	\$8,834.07	41.3
38.1% Handicapped:	317	354	1.1	354	1.1	\$9,136.76	52.2

MSA KENOSHA

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	677	707	1.0	698	1.0	\$11,597.25	76.0
Family	498	896	1.8	818	1.6	\$10,267.98	42.8
34.8% Handicapped:	409	480	1.2	506	1.2	\$10,215.46	54.2

MSA LA CROSSE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	264	281	1.1	277	1.0	\$11,135.36	78.6
Family	200	340	1.7	320	1.6	\$9,811.50	40.9
34.3% Handicapped:	159	184	1.2	189	1.2	\$9,553.45	50.4

MSA MADISON

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	888	983	1.1	1,004	1.1	\$11,289.76	76.8
Family	1,052	2,180	2.1	1,923	1.8	\$11,361.33	39.2
31.1% Handicapped:	604	773	1.3	804	1.3	\$9,868.23	50.9

MSA MILWAUKEE - WAUKESHA

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	6,149	6,555	1.1	6,344	1.0	\$10,904.49	76.4
Family	4,107	7,594	1.8	6,825	1.7	\$10,091.73	39.7
27.8% Handicapped:	2,849	3,293	1.2	3,330	1.2	\$9,409.12	54.9

MSA MINNEAPOLIS - ST PAUL

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	177	182	1.0	179	1.0	\$11,228.39	77.4
Family	88	168	1.9	153	1.7	\$11,117.22	40.4
25.3% Handicapped:	67	79	1.2	75	1.1	\$9,729.61	52.9

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**MSA RACINE**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	788	825	1.0	817	1.0	\$11,278.12	77.5
Family	525	918	1.7	819	1.6	\$10,721.74	41.6
32.8% Handicapped:	431	490	1.1	484	1.1	\$9,649.71	53.6

MSA SHEBOYGAN

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	222	233	1.0	238	1.1	\$11,048.18	77.4
Family	236	497	2.1	461	2.0	\$9,722.22	38.2
28.6% Handicapped:	131	150	1.1	162	1.2	\$9,858.77	53.2

MSA WAUSAU

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	235	255	1.1	260	1.1	\$10,910.74	79.7
Family	106	195	1.8	188	1.8	\$8,996.08	41.6
27.6% Handicapped:	94	118	1.3	135	1.4	\$9,549.74	56.4

OCONTO

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	55	58	1.1	64	1.2	\$9,767.84	78.5
Family	40	56	1.4	52	1.3	\$8,107.63	45.2
45.3% Handicapped:	43	49	1.1	50	1.2	\$8,700.53	54.4

ONEIDA

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	164	172	1.0	171	1.0	\$11,192.30	79.1
Family	66	119	1.8	127	1.9	\$10,394.53	36.9
14.8% Handicapped:	34	38	1.1	45	1.3	\$10,566.12	47.8

PEPIN

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	24	25	1.0	29	1.2	\$9,675.33	79.9
Family	27	51	1.9	56	2.1	\$8,518.07	38.6
27.5% Handicapped:	14	18	1.3	26	1.9	\$8,985.07	53.6

POLK

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	70	70	1.0	70	1.0	\$10,053.31	79.4
Family	32	52	1.6	48	1.5	\$11,101.22	43.4
28.4% Handicapped:	29	32	1.1	31	1.1	\$9,483.93	53.1

PORTAGE

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	141	145	1.0	143	1.0	\$11,005.77	78.9
Family	68	147	2.2	132	1.9	\$7,977.56	33.8
14.4% Handicapped:	30	37	1.2	39	1.3	\$10,624.10	56.2

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of 'H'**PRICE**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	56	58	1.0	60	1.1	\$10,639.23	81.4
Family	23	33	1.4	38	1.7	\$8,862.30	43.3
27.8% Handicapped:	22	23	1.0	29	1.3	\$9,575.23	55.3

RICHLAND

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	109	116	1.1	115	1.1	\$9,820.16	80.4
Family	79	168	2.1	154	1.9	\$9,711.47	40.4
30.9% Handicapped:	58	84	1.4	86	1.5	\$9,860.34	52.9

RUSK

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	65	68	1.0	65	1.0	\$9,562.82	81.0
Family	26	58	2.2	47	1.8	\$7,290.54	41.3
18.7% Handicapped:	17	24	1.4	23	1.4	\$9,209.12	56.2

