

Assembly

PUBLIC HEARING

Committee on Housing

The committee will hold a public hearing on the following items at the time specified below:

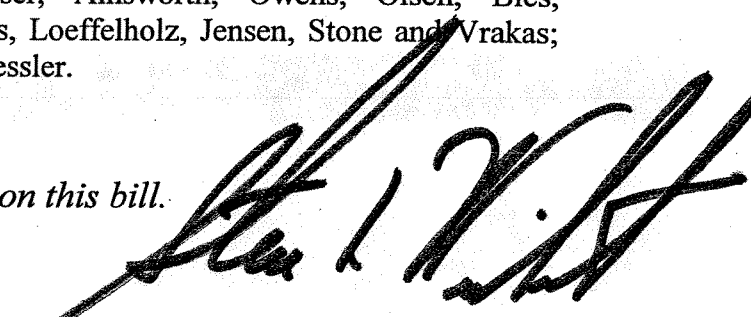
Thursday, February 27, 2003
11:00 AM
400 Northeast
State Capitol

Assembly Bill 98

Relating to: creating an individual and corporate income tax exemption for interest on bonds or notes issued by the Wisconsin Housing and Economic Development Authority for purposes related to multifamily and elderly housing projects.

By Representatives Wieckert, Musser, Ainsworth, Owens, Olsen, Bies, McCormick, Hines, Van Roy, Ladwig, Morris, Loeffelholz, Jensen, Stone and Vrakas; cosponsored by Senators Stepp, Welch and Roessler.

An Executive Session will be held on this bill.



Representative Steve Wieckert
Chair



Thomas L. Frazier, *Executive Director*

Coalition of Wisconsin Aging Groups

March 13, 2003

Representative Steve Wieckert
State Capitol - Room 16 West
P. O. Box 8953
Madison, Wisconsin 53707-8983

Dear Representative Wieckert:

On behalf of the Coalition of Wisconsin Aging Groups (CWAG), I am pleased to support your bill (AB98) to encourage the development of affordable housing for families and the elderly. I believe that the development of more affordable housing is one of the keys to expanding home and community-based long-term care options for older persons.

Thank you for giving us the opportunity to indicate CWAG's support for AB98.

Sincerely,

A handwritten signature in cursive script, which appears to read "T. L. Frazier", is positioned above the typed name.

Thomas L. Frazier
Executive Director

AB98

ASSEMBLY BILL 98

An Act to repeal 71.05 (1) (c) 2.; and to create 71.05 (1) (c) 1m., 71.26 (1m) (em) and 71.45 (1t) (em) of the statutes; relating to: creating an individual and corporate income tax exemption for interest on bonds or notes issued by the Wisconsin Housing and Economic Development Authority for purposes related to multifamily and elderly housing projects. (FE)

2003

- 02-20-03. A. Introduced by Representatives Wieckert, Musser, Ainsworth, Owens, Olsen, Bies, McCormick, Hines, Van Roy, Ladwig, Morris, Loeffelholz, Jensen, Stone and Vrakas; cosponsored by Senators Stepp, Welch and Roessler.
- 02-20-03. A. Read first time and referred to committee on Housing. 72
- 02-21-03. A. Fiscal estimate received.
- 02-21-03. A. Fiscal estimate received.

Fiscal Estimate - 2003 Session

Original
 Updated
 Corrected
 Supplemental

LRB Number 03-0920/1	Introduction Number AB-98
Subject Exempt from taxation WHEDA interest income	
Fiscal Effect	
State:	
<input type="checkbox"/> No State Fiscal Effect <input type="checkbox"/> Indeterminate	
<input type="checkbox"/> Increase Existing Appropriations <input type="checkbox"/> Decrease Existing Appropriations <input type="checkbox"/> Create New Appropriations	<input type="checkbox"/> Increase Existing Revenues <input checked="" type="checkbox"/> Decrease Existing Revenues
<input checked="" type="checkbox"/> Increase Costs - May be possible to absorb within agency's budget <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Decrease Costs	
Local:	
<input checked="" type="checkbox"/> No Local Government Costs <input type="checkbox"/> Indeterminate	
1. <input type="checkbox"/> Increase Costs <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	3. <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory
2. <input type="checkbox"/> Decrease Costs <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	4. <input type="checkbox"/> Decrease Revenue <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory
5. Types of Local Government Units Affected <input type="checkbox"/> Towns <input type="checkbox"/> Village <input type="checkbox"/> Cities <input type="checkbox"/> Counties <input type="checkbox"/> Others <input type="checkbox"/> School Districts <input type="checkbox"/> WTCS Districts	
Fund Sources Affected	
<input checked="" type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEGS	
Affected Ch. 20 Appropriations	
Agency/Prepared By	Authorized Signature
DOR/ Pamela Walgren (608) 266-7817	Dennis Collier (608) 266-5773
	Date
	12/23/2002

Fiscal Estimate Narratives
DOR 2/21/2003

LRB Number 03-0920/1	Introduction Number AB-98	Estimate Type Original
Subject Exempt from taxation WHEDA interest income		

Assumptions Used in Arriving at Fiscal Estimate

Under current law, the Wisconsin Housing and Economic Development Authority (WHEDA) may issue bonds to finance an economic development loan to finance multifamily affordable housing projects or elderly housing projects. This bill would make interest on bonds issued for those purposes exempt from individual and corporate income tax.

Based on information from WHEDA, approximately \$37.5 million in bonds are issued each year (including refunding bonds). WHEDA estimates the current interest rate on the bonds at 5%. WHEDA estimates that Wisconsin residents hold approximately 5% of these bonds, but that the amount could increase to 35% if the bonds were exempt. This estimate assumes a constant level of newly issued bonds. Since most corporations are subject to the franchise tax, not the income tax, the estimate assumes a tax rate of 6.5%, the rate applicable to most individual income. Should the actual number of bonds issued annually or the interest rates of those bonds change, the actual fiscal effect would also change.

If 5% of the bonds continue to be held by state residents, the estimated fiscal effect of exempting the bond interest is to reduce individual income tax revenues by \$6,100 annually (\$37.5 million x 5% x 5% x 6.5%). This amount would increase each year if more bonds were issued. After five years of issues, the fiscal effect would be \$30,500.

If 35% of the bonds were held by state residents, the fiscal effect would be to reduce individual income tax revenues by \$42,700 annually (\$37.5 million x 5% x 35% x 6.5%). This amount would increase each year if more bonds were issued. After five years, the fiscal effect would be \$213,000.

Long-Range Fiscal Implications

Fiscal Estimate Narratives
WHEDA 2/21/2003

LRB Number 03-0920/1	Introduction Number AB-98	Estimate Type Original
Subject		
Exempt from taxation WHEDA interest income		

Assumptions Used in Arriving at Fiscal Estimate

Assumptions include \$37.5 annual issuance, 6 yr avg bond life, marginal tax rate of 6.77%, average coupon rate of 4.6%, and existing in state participation in bond program will go from 5% to 35% (based on other states experience). costs will incrementally step up for six years, peak at year 6 and continue at that level indefinitely unless assumptions change.

First year loss to existing revenue stream of \$5,800. In the sixth year, loss will be @\$35,000. NO COST TO EXISTING REVENUE FOR THE FIRST THREE YEARS AS WHEDA WOULD AGREE TO REIMBURSE THE STATE FOR ACTUAL REVENUE LOSS FOR THOSE FIRST THREE YEARS PER AN AGREED UPON FORMULA.

Cost for additional level of participation (35%) is an opportunity cost, not an actual cost to existing revenue stream, because without the double tax exemption, there won't be any increase in participation levels. Maximum opportunity cost conservatively assuming all additional in state participation in these bonds replaces investment in taxables, also steps up to @ \$210,000 in year six.

Since rate reduction will be passed on to borrowers, there taxable income will increase by the amount of that interest savings and will be taxed at income rates, further mitigating the fiscal impact.

Double tax exemption puts WHEDA on an equal footing with WHEFA, local housing authorities, redevelopment authorities, and a recent City of Manitowoc Bond issuance for double tax exempt bonds for housing purposes, authorized under Chpater 229.

Long-Range Fiscal Implications

see above

Testimony of State Representative Steve Wieckert
Regarding AB 98, Double Tax Exempt Bonding for Senior and
Multifamily Housing (WHEDA)
February 27, 2003

Mr. Acting Chairman and Members,

I appreciate this opportunity to set the gavel aside and present, for your consideration Assembly Bill 98 which I believe would be of significant help to many Wisconsin citizens encouraging the availability of multifamily and elderly housing.

Currently, the Wisconsin Housing and Economic Development Authority is operating at a disadvantage. Many different states and bonding agencies allow these types of bonds to be double tax exempt; however, not so for Wisconsin. This puts us at a competitive disadvantage with other states.

This bill would put Wisconsin on a more equal footing making our bonds more competitive, encouraging multifamily and elderly housing project and adding to Wisconsin's economic recovery and growth.

It is true that this will reduce the amount of revenue coming into our state treasury by a small amount. I like to think that this is a good thing because we are cutting taxes for the citizens of an already excessively taxed state. This is also what will make these bonds more attractive.

However we must realize that Wisconsin is facing a deficit. The fiscal note indicates that between \$6,000 and \$42,000 a year may be the amount of tax savings.

To help with this situation, WHEDA has offered to reimburse the general treasury for any amount of revenue lost through this state tax exemption for three years based on an agreeable amount. In other words, for three years, we will have all the advantages of double tax-exempt bonding without costing any additional tax dollars.

This was strongly endorsed by WHEDA through executive director Fitz Ruft last session and is now endorsed by Executive Director of WHEDA, Antonio Riley.

After introduction of this bill last session, then-Governor Scott McCallum included this provision in his economic development plan.

The savings on interest would be passed along to customers through lower loan rates. As a result, the construction of multifamily, elderly, and assisted-living becomes more feasible. As Wisconsin's elderly and aging population continues to grow, we must make it easier for these facilities to be developed. Doing so also creates business for builders, architects, contractors, and others involved either directly or indirectly in the construction business. It is a stimulus to our economy.

**Contact: Representative Steve Wieckert
1-888-534-0057**

Wieckert Builds Bi-partisan Effort for More Multi-family & Senior Housing

Legislation Won't Cost the State a Penny

Madison- More multi-family and senior housing units could be built in the future because of legislation recently passed by the Assembly Housing Committee. Assembly Bill 98, authored by State Representative Steve Wieckert (R-Appleton), creates a state and federal tax exemption for bonds issued for multi-family and senior housing. "Our growing senior population needs more affordable housing options in Wisconsin, this bill addresses that need at no additional cost," Wieckert said.

Developers are able to get lower interest rates on building projects because bond investors are more willing to buy double tax-exempt bonds than the currently issued single tax exempt bonds. Easier financing means developers will be willing to take the risk of more multi-family and senior housing units.

Wieckert engineered an agreement by which Wisconsin Housing and Economic Development Authority (WHEDA) would reimburse the State of Wisconsin for the first three years for the cost in lost tax revenue to the treasury of the federal and state tax-exemption bonds. "In these tough economic times, I am pleased to see that WHEDA is able to step up to the plate with financial resources to help the State in this partnership," Wieckert said.

Assembly Bill 98 received a public hearing and was passed out of committee by a vote of 6-0 at last Thursday's Assembly Housing Committee meeting.

Newly appointed Wisconsin Housing and Economic Development Authority (WHEDA) Executive Director Antonio Riley praised Wieckert for his expedited movement of Assembly Bill 98 at its Friday board meeting. "Affordable multifamily housing for all residents and especially seniors remains in great demand across Wisconsin," said Antonio Riley, WHEDA Executive Director. "This legislation will enable WHEDA to extend its mission, helping us create more good places to live."

