



Main entrance to house



Side view of the house



Promoting Long-Term Affordability

HOME Program  Door Knocker Awards

City of Madison, WI Robert L. Beilman House

(new construction rental housing)

Completed in 2004, the Robert L. Beilman House is a nine-unit rental project with two accessible units designed to meet the needs of low-income people who experience chronic mental illness and have been homeless. Located on an infill lot in the Sherman neighborhood of Madison's northside, the Robert L. Beilman House is a successful example of a moderately sized, attractive, mixed-use project. The project is located in a walkable neighborhood close to retail centers, with a city bus stop at its door and a major transportation hub just two blocks away. The mature trees and protected marshland were considered in the design to take advantage of the views as well as the shade, which lowers the cooling costs in the summer. The property also has many energy-efficient features, including windows and air filtration and lighting systems. Housing Initiatives, Inc. provides intensive property management that includes clinical and case management monitoring and coordination with service providers, if necessary. Tenants receive rental assistance through Shelter + Care or Section 8. Contributing to the project's long-term affordability is a rather unique project financing feature through a 30-year, 2 percent homeless mortgage loan provided by the Wisconsin Housing and Economic Development Authority (WHEDA).

For More Information Contact

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Promoting Long-Term Affordability

HUD Region • Field Office
Region 5 • Milwaukee Field Office

Home Units • Total Units
9 HOME units • 9 units

Home Funds • Total Funds
\$430,195 • \$1.23 million

Primary Funding Sources

- HOME: \$430,000
- CDBG: \$150,000
- WHEDA Homeless mortgage: \$510,000

Partners

- Housing Initiatives, Inc. (HII)
- Wisconsin Housing and Economic Development Authority (WHEDA)

Reaching Underserved Populations

Producing Sustainable Housing

Building Community Housing Development Organization Capacity