

Dane County Housing Authority *Affordable Housing*

Increasing Residents Quality of Life

*Wisconsin
Management
Company contact:*

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DCHA Director

DCHA LOCATIONS

- *Mazomanie*
- *Monona*
- *Stoughton*
- *Sun Prairie*
- *Cross Plains*

In April 2000, Wisconsin Management Company, Inc. began managing the DCHA properties Ironhorse Apartments, Mazomanie Family, Mapletree Apartments, Stoughton Family, Monona Family, Sun Prairie Family and Valley View Apartments. The properties range from one bedroom units for the elderly to as many as five bedroom houses in the family units.

Since Wisconsin Management took over these properties, Public Housing Assessment System (PHAS) ratings have increased and Real Estate Assessment Center (REAC) scores have greatly improved.

We believe that this is a direct result of the annual inspections conducted at each location. Each property receives a yearly inspection where its needs are assessed. From there, estimates are put together from the proposed improvements. The work to be done is then prioritized, starting with the most crucial problems.

Wisconsin Management uses a capital improvement plan that is designed for each property. This informs DCHA of how we are intending to improve each property. Improvements can include roofs, parking lots, appliances, kitchen cabinets, etc.

DCHA worked with Housing and Urban Development (HUD) and Rural Economic Development Services (REDCS) to receive funding for the improvements.

This funding was used for amenities such as air conditioners, new kitchen appliances and elevators. It was also used to modify several approaches making steps visitable. These improvements were made to make the properties more handicap accessible and to comply with Section 504 standards.

Wisconsin Management also conducts meetings with residents and DCHA to ensure resident happiness. We have years of experience working with the DCHA staff.

Wisconsin Management

2040 S. Park St.
Madison, WI 53713

Phone: 608-258-2080 or
1-800-480-2080

Fax: 608-258-2090

Property Name	Location	No. of Units
Ironhorse Apartments	Mazomanie	10 units that range from townhouses to duplexes
Mazomanie Family	Mazomanie	10 apartments that range from townhouses to duplexes
Mapletree Apartments	Stoughton	12 apartments reserved for elderly
Stoughton Family	Stoughton	16 apartments reserved for low income families
Valley View	Cross Plains	16 apartments reserved for elderly
Monona Family	Monona	8 single family houses
Sun Prairie Family	Sun prairie	13 duplexes and 2 single family 5 bedroom houses



Ironhorse Apartments
Mazomanie, WI



Mazomanie Family
Mazomanie, WI



Monona—DCHA
Monona, WI



Mapletree Apartments
Stoughton, WI



905 N. Pine St.
Monona, WI

Maintenance and Capital Improvement

Maintenance requests that we receive for DCHA properties are handled within a 24-hour period. In addition, a postage-paid, customer response is included with a copy of the work order left by our service technician. This allows us to get immediate feedback as to how our service department is meeting their needs. In addition to our service staff out of our main office, we have local

Custodians in Mazomanie, Cross Plains and Stoughton. These Custodians are able to handle minor maintenance requests immediately as well as coordinating other more detailed maintenance requests with our office. We are accomplishing our goal of getting work completed more quickly for the resident and in many cases at less cost because of our local Custodians.

Marketing

Wisconsin Management has made numerous efforts at outreach and have contacted many different organizations to make them aware of the housing that we have made available in various communities. There were approximately 150 names and addresses on the DCHA waiting list. Wisconsin Management took this waiting list and followed up on it by sending letters of interest to all the people on this waiting list

and asked them to indicate which particular properties they were interested in. In the past DCHA had one waiting list for all of its properties and by making the waiting list property specific, we are able to contact potential renters more quickly and fill the vacancy faster. Each property was advertised in the local Shopper Stopper. Each property also has a Custodian that was responsible for hanging up flyers and distributing brochures in the town that the property is located.