

---

## COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

A CHDO is an official designation of selected private nonprofit housing development corporations that meet requirements set by the U.S. Department of Housing and Urban Development (HUD).

An organization, which is designated as a CHDO can potentially qualify for special project funds, operating funds and technical assistance support associated with the state's HOME Investment Partnership Program (HOME). A CHDO must have in its charter, resolutions or by-laws, a statement that among its purposes is the development of decent housing that is affordable to low- and moderate-income persons.

A CHDO must be community-based and have significant representation of low-income community residents on the CHDOs board. The regulations requires at least one-third of the governing board's membership be low-income residents.

A CHDO may be created by a public body provided the nonprofit is not controlled by the public body. For this reason, a CHDO must have a governing body two-thirds of, which are individuals who are acting in a private capacity.

In addition, a CHDO must meet the requirement to maintain accountability to low-income community residents. This may be done through involvement of local residents or neighborhood organizations in the development of the housing project; or a CHDO may solicit local resident input project-by-project; or in its general planning, project selection, and development activities.

A CHDO must have a demonstrated capacity for carrying out housing development in the geographic area that the organization serves.

A CHDO may be required to demonstrate a history of providing housing within its service area.

CHDOs can own, develop and sponsor housing development projects for low-income persons using HOME funds.

A CHDO is considered a developer if the CHDO has contractual authority to acquire, finance, rehabilitate and/or manage the project for the term of affordability and may or may not be the legal owner.

A CHDO is considered a sponsor if the CHDO assists another non-profit to own and manage a project.

A list of Division of Housing and Community Development designated CHDOs is attached. HOME entitlement communities such as Milwaukee and Madison may also designate CHDOs. A non-profit interested in being designated as a CHDO will need to submit required documents that will be used to verify legal status, organization structure, capacity and the relationship to for-profit entities.

**DHCD COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDOs)**

<b><u>ORGANIZATION</u></b>	<b><u>CONTACT</u></b>	<b><u>PHONE &amp; FAX NUMBER</u></b>
<p>ADVOCAP, Inc.                      P.O. Box 1108                      Fond du Lac, WI 54936-1108                      Service Area: Fond du Lac, Green Lake &amp; Winnebago Counties</p>	<p>Michael S. Bonertz                      Executive Director</p>	<p>T - (920) 922-7760                      F - (920) 922-7214</p>
<p>Bolton Refuge House, Inc.                      P.O. Box 482                      Eau Claire, WI 54702                      Service Area: Eau Claire County</p>	<p>Gerald Wilkie                      Executive Director</p>	<p>T - (715) 834-0628                      F - (715) 834-9634</p>
<p>CAP Services, Inc.                      5499 Hwy. 10 East                      Stevens Point, WI 54481-9116                      Service Area: Marquette, Outagamie, Portage, Waupaca &amp; Waushara Counties</p>	<p>Karl Pnazek                      President CEO</p>	<p>T - (715) 343-7509</p>
<p>Central Wisconsin CAC, Inc.                      P.O. Box 430                      Wisconsin Dells, WI 53965                      Service Area: Adams, Columbia, Dodge, Juneau &amp; Sauk Counties</p>	<p>Fred Hebert                      Executive Director</p>	<p>T - (608) 254-8353                      F - (608) 254-4327</p>
<p>Community Action Coalition for                      South Central Wisconsin, Inc.                      1717 N. Stoughton Road                      Madison, WI 53704-2605                      Service Area: Dane, Jefferson &amp; Waukesha Counties</p>	<p>Greta C. Hansen                      Executive Director</p>	<p>T - (608) 246-4730                      F - (608) 246-4760</p>
<p>Community Action, Inc. of                      Rock &amp; Walworth Counties                      200 W. Milwaukee                      Janesville, WI 53548                      Service Area: Rock &amp; Walworth Counties</p>	<p>Lisa Furseth                      Executive Director</p>	<p>T - (608) 755-2472                      F - (608) 755-2246</p>
<p>Couleecap, Inc.                      201 Melby St.                      Westby, WI 54667-1096                      Service Area: Crawford, LaCrosse, Monroe &amp; Vernon Counties</p>	<p>Grace Jones                      Executive Director</p>	<p>T - (608) 634-7366                      F - (608) 634-3134</p>
<p>Franciscan Ministries, Inc.                      26W171 Roosevelt Road                      Wheaton, IL 60187                      Service Area: Kenosha, Milwaukee, Racine &amp; Winnebago Counties</p>	<p>Susan M. Dillberg                      President CEO</p>	<p>T - (630) 909-6933                      F - (630) 344-0977</p>
<p>Ho-Chunk Housing and                      Community Development Agency                      P.O. Box 730                      Tomah, WI 54660                      Service Area: Within the boundaries of Ho-Chunk Nation Indian Country</p>	<p>Mark Butterfield                      Executive Director</p>	<p>T - (608) 374-1245                      F - (608) 374-1251</p>