SAUK

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	49	51	1.0	51	1.0	\$10,688.59	76.7
Family	57	96	1.7	93	1.6	\$9,696.53	39.7
34.9% Handicapped:	37	47	1.3	49	1.3	\$8,497.05	50.8

SAWYER

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	43	48	1.1	52	1.2	\$10,705.79	77.5
Family	42	91	2.2	83	2.0	\$9,314.50	33.8
30.6% Handicapped:	26	33	1.3	37	1.4	\$9,991.15	47.0

SHAWANO

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	1	1	1.0	2	2.0	\$9,180.00	68.0
Family	9	14	1.6	16	1.8	\$8,595.11	39.2
60.0% Handicapped:	6	7	1.2	10	1.7	\$9,519.83	44.2

TAYLOR

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	55	58	1.1	57	1.0	\$9,813.82	78.8
Family	42	72	1.7	65	1.5	\$10,166.02	39.0
24.7% Handicapped:	24	24	1.0	25	1.0	\$9,352.17	44.9

TREMPEALEAU

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	18	18	1.0	20	1.1	\$8,873.33	78.9
Family	34	34	1.0	36	1.1	\$9,315.24	44.4
86.5% Handicapped:	45	45	1.0	48	1.1	\$9,332.20	52.1

**WHEDA and HUD Contract Section 8 Developments**

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

12/7/2004

Source: HDS database

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of H**VERNON**

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	63	66	1.0	63	1.0	\$8,702.29	78.8
Family	26	27	1.0	27	1.0	\$9,432.92	48.8
40.4% Handicapped:	36	37	1.0	37	1.0	\$9,068.42	54.1

VILAS

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	37	39	1.1	42	1.1	\$10,581.19	82.0
Family	14	29	2.1	24	1.7	\$10,648.79	44.6
19.6% Handicapped:	10	12	1.2	12	1.2	\$10,862.60	58.6

WALWORTH

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	257	264	1.0	265	1.0	\$11,498.02	77.7
Family	217	351	1.6	332	1.5	\$9,038.24	37.2
28.3% Handicapped:	134	150	1.1	154	1.1	\$9,735.49	49.6

WASHBURN

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	16	16	1.0	16	1.0	\$11,727.00	79.4
Family	18	38	2.1	32	1.8	\$10,299.50	34.4
23.5% Handicapped:	8	11	1.4	10	1.3	\$8,749.75	48.4

WAUPACA

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	122	128	1.0	129	1.1	\$9,721.75	77.7
Family	98	175	1.8	163	1.7	\$9,689.70	42.9
36.4% Handicapped:	80	93	1.2	96	1.2	\$9,859.90	50.6

WAUSHARA

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	38	40	1.1	40	1.1	\$9,836.89	78.0
Family	39	60	1.5	56	1.4	\$8,979.59	44.2
36.4% Handicapped:	28	29	1.0	28	1.0	\$8,858.11	53.1

WOOD

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age
Elderly	232	241	1.0	244	1.1	\$10,711.95	79.0
Family	177	333	1.9	324	1.8	\$8,713.54	34.6
19.6% Handicapped:	80	83	1.0	101	1.3	\$9,096.35	50.1



WHEDA and HUD Contract Section 8 Developments

Data As Reported by Management Agents for 11/1/2004 HAP Voucher - Occupied Units Only

Elderly defined as Head of Household Age 62 and older/ Family includes all other units
Handicapped defined as Units Reported with a TRACs Special Status of 'H'

12/7/2004

Source: HDS database

SECTION 8 DEVELOPMENTS SUMMARY:

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age

Projects 588	28,222	39,166	1.4	37,166	1.3	\$10,482.79	61.4
Elderly Units:	16,280	17,214	1.1	16,862	1.0	\$10,882	77.4
Family Units:	11,946	21,952	1.8	20,018	1.7	\$9,936	39.8

SECTION 8 DEVELOPMENTS SUMMARY (Handicapped Residents):

	Units	Residents	Avg Household Size	Total Bedrooms	Avg Bedrooms	Avg Household Income	Avg Age

29.2% of total units	8,250	9,539	1.2	9,906	1.2	\$9,520.98	52.9