Wieckert has worked on this legislation for the past two sessions dating back to the tenure of former WHEDA Executive Director Fritz Ruf. This session the bill-Assembly Bill 98 is co-sponsored by Senate Cathy Stepp, the Chair of Senior Economic Development, Job Creation and Housing Committee.

STATE OF WISCONSIN

To _____

Date _____ Time _____

WHILE YOU WERE OUT

M SUSAN FASULO

of CWAG

Phone (608) 224-8606

Telephoned	Please Call	
Called to See You	Rush	
Returned Your Call	Will Call Again	

Message CWAG - DEADLINE
MID-MARCH.



SCOTT
Party Receiving Call

STATE OF WISCONSIN

To _____

Date _____ Time _____

WHILE YOU WERE OUT

M J. JAMES J JAMES @ AARP

of AARP ORG

Phone (608) 286-6308

Telephoned	Please Call	
Called to See You	Rush	
Returned Your Call	Will Call Again	

Message MAR 20 TH - DEADLINE



Party Receiving Call

Becher, Scott

From: ron.legro@wheda.com
Sent: Friday, February 28, 2003 3:45 PM
To: Chris.Gunst@wheda.com; John.Schultz@wheda.com
Cc: scott.becher@legis.state.wi.us
Subject: Draft quote for Wieckert news release

Gents,

I've now spoken with Scott Becher. Following is the Antonio quote I've drafted for Rep. Wieckert's news release on the double tax-exempt bonds legislation (AB98). Scott needs an approved quote back on his desk sometime before noon Monday, at the very latest. Please copy Scott on your replies.

"Affordable multifamily housing for all residents and especially seniors remains in great demand across Wisconsin," said Antonio Riley, WHEDA executive director. "This legislation will enable WHEDA to extend its mission, helping us create more good places to live."

Regards,

Ron Legro

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 341

Project Name: ASHLAND ARMS

Household Type: ALL ELDERLY

of Units: 37

City: ASHLAND

County: ASHLAND

Management Agent Name & Contact Person

THIES AND TALLE MANAGEMENT COMPANY

PO BOX 250

CHANHASSEN, MN 55317

KEN TALLE

952-949-2200

Owner Name

ASHLAND ARMS PARTNERS LP

PO BOX 250

CHANHASSEN, MN 55317

Proj #: 77

Project Name: MELLEEN ELDERLY HOUSING

Household Type: MAJORITY ELDERLY

of Units: 45

City: MELLEEN

County: ASHLAND

Management Agent Name & Contact Person

E FULLER INC

PO BOX 349

HAYWARD, WI 54843

JEAN PURTELL

715-634-2040

Owner Name

FULLER INVESTMENTS LP

PO BOX 349

HAYWARD, WI 54843

Proj #: 271

Project Name: RED CEDAR VILLAGE

Household Type: ALL ELDERLY

of Units: 60

City: RICE LAKE

County: BARRON

Management Agent Name & Contact Person

RICE LAKE HOUSING AUTHORITY

132 W MARSHAL ST

RICE LAKE, WI 54868

SAM RUST

715-234-7362

Owner Name

RICE LAKE HOUSING AUTHORITY

132 W MARSHAL ST

RICE LAKE, WI 54868

Proj #: 211

Project Name: BARRON COUNTY HOUSING

Household Type: MAJORITY ELDERLY

of Units: 70

City: SCATTERED

County: BARRON

Management Agent Name & Contact Person

BARRON COUNTY HOUSING AUTHORITY

PO BOX 211

BARRON, WI 54812

MEG TAUCHEN

715-537-5344

Owner Name

BARRON COUNTY HOUSING AUTHORITY

PO BOX 211

BARRON, WI 54812

Proj #: 1699

Project Name: NICOLET HIGHLANDS SENIOR APTS

Household Type: ALL ELDERLY

of Units: 144

City: DE PERE

County: BROWN

Management Agent Name & Contact Person

UNITED APARTMENTS INC

2610 N HELEN ST STE 25

APPLETON, WI 54911

LAURENCE SWAAB

920-731-2778

Owner Name

NICOLET HIGHLANDS LLC

125 E 1ST AVE

APPLETON, WI 54911

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1399

Project Name: WEST BRIDGE APARTMENTS

Household Type: ALL ELDERLY

of Units: 18

City: GREEN BAY

County: BROWN

Proj #: 270

Project Name: MEADOWS NORTH

Household Type: MAJORITY ELDERLY

of Units: 101

City: GREEN BAY

County: BROWN

Proj #: 319

Project Name: PORT PLAZA TOWERS

Household Type: ALL ELDERLY

of Units: 147

City: GREEN BAY

County: BROWN

Proj #: 439

Project Name: GREEN BAY PROPERTIES

Household Type: MAJORITY ELDERLY

of Units: 205

City: GREEN BAY

County: BROWN

Proj #: 1773

Project Name: PARKSIDE APARTMENTS

Household Type: ALL ELDERLY

of Units: 24

City: PULASKI

County: BROWN

Management Agent Name & Contact Person

INTEGRATED COMMUNITY SERVICES INC

201 W WALNUT ST

GREEN BAY, WI 54303

JACQUELINE K. DRAWS

(920)448-4540 EXT 23

Management Agent Name & Contact Person

MEADOWS NORTH ASSOCIATES

1253 S IRWIN

GREEN BAY, WI 54301

GERALD KOHLEBERG

920-433-0888

Management Agent Name & Contact Person

R E MANAGEMENT INC

130 E WALNUT ST STE 124

GREEN BAY, WI 54301

VICTORIA ROBBINS SAFFORD

920-432-7577

Management Agent Name & Contact Person

R E MANAGEMENT INC

130 E WALNUT ST STE 124

GREEN BAY, WI 54301

VICTORIA ROBBINS SAFFORD

920-432-7577

Management Agent Name & Contact Person

SENIOR HOMES INC

PO BOX 917

PULASKI, WI 54162

BARBARA DYER

920-822-3887

Owner Name

MUTUAL HSNB ASSOC BROWN CNTY

201 W WALNUT ST

GREEN BAY, WI 54301

Owner Name

MEADOWS NORTH ASSOCIATES

1253 S IRWIN

GREEN BAY, WI 54301

Owner Name

WISCONSIN HOUSING PRESERVATION CORP

2 E MIFFLIN ST

MADISON, WI 53703

Owner Name

WISCONSIN HOUSING PRESERVATION CORP

2 E MIFFLIN ST

MADISON, WI 53703

Owner Name

SENIOR HOMES INC

PO BOX 917

PULASKI, WI 54162

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 261
Project Name: CALUMET COUNTY HOUSING
Household Type: MAJORITY ELDERLY
of Units: 46
City: SCATTERED
County: CALUMET

Proj #: 262
Project Name: MILLSTREAM II
Household Type: ALL ELDERLY
of Units: 61
City: CHIPPEWA FALL
County: CHIPPEWA

Proj #: 436
Project Name: NORTHERN APARTMENTS
Household Type: ALL ELDERLY
of Units: 43
City: CHIPPEWA FALLS
County: CHIPPEWA

Proj #: 50
Project Name: CHIPPEWA COUNTY HOUSING
Household Type: MAJORITY ELDERLY
of Units: 109
City: SCATTERED
County: CHIPPEWA

Proj #: 406
Project Name: GREENVIEW
Household Type: ALL ELDERLY
of Units: 24
City: RANDOLPH
County: COLUMBIA

Management Agent Name & Contact Person
TLC DEVELOPMENT COMPANY
4654 FONTANA RD
WEST BEND, WI 53095
PAMELA HIMES
262-644-6255

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Management Agent Name & Contact Person
URBAN LAND INTERESTS INC
1 N PINCKNEY ST STE 300
MADISON, WI 53703
BRADLEY BINKOWSKI
608-251-0706

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Management Agent Name & Contact Person
MUNZ CORPORATION
PO BOX 1587
MADISON, WI 53701
RICHARD MUNZ
608-255-9433

Owner Name
TLC DEVELOPMENT COMPANY
4654 FONTANA RD
WEST BEND, WI 53095

Owner Name
CHIPPEWA FALLS AFFORDABLE HSG
PO BOX 620800
MIDDLETON, WI 53562

Owner Name
NORTHERN ASSOCIATES LP
1 N PINCKNEY ST STE 300
MADISON, WI 53703

Owner Name
CHIPPEWA COUNTY HOUSING PRTRNS
PO BOX 620800
MIDDLETON, WI 53562

Owner Name
GREENVIEW ASSOCIATES
PO BOX 1587
MADISON, WI 53701

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1273
 Project Name: LIBERTY PLACE PRAIRIE DU CHIEN
 Household Type: ALL ELDERLY
 # of Units: 10
 City: PRAIRIE DU CHIEN
 County: CRAWFORD

Proj #: 49
 Project Name: RIVERCREST VILLAGES
 Household Type: MAJORITY ELDERLY
 # of Units: 102
 City: SCATTERED
 County: CRAWFORD

Proj #: 1387
 Project Name: TAYLOR RIDGE I
 Household Type: ALL ELDERLY
 # of Units: 40
 City: COTTAGE GROVE
 County: DANE

Proj #: 1648
 Project Name: TAYLOR RIDGE II
 Household Type: ALL ELDERLY
 # of Units: 26
 City: COTTAGE GROVE
 County: DANE

Proj #: 1572
 Project Name: APPLEWOOD VIEW APARTMENTS
 Household Type: ALL ELDERLY
 # of Units: 15
 City: CROSS PLAINS
 County: DANE

Management Agent Name & Contact Person
 KATHY RICHARDS MANAGEMENT INC
 PO BOX 467
 IRONWOOD, MI 49938
 KATHY RICHARDS
 906-932-5500

Management Agent Name & Contact Person
 MERIDIAN GROUP INC
 PO BOX 620800
 MIDDLETON, WI 53562
 DOUG STRUB
 608-836-8084

Management Agent Name & Contact Person
 DOMINIUM GROUP INC
 2355 POLARIS LN N STE 100
 PLYMOUTH, MN 55447
 STEPHANIE BRASWELL
 763-559-1711

Management Agent Name & Contact Person
 DOMINIUM GROUP INC
 2355 POLARIS LN N STE 100
 PLYMOUTH, MN 55447
 STEPHANIE BRASWELL
 763-559-1711

Management Agent Name & Contact Person
 CENTURY 21 ROESSLER REALTY
 1825 BOURBON RD
 CROSS PLAINS, WI 53528
 MIKE ROESSLER
 608-798-4000

Owner Name
 HEARTLAND AFFORD HSNG PR DU CHEIN
 4902 N BILTMORE LN
 MADISON, WI 53718

Owner Name
 WISCONSIN HOUSING PRESERVATION CORP
 2 E MIFFLIN ST
 MADISON, WI 53703

Owner Name
 ECUMENICAL HOUSING CORPORATION
 4815 COTTAGE GROVE RD
 MADISON, WI 53716

Owner Name
 ECUMENICAL HOUSING CORPORATION
 4815 COTTAGE GROVE RD
 MADISON, WI 53716

Owner Name
 APPLEWOOD VIEW LLC
 1825 BOURBON RD
 CROSS PLAINS, WI 53528

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1764
Project Name: INDEPENDENT LIVING CENTER
Household Type: ALL ELDERLY
of Units: 103
City: MADISON
County: DANE

Management Agent Name & Contact Person
INDEPENDENT LIVING INC
815 FORWARD DR
MADISON, WI 53711
RITA GIOVANNONI
608-274-7900

Owner Name
INDEPENDENT LIVING INC
815 FORWARD DR
MADISON, WI 53711

Proj #: 224
Project Name: PARKSIDE APARTMENTS
Household Type: MAJORITY ELDERLY
of Units: 95
City: MADISON
County: DANE

Management Agent Name & Contact Person
MADISON CITY CDA
702 BRAXTON PL
MADISON, WI 53715
JIM HERRICK

