



Income-Based Apartment Options

in Eau Claire County

Updated August 2023

Eau Claire County Government Center
721 Oxford Avenue - Room 1130, Eau Claire, WI 54703
715-839-4735 • 888-338-4636 • tty: use Relay (711)
www.eauclaireadrc.org adrc@eauclairecounty.gov

Housing and Rental Assistance:

To receive rental assistance your income must be below the following income guidelines. Rent payment is based on tenant income. These numbers change slightly each year.

<u>Household Size</u>	<u>Annual Income (2023 #'s)</u>
1	\$31,350
2	\$35,800

These apartments also have additional qualifications such as being a certain age (55+, 62+) or an adult with a disability.

Income Restriction:

Is housing that requires renters to be under a certain income level.

Income Requirement:

Is housing that requires renters to be over a certain income level.

What Does 'Subsidized' Mean?

Subsidized means the amount of rent you pay is based on your income. The rest of the rent is paid by public funds. Assets (money in a bank account, for example) are not counted.

Things to look for in an apartment:

- Is parking convenient and is the parking area well lit?
- Is there a secure entrance?
- Is public transportation available?
- Is the apartment complex close to a hospital and/or your doctor?
- Do cabinets and storage space meet your needs?
- Is the shower/bathtub adaptable to your needs? (grab bars and/or can they be installed?)
- Are there community services provided that you want and need?

Optional services may include:

- Recreational, educational and social activities
- Noon meals
- Housekeeping
- Local transportation
- Exercise facilities
- Libraries, beauty/barber shops

Altoona

Golden Acres I

2404 Spooner Avenue, Altoona WI 54720
715-834-1842

4-plexes, 24 units

- Includes utilities
- Coin-operated laundry facilities
- Community room
- On city bus line
- Near convenience store

30% of household's adjusted income based rent.
Household income restriction of at or below \$19,200 gross per year for one person.



Golden Acres II

138 10th Street West, Altoona WI 54720
715-834-7852

24 units

- 62+ years only
- Non smoking facility
- Coin-operated laundry facilities
- Community room
- Security call system
- Water, sewer, garbage and basic cable included
- On city bus line
- Background check required
- Pet allowed

30% of household's adjusted income (less medical expenses) based rent. Household income restriction of at or below \$19,200 gross per year for one person.



Solis Circle

1511 Devney Dr., Altoona, WI 54720
715-832-4663

Rental Resources

- Includes all utilities, including cable and WiFi
- Free laundry on site
- Handicapped accessible
- No age restriction

Rent to income ratio must be 45% or higher

Efficiency—\$460

1 bedroom—\$785

2 bedroom- \$885



Augusta

Augusta Country Apartments

511 Colfax Street, Augusta WI 54722
Foxboro Properties 715-835-6001
1, 2, 3 & 4 bedrooms

- Includes utilities, except electricity, phone & cable
- On-site coin laundry facilities
- Secured entrance, private entry
- Garage available - extra cost



St. Paul Apartments

131 Monroe St., Augusta, WI 54722
608-633-5138
Chandler & JoAnna Bernklau

- Indoor mail service
- Includes: heat, water & garbage
- No steps
- Washer, dryer, dishwasher, air conditioning
- Near grocery store, bank & pharmacy
- Smoke free
- No pets
- Garage available with fee



Rent before subsidies 1 bedroom \$700; 2 bedroom \$900

Eau Claire

Colony Park East & West

Landmark Company 715-834-3411
www.landmark-company.com
62+ years or adults with a disability
Rent based on 30% of adjusted gross income.

Colony Park East

Stein Blvd., Augusta St., Steven Ln., Eau Claire
40 units (4-plex), 1 bedroom

Includes utilities, except cable, internet & phone
Laundry hookup available

Colony Park West

McArthur Ave., Richard Dr., Augusta St., Eau Claire
60 unit, two story building, one bedroom.

Coin operated laundry second floor and basement
Includes utilities, except cable, internet & phone



Grace Lutheran Communities-Barstow

1105 S. Barstow Street, Eau Claire WI 54701

715-832-1174

apts@graceluthfound.com

www.graceluthfound.com

62+ years or adults with a disability

79 one bedroom apartments, 552 Sq. ft.

