

Valley View Apartments

- Owned by Dane County Housing Authority
- Financed by Rural Development
- Rental assistance provided by HUD
- Managed by Wisconsin Management Co., Inc.

Elevator Boosts Occupancy

Each Apartment Includes:

- Rent based on 30% of adjusted annual income
- One bedroom
- One bathroom
- Off-street parking
- Laundry facilities
- Garbage disposal
- Mini-blinds
- Ceiling fan
- Air conditioning
- First and second floor units
- Patios and balconies
- Community room
- Scenic view from all apartments
- Spacious living room
- Dining area
- 24-Hour emergency phone number
- Professionally managed

2003 is the first year Dane County Housing Authority received an Asset Management Fee.



Wisconsin Management Company had a new elevator installed at Valley View Apartments in Cross Plains, WI. Valley View consists of 16 one bedroom apartments financed by Rural Development with rental assistance from HUD. Rental assistance is provided for very low-income individuals/families.

Before the elevator was installed, elderly residents had a difficult time getting to the upstairs apartments which made them difficult to rent.

The addition of the elevator has made the second floor units more desirable and easier to market as well as being much more convenient to existing residents.

The elevator was not the only improvement to be made at this property. We have done more landscaping to make the property more aesthetically pleasing and changed the door knobs to levers to make them easier to open.



Windows were replaced to make the building more energy efficient and air conditioners were installed to add comfort for our residents.

Since these improvements, the occupancy of the building has increased.

Rural Development Assists with Creative Funding



To fund the improvements, Wisconsin Management worked closely with Rural Development to reduce the interest on the mortgage to 1%. This freed up funds that were used to install the elevator, repair the roof, install power assisted doors, and

make the building more handicap accessible to comply with Section 504 standards.

Without the assistance of Rural Development reducing the interest on the mortgage, these renovations would not have been possible.