Owner Name
MADISON CITY CDA
702 BRAXTON PL
MADISON, WI 53715

Proj #: 251
Project Name: SEGOE TERRACE
Household Type: ALL ELDERLY
of Units: 151
City: MADISON
County: DANE

Management Agent Name & Contact Person
FLAD DEVELOPMENT AND INVESTMENT
7941 TREE LN STE 105
MADISON, WI 53717
JOHN FLAD
608-833-8100

Owner Name
SEGOE TERRACE LLP
7941 TREE LN STE 105
MADISON, WI 53717

Proj #: 339
Project Name: DRYDEN TERRACE
Household Type: ALL ELDERLY
of Units: 101
City: MADISON
County: DANE

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Owner Name
DRYDEN TERRACE HSNG PRTNRS
PO BOX 620800
MIDDLETON, WI 53562

Proj #: 409
Project Name: SOUTHRIDGE VILLAGE
Household Type: MAJORITY ELDERLY
of Units: 90
City: MADISON
County: DANE

Management Agent Name & Contact Person
FLAD DEVELOPMENT AND INVESTMENT
7941 TREE LN STE 105
MADISON, WI 53717
JOHN FLAD
608-833-8100

Owner Name
SOUTHRIDGE VILLAGE LP
7941 TREE LN STE 105
MADISON, WI 53717

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 435
 Project Name: HOMESTEAD
 Household Type: MAJORITY ELDERLY
 # of Units: 56
 City: MC FARLAND
 County: DANE

Proj #: 223
 Project Name: VOSS HAUS
 Household Type: ALL ELDERLY
 # of Units: 65
 City: MIDDLETON
 County: DANE

Proj #: 250
 Project Name: MONONA ELDERLY
 Household Type: ALL ELDERLY
 # of Units: 70
 City: MONONA
 County: DANE

Proj #: 1266
 Project Name: GENESIS V APTS
 Household Type: ALL ELDERLY
 # of Units: 20
 City: OREGON
 County: DANE

Proj #: 505
 Project Name: PARKSIDE WILLOW WOOD
 Household Type: MAJORITY ELDERLY
 # of Units: 22
 City: SCATTERED
 County: DANE

Management Agent Name & Contact Person
 MERIDIAN GROUP INC
 PO BOX 620800
 MIDDLETON, WI 53562
 DOUG STRUB
 608-836-8084

Management Agent Name & Contact Person
 VOSS MANAGEMENT AND INVESTMENT CO
 PO BOX 45170
 MADISON WI, WI 53744
 GARY VOSS
 608-833-9559

Management Agent Name & Contact Person
 DOMINIUM GROUP INC
 2355 POLARIS LN N STE 100
 PLYMOUTH, MN 55447
 STEPHANIE BRASWELL
 763-559-1711

Management Agent Name & Contact Person
 HEARTLAND ASSET MANAGEMENT INC
 4902 N BILTMORE LN
 MADISON, WI 53718
 ACCOUNTING DEPARTMENT
 608-458-2323

Management Agent Name & Contact Person
 ACCORD PROPERTY MANAGEMENT
 PO BOX 7354
 MADISON, WI 53704
 MARY GILBERTS
 608-244-7692

Owner Name
 HOMESTEAD HOUSING PARTNERS
 241 LANDGON ST
 MADISON WI, WI 53703

Owner Name
 VOSS HOUSING COMPANY
 PO BOX 45170
 MADISON, WI 45170

Owner Name
 EHC MONONA HILLS APTS LTD
 4815 COTTAGE GROVE RD
 MADISON, WI 53716

Owner Name
 HEARTLAND AFFORD HSNG OREGON
 4902 N BILTMORE LN
 MADISON, WI 53718

Owner Name
 WILLOW PARKSIDE LP
 3051 CREEK SIDE WAY
 CROSS PLAINS, WI 53528

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 267

Project Name: BAYSHORE APARTMENTS
Household Type: MAJORITY ELDERLY
of Units: 112
City: BEAVER DAM
County: DODGE

Management Agent Name & Contact Person
AFFILIATED CAPITAL CORPORATION
21150 W CAPITOL DR STE 5
PEWAUKEE, WI 53072
A.J. CLARK
262-790-9828

Owner Name
BAY SHORE APARTMENTS LP
9941 N RIVER RD
MEQUON, WI 53092

Proj #: 21

Project Name: CLIFFORD L LUND RESIDENCE
Household Type: ALL ELDERLY
of Units: 158
City: SUPERIOR
County: DOUGLAS

Management Agent Name & Contact Person
AIMCO
PO BOX 1089
GREENVILLE, SC 29602
MTG PAYABLE DEPT 7112

Owner Name
LUND HILL ASSOCS LP
1201 3RD AVE STE 5400
SEATTLE, WA 98101

Proj #: 2516

Project Name: VILLA RITA
Household Type: ALL ELDERLY
of Units: 24
City: SUPERIOR
County: DOUGLAS

Management Agent Name & Contact Person
SERVICES UNLIMITED
300 VILLA DR
HURLEY, WI 54534
LAWRENCE KUTZ
715-561-3204

Owner Name
VILLA RITA-SUPERIOR LLC
300 VILLA DR
HURLEY, WI 54534

Proj #: 1760

Project Name: GOOD SHEPHERD SENIOR APTS
Household Type: ALL ELDERLY
of Units: 24
City: EAU CLAIRE
County: EAU CLAIRE

Management Agent Name & Contact Person
GOOD SHEPHERD LUTHERAN FOUNDATION
3304 14TH STREET
EAU CLAIRE, WI 54703
DARLENE BERTELSEN

Owner Name
GOOD SHEPHERD LUTHERAN FOUNDATION
3304 14TH STREET
EAU CLAIRE, WI 54703

Proj #: 221

Project Name: ST JOHNS HOUSING FACILITIES
Household Type: ALL ELDERLY
of Units: 101
City: EAU CLAIRE
County: EAU CLAIRE

Management Agent Name & Contact Person
RACOR INC
815 CHAPIN ST
EAU CLAIRE, WI 5470-
MARIAN HABERSBERG
715-834-6302

Owner Name
ST JOHNS HOUSING CORPORATION
815 CHAPIN ST
EAU CLAIRE, WI 54701

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 254

Project Name: PARK TOWER HOUSING

Household Type: MAJORITY ELDERLY

of Units: 153

City: EAU CLAIRE

County: EAU CLAIRE

Management Agent Name & Contact Person

EAU CLAIRE CITY HA

PO BOX 5148

EAU CLAIRE, WI 54701

CAROL DOYLE

715-839-5124

Owner Name

EAU CLAIRE CITY HA

PO BOX 5148

EAU CLAIRE, WI 54701

Proj #: 45

Project Name: GRACE BARSTOW APARTMENTS

Household Type: ALL ELDERLY

of Units: 79

City: EAU CLAIRE

County: EAU CLAIRE

Management Agent Name & Contact Person

GRACE LUTHERAN FOUNDATION INC

816 PORTER AVE

EAU CLAIRE, WI 54701

VICKI DORIOTT

715-832-3003

Owner Name

GRACE LUTHERAN FOUNDATION INC

816 PORTER AVE

EAU CLAIRE, WI 54701

Proj #: 802

Project Name: HERITAGE APARTMENTS

Household Type: ALL ELDERLY

of Units: 20

City: EAU CLAIRE

County: EAU CLAIRE

Management Agent Name & Contact Person

RACOR INC

815 CHAPIN ST

EAU CLAIRE, WI 54701

MARIAN HABERSBERG

715-834-6302

Owner Name

RACOR INC

815 CHAPIN ST

EAU CLAIRE, WI 54701

Proj #: 1758

Project Name: WUNDERHAVEN

Household Type: ALL ELDERLY

of Units: 14

City: FALL CREEK

County: EAU CLAIRE

Management Agent Name & Contact Person

LANDMARK COMPANY

PO BOX 720

EAU CLAIRE, WI 54702

ROBERT HALLOIN

715-834-3411

Owner Name

FALL CREEK RETIREMENT HOUSING INC

835 S LIBERTY ST

FALL CREEK, WI 54752

Proj #: 404

Project Name: OAKWOOD PORTLAND SQUARE

Household Type: MAJORITY ELDERLY

of Units: 110

City: FOND DU LAC

County: FOND DU LAC

Management Agent Name & Contact Person

HOWARD DEVELOPMENT COMPANY

PO BOX 17847

MILWAUKEE, WI 53217

JIM ZUCKER

414-332-6540

Owner Name

WISCONSIN HOUSING PRESERVATION CORP

2 E MIFFLIN ST

MADISON, WI 53703

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1035
 Project Name: AMERICAN HOUSE RIPON
 Household Type: ALL ELDERLY
 # of Units: 40
 City: RIPON
 County: FOND DU LAC

Proj #: 1798
 Project Name: FAIRFIELD HOMES
 Household Type: ALL ELDERLY
 # of Units: 39
 City: CRANDON
 County: FOREST

Proj #: 1767
 Project Name: ASSISTED LVG VILLAGE LANCASTER
 Household Type: ALL ELDERLY
 # of Units: 24
 City: LANCASTER
 County: GRANT

Proj #: 62
 Project Name: JENOR TOWERS
 Household Type: ALL ELDERLY
 # of Units: 73
 City: PLATTEVILLE
 County: GRANT

Proj #: 222
 Project Name: GRANT COUNTY HOUSING
 Household Type: MAJORITY ELDERLY
 # of Units: 82
 City: SCATTERED
 County: GRANT

Management Agent Name & Contact Person
 AMERICAN HOUSE OF RIPON INC
 PO BOX 424
 PRINCETON, WI 54968
 LAURENCE TROTTER
 9202956200

Management Agent Name & Contact Person
 IRENE NEWKIRK
 PO BOX 1
 STURGEON BAY, WI 54235
 920-743-3677

Management Agent Name & Contact Person
 ELDERSPAN MANAGEMENT LLC
 2445 DARWIN RD
 MADISON, WI 53704
 GREGORY L GRIFFIN
 608-243-8800

Management Agent Name & Contact Person
 HOMZ MANAGEMENT CORPORATION
 6515 GRAND TETON PLZ STE 220
 MADISON, WI 53719
 DWIGHT ZECK
 608-833-8788

Management Agent Name & Contact Person
 HOMZ MANAGEMENT CORPORATION
 6515 GRAND TETON PLZ STE 220
 MADISON, WI 53719
 DWIGHT ZECK
 608-833-8788

Owner Name
 AMERICAN HOUSE OF RIPON INC
 PO BOX 424
 PRINCETON, WI 54968

Owner Name
 IRENE NEWKIRK
 PO BOX 1
 STURGEON BAY, WI 54235

Owner Name
 ASSISTED LIVING VILLAGE LANCASTER
 2445 DARWIN RD STE 201
 MADISON, WI 53704

Owner Name
 WISCONSIN HOUSING PRESERVATION CORP
 2 E MIFFLIN ST
 MADISON, WI 53703

Owner Name
 GRANT COUNTY HOUSING PARTNERS
 6515 GRAND TETON PLZ STE 220
 MADISON, WI 53719

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1741
Project Name: ACADEMY BUILDING AT SINSINAWA
Household Type: ALL ELDERLY
of Units: 34
City: SINSINAWA
County: GRANT

Management Agent Name & Contact Person
HORIZON ASSET MANAGEMENT LLC
1031 N EDGE TR
VERONA, WI 53593
JOHN FAUST
608-848-4500

Owner Name
SINSINAWA HOUSING INC
585 COUNTY ROAD Z
SINSINAWA, WI 53824

Proj #: 63
Project Name: BRODHEAD HOUSING
Household Type: ALL ELDERLY
of Units: 36
City: BRODHEAD
County: GREEN