8 handicapped units

- Includes utilities, except phone and cable
- Beauty shop
- Regular resident council, Bible study, birthday party
- Coin-operated laundry on each floor
- Secured entrance, 24-hour emergency call system
- Lounge with large screen TV/VCR/DVD, pool table & kitchen facilities
- Outdoor patio with gas grill
- Buddy system
- Smoke free
- Pet friendly
- Food Pantry

30% of household's adjusted income based rent.



Owen Rust Memorial Apartments

300 Williams Street, Eau Claire WI 54703

715-839-8602

City of Eau Claire Housing Authority

55+ years or adults with a disability

23 units, 1 bedroom

- Includes water, sewer and garbage
- Tenant pays heat and electricity
- Secured entrance
- Elevator
- Cable ready outlets
- Emergency call system
- Coin-operated laundry
- Community room
- Tenant driven activities
- Pets allowed with restrictions
- On-site maintenance
- Handicapped accessible apartments available



Park Tower Apartments

901 S. Farwell Street, Eau Claire WI 54701

715-839-8602

City of Eau Claire Housing Authority

55+ years or adults with a disability

122 units

- Includes water, sewer and garbage
- Handicapped accessible
- Tenant pays heat and electricity
- Cable ready outlets
- Emergency call system
- Elevator service
- Secured entrance
- Coin-operated laundry
- Community room
- Tenant driven activities
- Pets allowed with restrictions
- Beauty shop



Ruth Gullerud Villa

4910 Otteson Lane, Eau Claire WI 54701

715-279-6693 Impact Seven, Inc.

eaclairregion@impactseven.org

Qualified applicant must have a physical disability

12 units with an on-call manager

1 & 2 bedroom apartments,

wheelchair accessible

1 month rent security deposit must be paid prior to occupancy

- Includes heat, water, sewer & garbage, tenant pays electric
- Bathroom with roll-in shower (4 units) or with shower (8 units)
- Cable ready
- Air conditioner
- Small pets allowed, with an additional security deposit
- Smoke free
- Resident controlled entry
- Comfortable community room
- Extra storage
- Coin-operated laundry facilities
- Off-street parking with car plug ins



St. John's Apartments

815 Chapin Street, Eau Claire WI 54701

715-834-6302

sjhousing@sbcglobal.net

62+ years or adults with a disability

125 units

- Security entrance
- Smoke free building
- Garage available, \$30/month
- Utilities included, except heat & electricity
- Noon meal – Senior Dining Program, suggested donation \$5.00
- Laundry on each floor
- Elevator
- Beauty shop
- Basement storage
- Community and Dining Room
- Weekly chapel services
- Wi Fi

30% of household's adjusted income based rent.



Fairchild

Fairchild Senior Living

331 North Street, Fairchild WI 54741

715-839-6240

Eau Claire County Housing Authority

55+ years

14 units, 2 bedroom accessible apartments

- All main floor accessible apartments
- Secured entrance
- Includes appliances
- Air conditioning
- Individually controlled heat
- Large individual storage closets
- Dining and living common areas
- Coin-operated laundry facilities
- Smoke free
- No pets facility
- Off-street parking



Fall Creek

Fall Creek Commons

331 W. Washington Street, Fall Creek WI 54742

715-834-3411

Landmark Company

www.landmark-company.com

62+ years or adults with a disability

18—1 bedroom units, 460 Sq. ft.

- Includes water, sewer and garbage
- Coin-operated laundry
- 10 units equipped with walk-in shower
- Lounge with TV
- Off street parking
- Smoke free
- No pets





Additional Subsidized Apartments

Company	Apartments	Qualifications	
ACC Management Group Call/Text: 715-833-8334 Email: englewoodbarrington@accmanagementgroup.com	Englewood 2315 Corona Ave, Eau Claire, WI 36 units	<u>Household</u> 1 2 3	<u>Yearly Income Limit</u> \$31,350 \$35,800 \$40,300 Pass Criminal Background Check NO requirement to be a senior or have a disability
Eau Claire Area Hmong Mutual Assistance Association Affordable Housing Program 715-832-8420	15 affordable housing units	Adults w/children under age 18 Seniors age 55+ Persons with disability Income eligible -60% of Eau Claire County Median Income	
Compass Real Estate Management 715-598-5977	Western WI Housing 3603 Fairfax, Eau Claire, WI University Village 2821 Ruth St, Eau Claire, WI	<u>Household Size</u> 1 2	<u>Annual Income</u> (2023 #'s) \$31,350 \$35,800 Pass Criminal Background Check NO requirement to be a senior or have a disability
Lutheran Social Services 715-833-1994	Jeffers Road Apartments 8 units Session Street Apartments 11 unites (2 of 11 are handicap accessible) Social worker there 36 hours a week	Must be an adult with an intellectual disability Must be an adult with a mental illness Must also meet income criteria	