<b><u>ORGANIZATION</u></b>	<b><u>CONTACT</u></b>	<b><u>PHONE &amp; FAX NUMBER</u></b>
Housing Partnership of The Fox Cities, Inc. P.O. Box 2972 Appleton, WI 54912 Service Area: Outagamie & Winnebago Counties	Lisa Schneider Executive Director	T - (920) 731-6644 F - (920) 731-7087
Impact Seven, Inc. 147 Lake Almena Dr. Almena, WI 54805 Service Area: State of WI with the exception of Burnett & Florence Counties	William Bay Executive Director	T - (715) 357-3334 F - (715) 357-6233
Indianhead CAA P.O. Box 40 Ladysmith, WI 54848-0040 Service Area: Burnett, Clark, Rusk, Sawyer, Taylor & Washburn Counties	Jerome Drahos Executive Director	T - (715) 532-5594 F - (715) 532-5808
Lakeshore CAP, Inc. 540 N. 8th Street Manitowoc, WI 54220-4042 Service Area: Door, Kewaunee, Manitowoc & Sheboygan Counties	Noel Ryder CEO	T - (920) 686-8705 F - (920) 686-8700
Movin' Out, Inc. 600 Williamson St. Madison, WI 53703 Service Area: Adams, Columbia, Dane, Dodge, Fond du Lac, Green, Green Lake, Iowa, Jefferson, Juneau, Lafayette, Marquette, Richland, Rock, Sauk, Walworth, Waushara & Winnebago Counties	Howard Mandeville Executive Director	T - (608) 251-4446 F - (608) 819-0623
NEWCAP, Inc. 1201 Main Street Oconto, WI 54153-1541 Service Area: Brown, Florence, Forest, Langlade, Marinette, Menominee, Oconto, Oneida, Shawano & Vilas Counties	Robert Koller Executive Director	T - (920) 834-4621 F - (920) 834-4887
NHS of Beloit 156 St. Lawrence Ave. Beloit, WI 53511 Service Area: Beloit Community	Christine Schlichting Executive Director	T - (608) 362-9051 F - (608) 362-7226
NHS of Richland County, Inc. 125 E. Seminary St. Richland Center, WI 53581 Service Area: Richland County	Terry Testolin Executive Director	T - (608) 647-4949 F - (608) 647-8792
North Central CAP, Inc. P.O. Box 1141 Wisconsin Rapids, WI 54495-1141 Service Area: Lincoln, Marathon & Wood Counties	Ron Schnyder Executive Director	T - (715) 424-2581 F - (715) 424-0771

<b><u>ORGANIZATION</u></b>	<b><u>CONTACT</u></b>	<b><u>PHONE &amp; FAX NUMBER</u></b>
Northwest Wisconsin CSA, Inc. 1118 Tower Avenue Superior, WI 54880-1523 Service Area: Ashland, Bayfield, Douglas, Iron & Price Counties	Millie Rounsville Executive Director	T - (715) 392-5127 F - (715) 392-5511
Partners for Community Development, Inc. 1407 S. 13 <sup>th</sup> Street Sheboygan, WI 53081 Service Area: Door, Kewaunee, Manitowoc, Ozaukee & Sheboygan Counties	Lucio Fuentes Executive Director	T - (920) 459-2780 F - (920) 459-2782
Project Home, Inc. 1966 S. Stoughton Rd. Madison, WI 53716 Service Area: Dane & Green Counties	Denise Matyka Executive Director	T - (608) 246-3737 F - (608) 246-3722
Renewal Unlimited, Inc. 2900 Red Fox Run Portage, WI 53901 Service Area: Adams, Columbia, Dodge, Juneau & Sauk Counties	Suzanne Hoppe Executive Director	T - (608) 742-5329 F - (608) 742-5481
Resident Empowerment and Linkages, Inc. (REAL, Inc.) 1601 E. Racine Ave., #103 Waukesha, WI 53186 Service Area: Kenosha, Racine, Rock & Walworth Counties	Bernardine Juno President	T - (262) 549-8720 F - (262) 549-8730
Southeastern Wisconsin Housing Programs, Inc. P.O. Box 207 Burlington, WI 53105 Service Area: Kenosha, Racine, Rock & Walworth Counties	Arturo Gonzales Executive Director	T - (262) 763-7851 F - (262) 763-7397
Southwestern Wisconsin CAP, Inc. 149 N. Iowa Street Dodgeville, WI 53533-1589 Service Area: Grant, Green, Iowa, Lafayette & Richland Counties	Walter Orzechowski Executive Director	T - (608) 935-2326 F - (608) 935-2876
Wausau Area Hmong Mutual Association, Inc. 1109 Sixth Street Wausau, WI 54403 Service Area: Marathon County	Peter Yang Chief Operating Officer	T - (715) 842-8390 F - (715) 842-9202
Wausau Area Housing Development Corp. P.O. Box 2137 Wausau, WI 54402-2137 Service Area: Marathon County	Ann Werth President	T - (715) 845-4556 F - (715) 848-9336

**ORGANIZATION**

**CONTACT**

**PHONE & FAX NUMBER**

West Central WI CAA, Inc.  
525 Second Street  
P.O. Box 308  
Glenwood City, WI 54013

Peter Kilde  
Executive Director

T - (715) 265-4271  
F - (715) 265-7031

Service Area: Barron, Chippewa, Dunn, Pepin, Pierce, Polk & St. Croix Counties

Western Dairyland EOC, Inc.  
23122 Whitehall Road  
P.O. Box 125

James Schwartz  
Executive Director

T - (715) 985-2391  
F - (715) 985-3239

Independence, WI 54747-0125

Service Area: Buffalo, Eau Claire, Jackson & Trempealeau Counties

**For program information, contact:**

**Sandi Capps**  
**Division of Housing and Community Development**  
**P.O. Box 7970**  
**Madison, WI 53707-7970**  
**Phone: (608) 267-6908**  
**FAX: (608) 266-5381**  
**TTY: (608) 264-8777**  
**E-mail: [Sandi.Capps@Wisconsin.gov](mailto:Sandi.Capps@Wisconsin.gov)**  
**Web Site: [www.commerce.wi.gov/cd](http://www.commerce.wi.gov/cd)**