Management Agent Name & Contact Person
HOMZ MANAGEMENT CORPORATION
6515 GRAND TETON PLZ STE 220
MADISON, WI 53719
DWIGHT ZECK
608-833-8788

Owner Name
HOUSING FACILITIES BRODHEAD
648 22ND ST N
LA CROSSE, WI 54601

Proj #: 407
Project Name: BERLIN HOUSING
Household Type: MAJORITY ELDERLY
of Units: 55
City: BERLIN
County: GREEN LAKE

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Owner Name
BERLIN HOUSING PRTRNS LP
PO BOX 620800
MIDDLETON, WI 53562

Proj #: 424
Project Name: MIDWISCONSIN HOUSING
Household Type: MAJORITY ELDERLY
of Units: 32
City: MARKESAN
County: GREEN LAKE

Management Agent Name & Contact Person
SIAS MANAGEMENT
PO BOX 5
WAUPUN, WI 53963
MICHAEL SIAS
920-324-3065

Owner Name
MIDWISCONSIN HOUSING
PO BOX 5
WAUPUN, WI 53963

Proj #: 1390
Project Name: SENIOR AMERICAN HOUSING
Household Type: ALL ELDERLY
of Units: 50
City: SCATTERED
County: GREEN LAKE

Management Agent Name & Contact Person
SENIOR AMERICAN HOUSING
PO BOX 424
PRINCETON, WI 54968
LAURENCE TROTTER II
9202956200

Owner Name
SENIOR AMERICAN HOUSING
PO BOX 424
PRINCETON, WI 54968

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 220
Project Name: IOWA COUNTY HOUSING
Household Type: ALL ELDERLY
of Units: 67
City: SCATTERED
County: IOWA

Management Agent Name & Contact Person
DAK MANAGEMENT COMPANY INC
1020 LINCOLN AVE
FENNIMORE, WI 53809
KATHY RICE
608-822-7368

Owner Name
WISCONSIN HOUSING PRESERVATION CORP
2 E MIFFLIN ST
MADISON, WI 53703

Proj #: 300
Project Name: GARDEN ESTATES
Household Type: ALL ELDERLY
of Units: 24
City: HURLEY
County: IRON

Management Agent Name & Contact Person
SERVICES UNLIMITED
300 VILLA DR
HURLEY, WI 54534
LAWRENCE KUTZ
715-561-3204

Owner Name
GARDEN ESTATES LP
300 VILLA DR
HURLEY, WI 54534

Proj #: 42
Project Name: JACKSON COUNTY HOUSING
Household Type: ALL ELDERLY
of Units: 80
City: SCATTERED
County: JACKSON

Management Agent Name & Contact Person
DOMINIUM GROUP INC
2355 POLARIS LN N STE 100
PLYMOUTH, MN 55447
STEPHANIE BRASWELL
763-559-1711

Owner Name
NEESON LEASED HOUSING JACKSON
2355 POLARIS AVE N STE 100
PLYMOUTH, MN 55447

Proj #: 1750
Project Name: ROCKLAND COURT & PARKVIEW APTS
Household Type: MAJORITY ELDERLY
of Units: 83
City: FORT ATKINSON
County: JEFFERSON

Management Agent Name & Contact Person
PROPERTY RESOURCE MGMT
8651 N PORT WASHINGTON
MILWAUKEE, WI 53217
DOREEN MAGDIC
414-228-1122

Owner Name
MILLENNIUM HOUSING FOUNDATION
8651 N PORT WASHINGTON RD
MILWAUKEE, WI 53217

Proj #: 68
Project Name: RIVERVIEW MANOR
Household Type: ALL ELDERLY
of Units: 76
City: FORT ATKINSON
County: JEFFERSON

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Owner Name
RIVERVIEW MANOR LP
11200 ROCKVILLE PIKE 5TH FL
ROCKVILLE, MD 20852

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 815
Project Name: TRINITY PINES RETIREMENT CTR
Household Type: ALL ELDERLY
of Units: 40
City: LAKE MILLS
County: JEFFERSON

Management Agent Name & Contact Person
TRINITY PINES RETIREMENT CTR
326 W PINE ST
LAKE MILLS, WI 53551
BRAD ANDERSON
9206483212

Owner Name
TRINITY PINES RETIREMENT CTR
326 W PINE ST
LAKE MILLS, WI 53551

Proj #: 1788
Project Name: TANGLEWOOD APARTMENTS
Household Type: ALL ELDERLY
of Units: 100
City: KENOSHA
County: KENOSHA

Management Agent Name & Contact Person
PARAMOUNT REALTY ADVISORS LLC
4900 COLUMBUS AVE
GRANVILLE, OH 43023
RICHARD BARBONE
740-587-4150 EXT 125

Owner Name
TANGLEWOOD SENIOR APARTMENTS LLC
3825 COLUMBUS RD SW BLDG F
GRANVILLE, OH 43023

Proj #: 215
Project Name: TUSCAN VILLAS
Household Type: MAJORITY ELDERLY
of Units: 122
City: KENOSHA
County: KENOSHA

Management Agent Name & Contact Person
PETRETTI REALTY CORPORATION
1805 BIRCH RD
KENOSHA, WI 53140
RITA PETRETTI
262-551-7255

Owner Name
TUSCAN VILLAS APTS CO LP
1805 BIRCH RD
KENOSHA, WI 53140

Proj #: 318
Project Name: LAKESIDE TOWERS
Household Type: ALL ELDERLY
of Units: 182
City: KENOSHA
County: KENOSHA

Management Agent Name & Contact Person
ARCHITEKTUR 80 INC
1639 N ALPINE RD
ROCKFORD, IL 61107
W FRANK NELSON
8153988913

Owner Name
LAKESIDE TOWERS ASSOCIATES
1639 N ALPINE RD
ROCKFORD, IL 61107

Proj #: 55
Project Name: VILLA NOVA
Household Type: MAJORITY ELDERLY
of Units: 121
City: KENOSHA
County: KENOSHA

Management Agent Name & Contact Person
PETRETTI REALTY CORPORATION
1805 BIRCH RD
KENOSHA, WI 53140
RITA PETRETTI
262-551-7255

Owner Name
VILLA NOVA APARTMENTS COMPANY GP
1805 BIRCH RD
KENOSHA, WI 53140

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 607

Project Name: SILVERCREST

Household Type: MAJORITY ELDERLY

of Units: 36

City: SILVER LAKE

County: KENOSHA

Management Agent Name & Contact Person

KASA MANAGEMENT LTD

630 S COGSWELL DR APT 1

SILVER LAKE, WI 53170

PETER PAPPAS

262-843-2070

Owner Name

SILVERCREST APARTMENTS VENTURE

630 S COGSWELL DR APT 1

SILVER LAKE, WI 53170

Proj #: 2430

Project Name: MICHAEL HEIGHTS

Household Type: ALL ELDERLY

of Units: 42

City: LA CROSSE

County: LA CROSSE

Management Agent Name & Contact Person

GERRARD CORPORATION MANAGEMENT

PO BOX 1086

LA CROSSE, WI 54602

PETER GERRARD

608-782-4488

Owner Name

FIFTH & CAMERON PARTNERS LP

PO BOX 1086

LA CROSSE, WI 54602

Proj #: 95

Project Name: LACROSSE COUNTY HOUSING

Household Type: MAJORITY ELDERLY

of Units: 66

City: SCATTERED

County: LA CROSSE

Management Agent Name & Contact Person

LA CROSSE COUNTY HOUSING AUTHORITY

615 PLAINVIEW RD

LACROSSE, WI 54603

PATRICK DIENGER

608-781-5365

Owner Name

LA CROSSE COUNTY HOUSING AUTHORITY

615 PLAINVIEW RD

LACROSSE, WI 54603

Proj #: 1733

Project Name: WHISPERING PINE MANOR

Household Type: ALL ELDERLY

of Units: 16

City: WEST SALEM

County: LA CROSSE

Management Agent Name & Contact Person

LA CROSSE COUNTY HOUSING AUTHORITY

615 PLAINVIEW RD

LACROSSE, WI 54603

PATRICK DIENGER

608-781-5365

Owner Name

LA CROSSE COUNTY HOUSING AUTHORITY

615 PLAINVIEW RD

LACROSSE, WI 54603

Proj #: 1791

Project Name: WHISPERING PINES II

Household Type: ALL ELDERLY

of Units: 10

City: WEST SALEM

County: LA CROSSE

Management Agent Name & Contact Person

LA CROSSE COUNTY HOUSING AUTHORITY

615 PLAINVIEW RD

LACROSSE, WI 54603

PATRICK DIENGER

608-781-5365

Owner Name

COULEE HOUSING DEVELOPMENT CORP

201 MELBY ST

WESTBY, WI 54667

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 7

Project Name: RIVER HILL APARTMENTS
Household Type: ALL ELDERLY
of Units: 102
City: MANITOWOC
County: MANITOWOC

Management Agent Name & Contact Person
NATIONAL PROPERTY SERVICES INC
475 W TERRA COTTA AVE STE A2
CRYSTAL LAKE, IL 60014
TRISH LARSON
815-477-7171

Owner Name
RIVER HILL ASS0CS LP
475 TERRA COTTA AVE STE A2
CRYSTAL LAKE, IL 60014

Proj #: 263

Project Name: KANNENBERG PLAZA
Household Type: ALL ELDERLY
of Units: 106
City: WAUSAU
County: MARATHON

Management Agent Name & Contact Person
WAUSAU CITY HSNG ATHRTY CDA
550 E THOMAS ST
WAUSAU, WI 54403
WENDY JASURDA
7158454144

Owner Name
WAUSAU CITY HSNG ATHRTY CDA
550 E THOMAS ST
WAUSAU, WI 54403

Proj #: 337

Project Name: WAUSAU SOUTH
Household Type: ALL ELDERLY
of Units: 104
City: WAUSAU
County: MARATHON

Management Agent Name & Contact Person
URBAN LAND INTERESTS INC
1 N PINCKNEY ST STE 300
MADISON, WI 53703
BRADLEY BINKOWSKI
608-251-0706

Owner Name
WAUSAU SOUTH
1 N PINCKNEY ST STE 300
MADISON, WI 53703

Proj #: 31

Project Name: MARINETTE HOUSING
Household Type: MAJORITY ELDERLY
of Units: 83
City: MARINETTE
County: MARINETTE

Management Agent Name & Contact Person
MARINETTE CITY HOUSING ATHRTY
1520 LUDINGTON ST
MARINETTE, WI 54143
ROSE M. PARIS
715-735-6912

Owner Name
MARINETTE CITY HOUSING ATHRTY
1520 LUDINGTON ST
MARINETTE, WI 54143

Proj #: 32

Project Name: PARK MANOR APARTMENTS
Household Type: ALL ELDERLY
of Units: 20
City: PESHTIGO
County: MARINETTE

Management Agent Name & Contact Person
PESHTIGO CITY HOUSING ATHRTY
181 CHICAGO CT
PESHTIGO, WI 54157
DEBRA TECHMEIER
7155829212