Housing Authorities in Neighboring Counties

Chippewa County Housing Authority	715-726-7933
Dunn County Housing Authority	715-235-4511
Menomonie Housing Authority	715-235-0656
Trempealeau County Housing Authority	715-538-2274



Subsidized Housing Agencies—Eau Claire County

Program	Description	Qualifications	
Altoona Housing Authority 2404 Spooner Ave Altoona, WI 54720 715-834-1842 (p) 715-839-6240 (p)	<u>PUBLIC HOUSING UNITS OWNED BY ALTOONA HOUSING:</u> Single bedroom units at Golden Acres 1 2 & 3 bedroom duplexes & townhouses Same application as EC County Housing	<u>Household Size</u> <u>Annual Income</u> <div style="text-align: right;">(2023 #'s)</div>	1 \$31,350 2 \$35,800
		Pass Criminal Background Check	
ICS Integrated Community Solutions 800 Wisconsin St Building D02 Suite 312 Eau Claire, WI 54703 (mailing address) 800 Wisconsin St Box 16 Eau Claire, WI 54703 www.ics-gb.org	<u>CITY OF EAU CLAIRE HOUSING CHOICE VOUCHER:</u> Office hours Mon -Thurs. 7 am– 3:30 pm Renter finds a suitable place to live Rent is 30% - 40% of adjusted income Vouchers are for City of Eau Claire only Printable applications available online.	<u>Household Size</u> <u>Annual Income</u> <div style="text-align: right;">(2023 #'s)</div>	1 \$31,350 2 \$35,800
		Pass Criminal Background Check	
Eau Claire CITY Housing Authority HACEC PO BOX 1186 Eau Claire, WI 54702 203 S Farwell St Eau Claire WI 54701 715-839-4943	<u>TENANT BASED RENTAL ASSISTANCE:</u> Limited term program (max of 2 years) Renter finds suitable place to live Renter pays approximately 30% of total income for rent & utilities <u>PUBLIC HOUSING / CITY OWNED HOUSING:</u> Rent an apartment owned by the City of Eau Claire Housing Authority City of Eau Claire only	<u>Household Size</u> <u>Annual Income</u> <div style="text-align: right;">(2023 #'s)</div>	1 \$31,350 2 \$35,800
		<u>Household</u> <u>Yearly Income Limit</u>	1 \$41,100 2 \$46,950
Pass Criminal Background Check			
Eau Claire COUNTY Housing Authority 227 1 st Street, West Altoona, WI 54720 715-839-6240 (p) 715-598-6076 (f)	<u>PUBLIC HOUSING / COUNTY OWNED HOUSING:</u> Rent an apartment owned by Eau Claire County Housing Authority 3 & 4 bedroom units <u>HOUSING CHOICE VOUCHER PROGRAM:</u> Renter finds a suitable place to live Renter pays approximately 30% of total income towards rent & utilities Anywhere in Eau Claire County	<u>Household Size</u> <u>Annual Income</u> <div style="text-align: right;">(2023 #'s)</div>	1 \$31,350 2 \$35,800
		Pass Criminal Background Check	



Subsidized Housing Agencies—Eau Claire County

Program	Description	Qualifications	
Foxboro Properties 2329 E. Clairemont Ave. Eau Claire, WI 715-835-6001	Manages: Apartments Duplexes Single family homes	<u>Household Size</u> 1 2	<u>Annual Income</u> (2023 #'s) \$31,350 \$35,800 Pass Criminal Background Check
The Eddy Wisconsin Management Company 715-230-4115	1 Bedroom: \$777—\$1150 2 Bedroom: \$927—\$1450 3 Bedroom: 1074 Market Rate Apartments Available	<u>Household Size</u> 1 2	<u>Annual Income</u> (2023 #'s) \$31,350 \$35,800