Owner Name
PESHTIGO CITY HOUSING ATHRTY
181 CHICAGO CT
PESHTIGO, WI 54157

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 2504

Project Name: LAKE COUNTRY SENIOR VILLAGE

Household Type: ALL ELDERLY

of Units: 20

City: MONTELLO

County: MARQUETTE

Management Agent Name & Contact Person

MERIDIAN GROUP INC

PO BOX 620800

MIDDLETON, WI 53562

DOUG STRUB

608-836-8084

Owner Name

MONTELLO SENIOR HOUSING LP

5499 HWY 10 E

STEVENS POINT, WI 54481

Proj #: 504

Project Name: WASHINGTON SQUARE APARTMENTS

Household Type: MAJORITY ELDERLY

of Units: 88

City: CUDAHY

County: MILWAUKEE

Management Agent Name & Contact Person

METROPOLITAN ASSOCIATES

PO BOX 510558

MILWAUKEE, WI 53203

PATTI PRATT

414-273-1515

Owner Name

WASHINGTON SQUARE APTS LP

PO BOX 510588

MILWAUKEE, WI 53202

Proj #: 1752

Project Name: SILVER CREEK VILLAGE SENIOR

Household Type: ALL ELDERLY

of Units: 65

City: GLENDALE

County: MILWAUKEE

Management Agent Name & Contact Person

OAKBROOK CORPORATION

PO BOX 45530

MADISON, WI 53744

ACCOUNTING DEPARTMENT

608-238-2600

Owner Name

GLENDALE SENIOR APARTMENTS LLC

401 N 3RD ST STE 440

MINNEAPOLIS, MN 55401

Proj #: 208

Project Name: RIDGEDALE APARTMENTS

Household Type: ALL ELDERLY

of Units: 180

City: GREENDALE

County: MILWAUKEE

Management Agent Name & Contact Person

ESKO PROPERTIES

7740 WEST GRANGE AVE

GREENDALE, WI 53129

NATE POWELL

414-421-9314

Owner Name

RIDGEDALE APARTMENTS GP

7740 W GRANGE AVE

GREENDALE, WI 53129

Proj #: 342

Project Name: RIDGEDALE II APARTMENTS

Household Type: ALL ELDERLY

of Units: 40

City: GREENDALE

County: MILWAUKEE

Management Agent Name & Contact Person

ESKO PROPERTIES

7740 WEST GRANGE AVE

GREENDALE, WI 53129

NATE POWELL

414-421-9314

Owner Name

RIDGEDALE II APARTMENTS

7740 W GRANGE AVE

GREENDALE, WI 53129

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1614

Project Name: EDGEWOOD TERRACE APTS

Household Type: ALL ELDERLY

of Units: 20

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

NEW HORIZONS MGMNT CO

5329 N TEUTONIA AVE

MILWAUKEE, WI 53209

REV BENNIE CLEVELAND

414-462-8116

Owner Name

EDGEWOOD TERRACE INC

200 W CONCORDIA AVE

MILWAUKEE, WI 53212

Proj #: 200

Project Name: BRADFORD PLACE APARTMENTS

Household Type: ALL ELDERLY

of Units: 94

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

NATIONAL PROPERTY SERVICES INC

475 W TERRA COTTA AVE STE A2

CRYSTAL LAKE, IL 60014

TRISH LARSON

815-477-7171

Owner Name

BRADFORD PLACE LP

475 W TERRA COTTA AVE STE A2

CRYSTAL LAKE, IL 60014

Proj #: 2475

Project Name: WILSON COMMONS

Household Type: ALL ELDERLY

of Units: 168

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

CAPRI MANAGEMENT LLC

20711 WATERTOWN RD STE A

WAUKESHA, WI 53186

JIM TARANTINO

262-798-9509

Owner Name

WILSON PARK LLC

20711 WATERTOWN RD STE A

WAUKESHA, WI 53186

Proj #: 25

Project Name: RIDGEWOOD APARTMENTS

Household Type: ALL ELDERLY

of Units: 150

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

SAKO CORPORATION

9239 N 75TH ST APT 1

MILWAUKEE, WI 53223

NATE POWELL

414-355-7814

Owner Name

RIDGEWOOD APARTMENTS GP

9239 N 75TH ST APT 1

MILWAUKEE, WI 53223

Proj #: 26

Project Name: EVERGREEN SQUARE OF CUDAHY

Household Type: ALL ELDERLY

of Units: 106

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

METROPOLITAN ASSOCIATES

PO BOX 510558

MILWAUKEE, WI 53203

PATTI PRATT

414-273-1515

Owner Name

EVERGREEN SQUARE

P O BOX 510558

MILWAUKEE, WI 53202

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 2608

Project Name: LA CORONA APARTMENTS

Household Type: ALL ELDERLY

of Units: 55

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

ARTEE MANAGEMENT LLC

819 N MARSHALL ST

MILWAUKEE, WI 40

TOM KLOEHN

414-271-6500

Owner Name

LA CORONA ASSOCIATES

819 N MARSHALL ST

MILWAUKEE, WI 53202

Proj #: 2614

Project Name: WAICO APARTMENTS I & II

Household Type: ALL ELDERLY

of Units: 68

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

WOODCOCK MANAGEMENT

177 HIGH STREET

PORTLAND, ME 04101

BRIAN POULIN

Owner Name

UNKNOWN

UNKNOWN

UNKNOWN, ?? UNKNOWN

Proj #: 2618

Project Name: PARK BLUFF APARTMENTS

Household Type: ALL ELDERLY

of Units: 185

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

PROFESSIONAL PROPERTY MANAGEMENT LL

6735 VISTAGREEN WY STE 100

ROCKFORD, IL 61107

GERALD WALTERS JR

815-282-0022

Owner Name

STAR - PARK BLUFF LP

6735 VISTAGREEN WAY STE 310

ROCKFORD, IL 61107

Proj #: 268

Project Name: WESTRIDGE APARTMENTS

Household Type: ALL ELDERLY

of Units: 150

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

SAKO CORPORATION

9239 N 75TH ST APT 1

MILWAUKEE, WI 53223

NATE POWELL

414-355-7814

Owner Name

WEST RIDGE APARTMENTS GP

9239 N 75TH ST APT 1

MILWAUKEE, WI 53223

Proj #: 400

Project Name: BAYVIEW MANOR

Household Type: MAJORITY ELDERLY

of Units: 88

City: MILWAUKEE

County: MILWAUKEE

Management Agent Name & Contact Person

REILLY-JOSEPH COMPANY

1661 N WATER ST STE 509

MILWAUKEE, WI 53202

WILLIAM REILLY

414-271-5201

Owner Name

BAY VIEW MANOR LP

1661 N WATER ST STE 509

MILWAUKEE, WI 53202

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 524

Project Name: WINCHESTER VILLAGE
Household Type: MAJORITY ELDERLY
of Units: 56
City: MILWAUKEE
County: MILWAUKEE

Management Agent Name & Contact Person
TOWNE REALTY
710 N PLANKINTON AVE STE 1200
MILWAUKEE, WI 53203
RANDY GUENTHER
414-274-2604

Owner Name
WINCHESTER VILLAGE LP
710 N PLANKINTON AVE
MILWAUKEE, WI 53203

Proj #: 1727

Project Name: THE CORNERSTONE
Household Type: ALL ELDERLY
of Units: 36
City: OAK CREEK
County: MILWAUKEE

Management Agent Name & Contact Person
SENIOR LIVING DESIGN GROUP
1139 W OAKWOOD RD
OAK CREEK, WI 53154
KATHY HOWLETT-DESPOT
414-570-9755

Owner Name
THE CORNERSTONE OF OAK CREEK
1139 W OAKWOOD RD
OAK CREEK, WI 53154

Proj #: 536

Project Name: CONGRESS & ERIN WAY
Household Type: MAJORITY ELDERLY
of Units: 105
City: SCATTERED
County: MILWAUKEE

Management Agent Name & Contact Person
CARNAHAN CORPORATION
1858 N COMMERCE ST
MILWAUKEE, WI 53212
ACCOUNTING DEPARTMENT
4142673100

Owner Name
C.E.W. APARTMENTS LP
1858 N COMMERCE ST
MILWAUKEE, WI 53212

Proj #: 201

Project Name: RIVER PARK II
Household Type: ALL ELDERLY
of Units: 214
City: SHOREWOOD
County: MILWAUKEE

Management Agent Name & Contact Person
OGDEN & COMPANY
1665 N WATER ST
MILWAUKEE, WI 53202
PETER OGDEN
414-276-5285

Owner Name
RIVER PARK DVLPMT II LP
PO BOX 818
WAUKESHA, WI 53187

Proj #: 5

Project Name: RIVER PARK APARTMENTS
Household Type: ALL ELDERLY
of Units: 214
City: SHOREWOOD
County: MILWAUKEE

Management Agent Name & Contact Person
OGDEN & COMPANY
1665 N WATER ST
MILWAUKEE, WI 53202
PETER OGDEN
414-276-5285

Owner Name
RIVER PARK DEVELOPMENT COMPANY
PO BOX 828
WAUKESHA, WI 53187

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 322
Project Name: GRANT PARK SQUARE
Household Type: MAJORITY ELDERLY
of Units: 153
City: SOUTH MILWAUKEE
County: MILWAUKEE

Proj #: 1398
Project Name: JUNIPER COURT
Household Type: ALL ELDERLY
of Units: 53
City: ST FRANCIS
County: MILWAUKEE

Proj #: 410
Project Name: THE COURTYARD
Household Type: MAJORITY ELDERLY
of Units: 162
City: WAUWATOSA
County: MILWAUKEE

Proj #: 2454
Project Name: CARNEGIE PLACE LLC
Household Type: ALL ELDERLY
of Units: 14
City: WEST ALLIS
County: MILWAUKEE

Proj #: 30
Project Name: HERITAGE HOUSE
Household Type: ALL ELDERLY
of Units: 143
City: WEST ALLIS
County: MILWAUKEE

Management Agent Name & Contact Person
METROPOLITAN ASSOCIATES
PO BOX 510558
MILWAUKEE, WI 53203
PATTI PRATT
414-273-1515

Management Agent Name & Contact Person
JUNIPER COURT INC
3209 S LAKE DR
ST FRANCIS, WI 53235
SIS ANNE MARY RISCHAR
4147445878

Management Agent Name & Contact Person
REILLY-JOSEPH COMPANY
1661 N WATER ST STE 509
MILWAUKEE, WI 53202
WILLIAM REILLY
414-271-5201

Management Agent Name & Contact Person
CAPRI MANAGEMENT LLC
20711 WATERTOWN RD STE A
WAUKESHA, WI 53186
JIM TARANTINO
262-798-9509

Management Agent Name & Contact Person
WIMMER BROTHERS
PO BOX 903
HALES CORNERS, WI 53130
LINDA KACZMAREK
414-529-3900

Owner Name
GRANT PARK SQUARE APTS CO
PO BOX 510558
MILWAUKEE, WI 53202

Owner Name
JUNIPER COURT INC
3209 S LAKE DR
ST FRANCIS, WI 53235

Owner Name
COURTYARD CO LP
1661 N WATER ST STE 509
MILWAUKEE, WI 53202

Owner Name
CARNEGIE PLACE LLC
20711 WATERTOWN RD STE A
WAUKESHA, WI 53186

Owner Name
HERITAGE HOUSE ELDERLY HSNB
PO BOX 903
HALES CORNERS, WI 53130

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 534

Project Name: LAFOLLETTE APARTMENTS
Household Type: ALL ELDERLY
of Units: 56
City: WEST ALLIS
County: MILWAUKEE

Management Agent Name & Contact Person
URBAN LAND INTERESTS INC
1 N PINCKNEY ST STE 300
MADISON, WI 53703
BRADLEY BINKOWSKI
608-251-0706

Owner Name
LA FOLLETTE PARK ASSOCIATES
1 N PINCKNEY ST STE 300
MADISON, WI 53703

Proj #: 537

Project Name: FOUNTAINS OF WEST ALLIS
Household Type: ALL ELDERLY
of Units: 35
City: WEST ALLIS
County: MILWAUKEE

Management Agent Name & Contact Person
ESKO PROPERTIES
7740 WEST GRANGE AVE
GREENDALE, WI 53129
NATE POWELL
414-421-9314

Owner Name
FOUNTAINS OF WEST ALLIS GP
7740 W GRANGE AVE
GREENDALE, WI 53129

Proj #: 403

Project Name: SPARTA ARMS & FAIRWAY ESTATES
Household Type: MAJORITY ELDERLY
of Units: 58
City: SPARTA
County: MONROE

Management Agent Name & Contact Person
HOMZ MANAGEMENT CORPORATION
6515 GRAND TETON PLZ STE 220
MADISON, WI 53719
DWIGHT ZECK
608-833-8788

Owner Name
WISCONSIN HOUSING PRESERVATION CORP
2 E MIFFLIN ST
MADISON, WI 53703

Proj #: 601

Project Name: PARKVIEW II APARTMENTS
Household Type: MAJORITY ELDERLY
of Units: 32
City: OCONTO FALLS
County: OCONTO

Management Agent Name & Contact Person
NELSON MINAHAN REALTORS INC
2611 LIBAL ST
GREEN BAY, WI 54301
DORIS SUSTER
414-432-7176

Owner Name
FUTURE WISCONSIN OCONTO INC
PO BOX 620800
MIDDLETON, WI 53562

Proj #: 79

Project Name: PARKVIEW I APARTMENTS
Household Type: ALL ELDERLY
of Units: 30
City: OCONTO FALLS
County: OCONTO

Management Agent Name & Contact Person
NELSON MINAHAN REALTORS INC
2611 LIBAL ST
GREEN BAY, WI 54301
DORIS SUSTER
414-432-7176

Owner Name
FUTURE WISCONSIN OCONTO INC
PO BOX 620800
MIDDLETON, WI 53562

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 269
Project Name: RHINE HAUS
Household Type: MAJORITY ELDERLY
of Units: 95
City: RHINELANDER
County: ONEIDA

Owner Name
WISCONSIN HOUSING PRESERVATION CORP
2 E MIFFLIN ST
MADISON, WI 53703

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Proj #: 1726
Project Name: WOODLAND LAKE ESTATES
Household Type: ALL ELDERLY
of Units: 22
City: WOODRUFF
County: ONEIDA

Owner Name
ONEIDA COUNTY HOUSING AUTHORITY
PO BOX 782
WOODRUFF, WI 54568

Management Agent Name & Contact Person
ONEIDA COUNTY HOUSING AUTHORITY
PO BOX 782
WOODRUFF, WI 54568
SUE DOLLARD
715-356-2209

Proj #: 1633
Project Name: RIDGEVIEW HIGHLANDS
Household Type: ALL ELDERLY
of Units: 76
City: APPLETON
County: OUTAGAMIE

Owner Name
RIDGEVIEW HIGHLANDS APTS I
2610 N HELEN ST STE 25
APPLETON, WI 54911

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Proj #: 1656
Project Name: RIDGEVIEW HIGHLANDS III APTS
Household Type: ALL ELDERLY
of Units: 62
City: APPLETON
County: OUTAGAMIE

Owner Name
RIDGEVIEW HIGHLANDS APTS III
2610 N HELEN ST STE 25
APPLETON, WI 54911

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Proj #: 1679
Project Name: RIDGEVIEW HIGHLANDS APTS IV
Household Type: ALL ELDERLY
of Units: 48
City: APPLETON
County: OUTAGAMIE

Owner Name
RIDGEVIEW HIGHLANDS APTS IV
2610 N HELEN ST STE 25
APPLETON, WI 54911

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1692

Project Name: RIDGEVIEW HIGHLANDS V
Household Type: ALL ELDERLY
of Units: 60
City: GRAND CHUTE
County: OUTAGAMIE

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Owner Name
RIDGEVIEW HIGHLANDS APTS V LLC
125 E 1ST AVE
APPLETON, WI 54911

Proj #: 1777

Project Name: RIDGEVIEW HIGHLANDS VI
Household Type: ALL ELDERLY
of Units: 60
City: GRAND CHUTE
County: OUTAGAMIE

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Owner Name
RIDGEVIEW HIGHLANDS APTS V LLC
125 E 1ST AVE
APPLETON, WI 54911

Proj #: 1734

Project Name: HALLMARK PLACE
Household Type: ALL ELDERLY
of Units: 128
City: KIMBERLY
County: OUTAGAMIE

Management Agent Name & Contact Person
EVERS CONSTRUCTION & REALTY
715 S RAILROAD ST
KIMBERLY, WI 54136
DEBRA EVERS

Owner Name
HALLMARK PLACE LP
715 S RAILROAD ST
KIMBERLY, WI 54136

Proj #: 1185

Project Name: RIDGEVIEW HIGHLANDS
Household Type: ALL ELDERLY
of Units: 228
City: SCATTERED
County: OUTAGAMIE

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Owner Name
RIDGEVIEW HIGHLANDS APTS I
2610 N HELEN ST STE 25
APPLETON, WI 54911

Proj #: 209

Project Name: OUTAGAMIE COUNTY HOUSING
Household Type: MAJORITY ELDERLY
of Units: 122
City: SCATTERED
County: OUTAGAMIE

Management Agent Name & Contact Person
OUTAGAMIE COUNTY HOUSING AUTHORITY
3020 E WINSLOW AVE
APPLETON, WI 54911
JAMES LINCOLN
920-731-978 EXT201

Owner Name
OUTAGAMIE COUNTY HOUSING AUTHORITY
3020 E WINSLOW AVE
APPLETON, WI 54911

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 206
Project Name: PRICE COUNTY HOUSING
Household Type: ALL ELDERLY
of Units: 60
City: SCATTERED
County: PRICE

Proj #: 1023
Project Name: VILLA ST ANNA
Household Type: ALL ELDERLY
of Units: 71
City: RACINE
County: RACINE

Proj #: 1041
Project Name: ST PAUL GARDEN APARTMENTS
Household Type: ALL ELDERLY
of Units: 36
City: RACINE
County: RACINE

Proj #: 1768
Project Name: CHATEAU REGENCY APARTMENTS
Household Type: ALL ELDERLY
of Units: 65
City: RACINE
County: RACINE

Proj #: 264
Project Name: WASHINGTON COURT
Household Type: MAJORITY ELDERLY
of Units: 151
City: RACINE
County: RACINE

Management Agent Name & Contact Person
HOMZ MANAGEMENT CORPORATION
6515 GRAND TETON PLZ STE 220
MADISON, WI 53719
DWIGHT ZECK
608-833-8788

Management Agent Name & Contact Person
VILLA ST ANNA INC
PO BOX 667
WHEATON, IL 60189
FINANCE DEPARTMENT
7064619271

Management Agent Name & Contact Person
ROSENTHAL ASSOCIATES
4455 W BRADLEY RD STE 200
BROWN DEER, WI 53223
JUNE ALLISON
414-362-7240

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Management Agent Name & Contact Person
REILLY-JOSEPH COMPANY
1661 N WATER ST STE 509
MILWAUKEE, WI 53202
WILLIAM REILLY
414-271-5201

Owner Name
PRICE COUNTY HOUSING PARTNERS
6515 GRAND TETON PLZ STE 220
MADISON, WI 53719

Owner Name
VILLA ST ANNA INC
PO BOX 667
WHEATON, IL 60189

Owner Name
ST PAUL HOUSING DEVELOPMENT CORP
4455 W BRADLEY RD STE 200
MILWAUKEE, WI 53223

Owner Name
WISCONSIN HOUSING PRESERVATION CORP
2 E MIFFLIN ST
MADISON, WI 53703

Owner Name
WASHINGTON COURT COMPANY
1661 N WATER ST STE 509
MILWAUKEE, WI 53202

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 3
Project Name: MOUNT PLEASANT MANOR
Household Type: ALL ELDERLY
of Units: 79
City: RACINE
County: RACINE

Management Agent Name & Contact Person
NATIONAL CHURCH RESIDENCES
2335 N BANK DR
COLUMBUS, OH 43220
ACCOUNTING DEPARTMENT

Owner Name
NATIONAL CHURCH RESIDENCES
2335 N BANK DR
COLUMBUS, OH 43220

Proj #: 315
Project Name: MCMYNN TOWER
Household Type: ALL ELDERLY
of Units: 124
City: RACINE
County: RACINE

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Owner Name
RACINE HSG PRTNRS LP
PO BOX 620800
MIDDLETON, WI 53562

Proj #: 1652
Project Name: NORWAY SHORES
Household Type: ALL ELDERLY
of Units: 28
City: WIND LAKE
County: RACINE

Management Agent Name & Contact Person
NORWAY SHORES INC
7435 W WIND LAKE RD
WIND LAKE, WI 53185
STEPHEN CLEVELAND
4148952200

Owner Name
NORWAY SHORES INC
7435 W WIND LAKE RD
WIND LAKE, WI 53185

Proj #: 801
Project Name: PARK HOTEL
Household Type: ALL ELDERLY
of Units: 25
City: RICHLAND CENTER
County: RICHLAND

Management Agent Name & Contact Person
NHS OF RICHLAND COUNTY INC
PO BOX 631
RICHLAND CENTER, WI 53581
TERRY TESTOLIN
6086474949

Owner Name
NHS OF RICHLAND COUNTY INC
PO BOX 631
RICHLAND CENTER, WI 53581

Proj #: 216
Project Name: RICHLAND COUNTY HOUSING
Household Type: ALL ELDERLY
of Units: 78
City: SCATTERED
County: RICHLAND

Management Agent Name & Contact Person
DOMINIUM GROUP INC
2355 POLARIS LN N STE 100
PLYMOUTH, MN 55447
STEPHANIE BRASWELL
763-559-1711

Owner Name
RICHLAND COUNTY HOUSING ASSOC
2355 POLARIS AVE N STE 100
PLYMOUTH, MN 55447

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1597

Project Name: HILLCREST APARTMENTS

Household Type: ALL ELDERLY

of Units: 67

City: BELOIT

County: ROCK

Proj #: 217

Project Name: SCOVILLE APARTMENTS

Household Type: ALL ELDERLY

of Units: 151

City: BELOIT

County: ROCK

Proj #: 2201

Project Name: OLYMPIAN HILL APARTMENTS

Household Type: ALL ELDERLY

of Units: 46

City: BELOIT

County: ROCK

Proj #: 600

Project Name: EMERSON APARTMENTS

Household Type: ALL ELDERLY

of Units: 31

City: BELOIT

County: ROCK

Proj #: 80

Project Name: PARKVIEW APTS GRAND VIEW

Household Type: MAJORITY ELDERLY

of Units: 45

City: BELOIT

County: ROCK

Management Agent Name & Contact Person

HORIZON ASSET MANAGEMENT LLC

1031 N EDGE TR

VERONA, WI 53593

JOHN FAUST

608-848-4500

Management Agent Name & Contact Person

MERIDIAN GROUP INC

PO BOX 620800

MIDDLETON, WI 53562

DOUG STRUB

608-836-8084

Management Agent Name & Contact Person

WISCONSIN MANAGEMENT COMPANY

2040 S PARK ST

MADISON, WI 53713

JOE HARRINGTON

608-258-2080

Management Agent Name & Contact Person

MERIDIAN GROUP INC

PO BOX 620800

MIDDLETON, WI 53562

DOUG STRUB

608-836-8084

Management Agent Name & Contact Person

EQUITY CONCEPTS COMPANY

4885 COLT RD

ROCKFORD, IL 61109

TONY LAMIA

815-874-2500

Owner Name

HEARTLAND BELOIT BURTON LLC

4902 N BILTMORE LN

MADISON, WI 53718

Owner Name

WISCONSIN HOUSING PRESERVATION CORP

2 E MIFFLIN ST

MADISON, WI 53703

Owner Name

BELOIT MATURE ADULT HSNG LLC

2300 KELLOGG AVE

JANESVILLE, WI 53546

Owner Name

EMERSON HALL ASSOCIATES LP

2945 SHADYWOOD LN

PLANO, TX 75023

Owner Name

PARKVIEW ASSOCIATES LP

4885 COLT RD

ROCKFORD, IL 61108

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1687

Project Name: FIRST SENIOR HOUSING
Household Type: ALL ELDERLY
of Units: 45
City: JANESVILLE
County: ROCK