Affordable Apartments

with Income Restrictions & Controlled Rent

Apartment	Description	Qualifications								
Biscuit Loft Apartments 1300 1st Ave Eau Claire, WI 715-552-1882	Rent ranges based on income: \$430-\$1,300 (rents listed are prior to voucher approval) 1—3 bedroom units-wheelchair accessible Includes: water, sewer, trash No Pets / \$35 application fee per person	<table border="0"> <tr> <td><u>Household</u></td> <td><u>Yearly Income Limit</u></td> </tr> <tr> <td>1</td> <td>\$33,600</td> </tr> <tr> <td>2</td> <td>\$38,400</td> </tr> <tr> <td colspan="2" style="text-align: center;">Accepts (CWCAC)</td> </tr> </table>	<u>Household</u>	<u>Yearly Income Limit</u>	1	\$33,600	2	\$38,400	Accepts (CWCAC)	
<u>Household</u>	<u>Yearly Income Limit</u>									
1	\$33,600									
2	\$38,400									
Accepts (CWCAC)										
London Square Apartments 3300 London Road Eau Claire, WI 715-858-0873	1 bedroom: \$800 - \$928 2 bedroom: \$967 - and up (rents listed are prior to voucher approval) Includes: heat, water, sewer, trash Pets accepted with restrictions	Market Rate Apartments Seniors only (55+) Accepts County Vouchers								
Oakwood Homes 3802 Damon Street Eau Claire, WI 715-831-7800	1 bedroom: \$830 2 bedroom: \$990 2 bedroom w/den: \$1,025 (rents listed are prior to voucher approval) Includes: heat, water, sewer, trash Pets accepted with restrictions	<table border="0"> <tr> <td><u>Household</u></td> <td><u>Yearly Income Limit</u></td> </tr> <tr> <td>1</td> <td>\$38,400</td> </tr> <tr> <td>2</td> <td>\$43,860</td> </tr> <tr> <td colspan="2" style="text-align: center;">Seniors only (55+) Accepts (County, City Vouchers)</td> </tr> </table>	<u>Household</u>	<u>Yearly Income Limit</u>	1	\$38,400	2	\$43,860	Seniors only (55+) Accepts (County, City Vouchers)	
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Seniors only (55+) Accepts (County, City Vouchers)										
Park Ridge 1601 Truax Blvd Eau Claire, WI 715-552-3424	1 bedroom: \$708 2 bedroom: \$809 (rents listed are prior to voucher approval) Includes: heat, water, sewer, trash, W/D in unit, attached garage Pets accepted with restrictions *also has market rate apartments	<table border="0"> <tr> <td><u>Household</u></td> <td><u>Yearly Income Limit</u></td> </tr> <tr> <td>1</td> <td>\$38,400</td> </tr> <tr> <td>2</td> <td>\$43,860</td> </tr> <tr> <td colspan="2" style="text-align: center;">Accepts (County, City Vouchers)</td> </tr> </table>	<u>Household</u>	<u>Yearly Income Limit</u>	1	\$38,400	2	\$43,860	Accepts (County, City Vouchers)	
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2	\$43,860									
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Woodsedge 2510 Boardwalk Circle Eau Claire, WI 715-834-2960	3 bedroom: \$1,254 Deposit of \$150 - Application Fee \$25 (rent listed is prior to voucher approval) Includes: water, sewer, trash Pets accepted with restrictions	<table border="0"> <tr> <td><u>Household</u></td> <td><u>Yearly Income Limit</u></td> </tr> <tr> <td>1</td> <td>\$38,400</td> </tr> <tr> <td>2</td> <td>\$43,860</td> </tr> <tr> <td colspan="2" style="text-align: center;">Accepts (County, City, CWCAC, and Chippewa County)</td> </tr> </table>	<u>Household</u>	<u>Yearly Income Limit</u>	1	\$38,400	2	\$43,860	Accepts (County, City, CWCAC, and Chippewa County)	
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1	\$38,400									
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Housing Applications Tracking Sheet

Apartment	Company	Date Applied	Application Fee?	Notes	Have you heard back?

For informational purposes only. Endorsements of or guarantees from a provider are not expressed or implied. Individuals are encouraged to confirm the experience, qualifications, and credentials of a provider before use.