Management Agent Name & Contact Person
HORIZON ASSET MANAGEMENT LLC
1031 N EDGE TR
VERONA, WI 53593
JOHN FAUST
608-848-4500

Owner Name
FIRST SENIOR HOUSING CORPORATION
612 N RANDALL AVE
JANESVILLE, WI 53545

Proj #: 1729

Project Name: FIRST SENIOR APARTMENTS PH 2
Household Type: ALL ELDERLY
of Units: 36
City: JANESVILLE
County: ROCK

Management Agent Name & Contact Person
HORIZON ASSET MANAGEMENT LLC
1031 N EDGE TR
VERONA, WI 53593
JOHN FAUST
608-848-4500

Owner Name
FIRST SENIOR HOUSING CORPORATION
612 N RANDALL AVE
JANESVILLE, WI 53545

Proj #: 203

Project Name: RIVERVIEW HEIGHTS
Household Type: ALL ELDERLY
of Units: 123
City: JANESVILLE
County: ROCK

Management Agent Name & Contact Person
DOMUS CORPORATION
6515 GRAND TETON PLZ STE 220
MADISON, WI 53719
LINDA ZECK
608-833-8788

Owner Name
WISCONSIN HOUSING PRESERVATION CORP
2 E MIFFLIN ST
MADISON, WI 53703

Proj #: 266

Project Name: GARDEN COURT
Household Type: MAJORITY ELDERLY
of Units: 164
City: JANESVILLE
County: ROCK

Management Agent Name & Contact Person
MILLER MANAGEMENT CO
5225 N IRONWOOD LN STE 109
MILWAUKEE, WI 53217
BURTON MILLER
414-962-7711

Owner Name
NMM JANESVILLE COMPANY
5900 N PORT WASHINGTON RD 244
GLENDALE, WI 53217

Proj #: 302

Project Name: GREENWOOD MANOR
Household Type: MAJORITY ELDERLY
of Units: 54
City: SCATTERED
County: RUSK

Management Agent Name & Contact Person
GREENWOOD MANOR APARTMENTS
809 E 4TH ST N
LADYSMITH, WI 54848
DON RUBOW
715-532-6206

Owner Name
GREENWOOD MANOR APARTMENTS
809 E 4TH ST N
LADYSMITH, WI 54848

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 2616

Project Name: MEADOW RIDGE

Household Type: ALL ELDERLY

of Units: 24

City: BARABOO

County: SAUK

Management Agent Name & Contact Person

ELDERSPAN MANAGEMENT LLC

2445 DARWIN RD

MADISON, WI 53704

GREGORY L GRIFFIN

608-243-8800

Owner Name

MEADOW RIDGE LLC

2445 DARWIN RD STE 201

MADISON, WI 53704

Proj #: 2499

Project Name: PARK STREET SENIOR HOMES

Household Type: ALL ELDERLY

of Units: 24

City: REEDSBURG

County: SAUK

Management Agent Name & Contact Person

MERIDIAN GROUP INC

PO BOX 620800

MIDDLETON, WI 53562

DOUG STRUB

608-836-8084

Owner Name

HISTORIC PARK STREET SENIOR DEV LP

5440 WILLOW RD #101

WAUNAKEE, WI 53597

Proj #: 113

Project Name: FRANMAR HAYWARD ELDERLY HOUSIN

Household Type: ALL ELDERLY

of Units: 30

City: HAYWARD

County: SAWYER

Management Agent Name & Contact Person

E FULLER INC

PO BOX 349

HAYWARD, WI 54843

JEAN PURTELL

715-634-2040

Owner Name

FRANMAR LP

PO BOX 349

HAYWARD, WI 54843

Proj #: 1

Project Name: HOMETOWN VILLAGES

Household Type: ALL ELDERLY

of Units: 178

City: SCATTERED

County: SCATTERED

Management Agent Name & Contact Person

MERIDIAN GROUP INC

PO BOX 620800

MIDDLETON, WI 53562

DOUG STRUB

608-836-8084

Owner Name

FUTURE WISCONSIN HOMETOWN LLC

PO BOX 620800

MIDDLETOW, WI 53562

Proj #: 2260

Project Name: CEDAR COURT/SPARTA ANGELO APTS

Household Type: MAJORITY ELDERLY

of Units: 68

City: SCATTERED

County: SCATTERED

Management Agent Name & Contact Person

LIFE STYLE INC

311 N CEDAR

OWATONNA, MN 55060

PAUL H ARNFELT

507-451-8524

Owner Name

RURAL AFFORDABLE HSNG PRSRVTN ASSOC

PO BOX 545

HOLMEN, WI 54638

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 500
 Project Name: FUTURE WISCONSIN RACINE II INC
 Household Type: MAJORITY ELDERLY
 # of Units: 124
 City: SCATTERED
 County: SCATTERED

Management Agent Name & Contact Person
 MERIDIAN GROUP INC
 PO BOX 620800
 MIDDLETON, WI 53562
 DOUG STRUB
 608-836-8084

Owner Name
 FUTURE WISCONSIN RACINE II, INC.
 PO BOX 620800
 MIDDLETON, WI 53562

Proj #: 510
 Project Name: DARTFORD BAY LANDING
 Household Type: MAJORITY ELDERLY
 # of Units: 70
 City: SCATTERED
 County: SCATTERED

Management Agent Name & Contact Person
 AFFILIATED CAPITAL CORPORATION
 21150 W CAPITOL DR STE 5
 PEWAUKEE, WI 53072
 A.J. CLARK
 262-790-9828

Owner Name
 FLAGSHIP LP
 9941 N RIVER RD
 MEQUON, WI 53092

Proj #: 324
 Project Name: ST NICHOLAS APARTMENTS
 Household Type: ALL ELDERLY
 # of Units: 100
 City: SHEBOYGAN
 County: SHEBOYGAN

Management Agent Name & Contact Person
 WESTBROOK MANAGEMENT COMPANY
 622 N WATER ST STE 200
 MILWAUKEE, WI 53202
 LORI MURRELL
 414-270-0300

Owner Name
 ST NICHOLAS ASSOCS LP
 622 N WATER ST STE 200
 MILWAUKEE, WI 53202

Proj #: 38
 Project Name: ROCHESTER SPRINGS
 Household Type: ALL ELDERLY
 # of Units: 49
 City: SHEBOYGAN FALLS
 County: SHEBOYGAN

Management Agent Name & Contact Person
 SHEBOYGAN CITY HOUSING AUTHORITY
 PO BOX 1052
 SHEBOYGAN, WI 53082
 DONNA LIEDTKE
 920-459-3466

Owner Name
 SHEBOYGAN FALLS HOUSING AUTHORITY
 PO BOX 1052
 SHEBOYGAN, WI 53082

Proj #: 259
 Project Name: ST CROIX COUNTY
 Household Type: MAJORITY ELDERLY
 # of Units: 110
 City: SCATTERED
 County: ST. CROIX

Management Agent Name & Contact Person
 HOUSING MANAGEMENT SERVICES LP
 111 N KNOWLES AVE
 NEW RICHMOND, WI 54017
 RICHARD SIMMA
 715-246-5774

Owner Name
 HOUSING MANAGEMENT SERVICES LP
 111 N KNOWLES AVE
 NEW RICHMOND, WI 54017

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 401
Project Name: MEDFORD GILMAN HOUSING
Household Type: MAJORITY ELDERLY
of Units: 64
City: SCATTERED
County: TAYLOR

Management Agent Name & Contact Person
MERIDIAN GROUP INC
PO BOX 620800
MIDDLETON, WI 53562
DOUG STRUB
608-836-8084

Owner Name
MEDFORD GILMAN HSNG PARTNERS LP
PO BOX 620800
MIDDLETON, WI 53562

Proj #: 2391
Project Name: PETERS APARTMENTS
Household Type: ALL ELDERLY
of Units: 14
City: STRUM
County: TREMPLEALEAU

Management Agent Name & Contact Person
PETERS REAL ESTATE & DEV
1820 BRACKETT AVE
EAU CLAIRE, WI 54701
WAYNE PETERS
715-831-2105

Owner Name
STRUM AFFORDABLE HOUSING LLC
1820 BRACKETT AVE
EAU CLAIRE, WI 54701

Proj #: 1787
Project Name: SIENNA CREST GENEVA CROSSING
Household Type: ALL ELDERLY
of Units: 54
City: LAKE GENEVA
County: UNKNOWN

Management Agent Name & Contact Person
SIENNA CREST ASSISTED LIVING INC
PO BOX 45
OREGON, WI 53575
SUE REESE
608-575-9503

Owner Name
LAKE GENEVA ASSISTED LIVING LLC
PO BOX 620094
MIDDLETON, WI 53562

Proj #: 507
Project Name: EAGLE PINES
Household Type: MAJORITY ELDERLY
of Units: 34
City: EAGLE RIVER
County: VILAS

Management Agent Name & Contact Person
KATHY RICHARDS MANAGEMENT INC
PO BOX 467
IRONWOOD, MI 49938
KATHY RICHARDS
906-932-5500

Owner Name
THIES AND TALLE MANAGEMENT COMPANY
PO BOX 250
CHANHASSEN, MN 55317

Proj #: 214
Project Name: WOODVIEW PARK
Household Type: MAJORITY ELDERLY
of Units: 91
City: DELAVAN
County: WALWORTH

Management Agent Name & Contact Person
MUNZ CORPORATION
PO BOX 1587
MADISON, WI 53701
RICHARD MUNZ
608-255-9433

Owner Name
DELAVAN WOODVIEW PARK ASSOCS
PO BOX 1587
MADISON, WI 53701

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1595
Project Name: PARKSIDE VILLAGE APARTMENTS
Household Type: ALL ELDERLY
of Units: 46
City: DELEVAN
County: WALWORTH

Proj #: 1725
Project Name: TERRACES OF GENEVA CROSSING
Household Type: ALL ELDERLY
of Units: 48
City: LAKE GENEVA
County: WALWORTH

Proj #: 252
Project Name: WALWORTH APARTMENTS
Household Type: MAJORITY ELDERLY
of Units: 141
City: SCATTERED
County: WALWORTH

Proj #: 501
Project Name: LAKELAND APARTMENTS
Household Type: MAJORITY ELDERLY
of Units: 82
City: SCATTERED
County: WALWORTH

Proj #: 219
Project Name: BROOKDALE MANOR
Household Type: ALL ELDERLY
of Units: 66
City: WHITEWATER
County: WALWORTH

Management Agent Name & Contact Person
HORIZON ASSET MANAGEMENT LLC
1031 N EDGE TR
VERONA, WI 53593
JOHN FAUST
608-848-4500

Management Agent Name & Contact Person
T AND C MANAGEMENT SERVICES INC
579 D'ONOFRIO DR STE 10
MADISON, WI 53719
PAT GUERRERO
608-827-5200

Management Agent Name & Contact Person
METROPOLITAN ASSOCIATES
PO BOX 510558
MILWAUKEE, WI 53203
PATTI PRATT
414-273-1515

Management Agent Name & Contact Person
MUNZ CORPORATION
PO BOX 1587
MADISON, WI 53701
RICHARD MUNZ
608-255-9433

Management Agent Name & Contact Person
DLK ENTERPRISES INC
127 HARMONY LN
WHITEWATER, WI 53190
LOLITA KACHEL
4144733355

Owner Name
HEARTLAND DELAVAN LLC
4902 N BILTMORE LN
MADISON, WI 53718

Owner Name
LAKE GENEVA SENIOR HOUSING I LLC
PO BOX 620094
MIDDLETON, WI 53562

Owner Name
WISCONSIN HOUSING PRESERVATION CORP
2 E MIFFLIN ST
MADISON, WI 53703

Owner Name
LAKELAND ASSOCIATES
PO BOX 1587
MADISON, WI 53701

Owner Name
BROOKDALE MANOR COMPANY
PO BOX 239
WHITEWATER, WI 53190

Elderly Projects in the WHEDA Loan Portfolio

<p>Proj #: 411 Project Name: WASHBURN COUNTY Household Type: MAJORITY ELDERLY # of Units: 28 City: SPOONER County: WASHBURN</p>	<p><u>Management Agent Name & Contact Person</u> HOUSING MANAGEMENT SERVICES LP 111 N KNOWLES AVE NEW RICHMOND, WI 54017 RICHARD SIMMA 715-246-5774</p>	<p><u>Owner Name</u> HOUSING DEVELOPMENT SERVICES 111 N KNOWLES AVE NEW RICHMOND, WI 54017</p>
<p>Proj #: 602 Project Name: WASHINGTON HGTS BECKER MANOR Household Type: MAJORITY ELDERLY # of Units: 64 City: GERMANTOWN County: WASHINGTON</p>	<p><u>Management Agent Name & Contact Person</u> CARNAHAN CORPORATION 1858 N COMMERCE ST MILWAUKEE, WI 53212 ACCOUNTING DEPARTMENT 4142673100</p>	<p><u>Owner Name</u> WASHINGTON BECKER APTS LTD 1858 N COMMERCE ST MILWAUKEE, WI 53212</p>
<p>Proj #: 1388 Project Name: STONEFIELD MANOR APTS Household Type: ALL ELDERLY # of Units: 50 City: WEST BEND County: WASHINGTON</p>	<p><u>Management Agent Name & Contact Person</u> CAMPBELL CORPORATION OF WISCONSIN PO BOX 43 GREENDALE, WI 53129 TOM CAMPBELL 414-421-7601</p>	<p><u>Owner Name</u> HILLSIDE MANOR LP PO BOX 43 GREENDALE, WI 53129</p>
<p>Proj #: 2607 Project Name: HILLSIDE WOODS APARTMENTS HOME Household Type: ALL ELDERLY # of Units: 60 City: DELAFIELD County: WAUKESHA</p>	<p><u>Management Agent Name & Contact Person</u> HORIZON ASSET MANAGEMENT LLC 1031 N EDGE TR VERONA, WI 53593 JOHN FAUST 608-848-4500</p>	<p><u>Owner Name</u> DELAFIELD SENIOR HOUSING II LLC 1031 N EDGE TR VERONA, WI 53593</p>
<p>Proj #: 1410 Project Name: BREEZEWOOD APTS II Household Type: ALL ELDERLY # of Units: 65 City: HARTLAND County: WAUKESHA</p>	<p><u>Management Agent Name & Contact Person</u> DOMINIUM GROUP INC 2355 POLARIS LN N STE 100 PLYMOUTH, MN 55447 STEPHANIE BRASWELL 763-559-1711</p>	<p><u>Owner Name</u> HARTLAND HOUSING ASSOCIATES 2355 POLARIS AVE N STE 100 PLYMOUTH, MN 55447</p>

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 218
Project Name: MESSNER MANOR
Household Type: ALL ELDERLY
of Units: 80
City: MENOMONEE FALLS
County: WAUKESHA

Management Agent Name & Contact Person
JANKOWSKI LEE ASSOCIATES
200 REGENCY CT STE 100
BROOKFIELD, WI 53045
PAUL LEE
262-784-6747

Owner Name
MESSNER MANOR ASSOCIATES
N90W17421 ST FRANCIS DR
MENOMONEE FALLS, WI 53051

Proj #: 1707
Project Name: BIRCHROCK APTS
Household Type: ALL ELDERLY
of Units: 48
City: MUKWONAGO
County: WAUKESHA

Management Agent Name & Contact Person
BIRCHROCK LLC
280 BIRCHROCK WY
MUKWONAGO, WI 53149
GARTH H HARRIS JR
414-363-9009

Owner Name
BIRCHROCK LLC
280 BIRCHROCK WY
MUKWONAGO, WI 53149

Proj #: 1610
Project Name: NATIONAL MANOR APTS
Household Type: ALL ELDERLY
of Units: 38
City: NEW BERLIN
County: WAUKESHA

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Owner Name
NATIONAL MANOR LP II
2610 N HELEN ST STE 25
APPLETON, WI 54911

Proj #: 1657
Project Name: NATIONAL MANOR APARTMENTS III
Household Type: ALL ELDERLY
of Units: 38
City: NEW BERLIN
County: WAUKESHA

Management Agent Name & Contact Person
UNITED APARTMENTS INC
2610 N HELEN ST STE 25
APPLETON, WI 54911
LAURENCE SWAAB
920-731-2778

Owner Name
NATIONAL MANOR APTS LP III
2610 N HELEN ST STE 25
APPLETON, WI 54911

Proj #: 420
Project Name: WILKINSON MANOR
Household Type: MAJORITY ELDERLY
of Units: 76
City: OCONOMOWOC
County: WAUKESHA

Management Agent Name & Contact Person
WILKINSON MANOR GROUP
919 E SUMMIT AVE
OCONOMOWOC, WI 53066
PATRICK DOWD
262-569-8196

Owner Name
WILKINSON MANOR GROUP
919 E SUMMIT AVE
OCONOMOWOC, WI 53066

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 421
 Project Name: WAUKESHA COUNTY HOUSING
 Household Type: ALL ELDERLY
 # of Units: 100
 City: SCATTERED
 County: WAUKESHA

Management Agent Name & Contact Person
 DOMINIUM GROUP INC
 2355 POLARIS LN N STE 100
 PLYMOUTH, MN 55447
 STEPHANIE BRASWELL
 763-559-1711

Owner Name
 WAUKESHA COUNTY HOUSING ASSOCS
 2355 POLARIS AVE N STE 100
 PLYMOUTH, MN 55447

Proj #: 202
 Project Name: EAST TERRACE APARTMENTS
 Household Type: ALL ELDERLY
 # of Units: 130
 City: WAUKESHA
 County: WAUKESHA

Management Agent Name & Contact Person
 ARCHITEKTUR 80 INC
 1639 N ALPINE RD
 ROCKFORD, IL 61107
 W FRANK NELSON
 8153988913

Owner Name
 WAUKESHA ELDERLY APARTMENTS LP
 1639 N ALPINE RD
 ROCKFORD, IL 61107

Proj #: 317
 Project Name: WILLOW PARK
 Household Type: MAJORITY ELDERLY
 # of Units: 147
 City: WAUKESHA
 County: WAUKESHA

Management Agent Name & Contact Person
 OGDEN & COMPANY
 1665 N WATER ST
 MILWAUKEE, WI 53202
 PETER OGDEN
 414-276-5285

Owner Name
 WILLOW PARK PARTNERSHIP
 PO BOX 828
 WAUKESHA, WI 53187

Proj #: 272
 Project Name: WAUPACA COUNTY
 Household Type: MAJORITY ELDERLY
 # of Units: 148
 City: SCATTERED
 County: WAUPACA

Management Agent Name & Contact Person
 UNITED APARTMENTS INC
 2610 N HELEN ST STE 25
 APPLETON, WI 54911
 LAURENCE SWAAB
 920-731-2778

Owner Name
 WAUPACA COUNTY APTS LP
 2610 N HELEN ST STE 25
 APPLETON, WI 54902

Proj #: 205
 Project Name: WAUSHARA VILLAGES
 Household Type: ALL ELDERLY
 # of Units: 34
 City: SCATTERED
 County: WAUSHARA

Management Agent Name & Contact Person
 WAUSHARA VILLAGES MGMNT
 N667 SHROCK RD
 REDGRANITE, WI 54970
 DONALD JOHNSON
 920-361-2766

Owner Name
 WAUSHARA VILLAGES
 N667 SHROCK RD
 REDGRANITE, WI 54970

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 1395

Project Name: VILLA ST CLARE

Household Type: ALL ELDERLY

of Units: 45

City: NEENAH

County: WINNEBAGO

Management Agent Name & Contact Person

VILLA ST CLARE INC

PO BOX 667

WHEATON, IL 60189

ACCOUNTING DEPARTMENT

630-462-9271

Owner Name

VILLA ST CLARE INC

PO BOX 667

WHEATON, IL 60189

Proj #: 1646

Project Name: SILVERCREST GROUP HOME

Household Type: ALL ELDERLY

of Units: 8

City: NEENAH

County: WINNEBAGO

Management Agent Name & Contact Person

WINNEBAGO COUNTY HSNG ATRTRY

PO BOX 397

OSHKOSH, WI 54903

BRAD MASTORSON

920-424-1470

Owner Name

WINNEBAGO COUNTY HSNG ATRTRY

PO BOX 397

OSHKOSH, WI 54903

Proj #: 273

Project Name: NEENAH II

Household Type: MAJORITY ELDERLY

of Units: 76

City: NEENAH

County: WINNEBAGO

Management Agent Name & Contact Person

DOMINIUM GROUP INC

2355 POLARIS LN N STE 100

PLYMOUTH, MN 55447

STEPHANIE BRASWELL

763-559-1711

Owner Name

NEENAH LEASED HSG ASSOC PSHP

2915 NIAGARA LANE N

PLYMOUTH, MN 55447

Proj #: 41

Project Name: NEENAH I HEARTHSIDE APTS

Household Type: ALL ELDERLY

of Units: 61

City: NEENAH

County: WINNEBAGO

Management Agent Name & Contact Person

DOMINIUM GROUP INC

2355 POLARIS LN N STE 100

PLYMOUTH, MN 55447

STEPHANIE BRASWELL

763-559-1711

Owner Name

NEE-SON LEASED HOUSING NEENAH

2915 NIAGARA LANE N

PLYMOUTH, MN 55447

Proj #: 1658

Project Name: HERITAGE COURT APARTMENTS

Household Type: ALL ELDERLY

of Units: 69

City: OSHKOSH

County: WINNEBAGO

Management Agent Name & Contact Person

RESIDENTIAL SERVICE MGMT INC

424 WASHINGTON AVE

OSHKOSH, WI 54901

ACCOUNTING DEPARTMENT

920-236-6560

Owner Name

RESIDENTIAL SERVICE MGMT INC

424 WASHINGTON AVE

OSHKOSH, WI 54901

Elderly Projects in the WHEDA Loan Portfolio

Proj #: 212

Project Name: MARIAN MANOR

Household Type: ALL ELDERLY

of Units: 121

City: OSHKOSH

County: WINNEBAGO

Management Agent Name & Contact Person

OSHKOSH CITY HOUSING AUTHORITY

PO BOX 397

OSHKOSH, WI 54902

BRAD MASTERSON

920-424-1450

Owner Name

OSHKOSH CITY HOUSING AUTHORITY

PO BOX 397

OSHKOSH, WI 54902

Proj #: 76

Project Name: UPHAM VILLAGE TOWNHOUSES

Household Type: MAJORITY ELDERLY

of Units: 70

City: MARSHFIELD

County: WOOD

Management Agent Name & Contact Person

HOMZ MANAGEMENT CORPORATION

6515 GRAND TETON PLZ STE 220

MADISON, WI 53719

DWIGHT ZECK

608-833-8788

Owner Name

MARSHFIELD HOUSING PARTNERS

6515 GRAND TETON PLZ STE 220

MADISON, WI 53719

Sorted by (A) County - (B) City - (C) Proj #

{portfolio_category.portfolio_category_name} = "WHEDA FINANCED" and
{project.household_type} in ["ALL ELDERLY", "MAJORITY ELDERLY"] and
not ({project_status.status_description} in ["COMMITMENT", "INACTIVE", "PAID OFF", "CANCELED"])