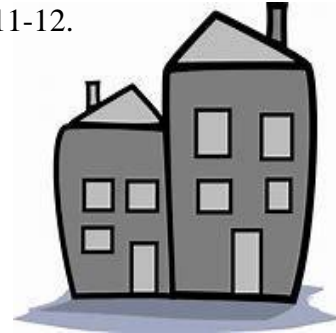


Winnebago County Housing List

- This is a listing of apartments for adults with low income, older adults, and adults with disabilities.
- Even though a complex may note “no pets” – this may not be applicable to service animals.
- Please note definitions of Section 8 and Section 42 are listed on pages 11-12.
- For income limits and rent amounts, contact the apartment managers.
- This list is not all inclusive.
- You can also reach out to the ADRC for: motel listings, boarding house list, homeless and domestic abuse shelters, and private landlord listing compiled by Advocap.



*Last updated: July 2022

Oshkosh

<p>Advocap Rentals</p> <ul style="list-style-type: none"> • Multiple Oshkosh locations • 920-922-7760 x 3 	<p>Blue Frog Property Management</p> <ul style="list-style-type: none"> • Multiple Oshkosh locations • 920-521-9006 • May accept Section 8 Housing Choice Vouchers 	<p>Brian Burns</p> <ul style="list-style-type: none"> • Division St, Oshkosh • 920-216-2149 • 1-2 bedroom townhouses • Accepts Section 8 Housing Choice Vouchers
<p>Aspire Independent Apartments</p> <ul style="list-style-type: none"> • Heritage Senior Living • 220 Aspire Ln, Oshkosh • 920-891-7077 • Age 55+ • 1-2 bedroom • Pet friendly 	<p>Oshkosh/Winnebago County Housing Authority</p> <ul style="list-style-type: none"> • Multiple locations • 920-424-1450 • Section 8 • Pet friendly • Online application only • See page 10 for more information 	<p>Bella Vista Apartments</p> <ul style="list-style-type: none"> • Eden Senior Care • 631 Hazel St, Oshkosh • 920-233-6667 • Age 55+ • 1-2 bedroom • Pet friendly
<p>Briarwood of Hunter's Ridge</p> <ul style="list-style-type: none"> • Midwest Realty Management • 3161 Elk Ridge Dr, Oshkosh • 920-230-6600 • Age 55+ • Pet friendly 	<p>Briarwood Cottages of Oshkosh</p> <ul style="list-style-type: none"> • Midwest Realty Management • 1118 West 20th Ave, Oshkosh • 920-232-1474 • Age 55+ • Pet friendly 	<p>Havenwood Lake</p> <ul style="list-style-type: none"> • Midwest Realty Management • 2520 Witzel Ave, Oshkosh • 920-231-6248 • Age 55+ • 1-2 bedroom • No pets


<p>Camelot Court Apartments</p> <ul style="list-style-type: none"> ● ACC Management Group ● 515-540 Camelot Ct, Oshkosh ● 920-237-0795 ● 2-3 bedroom ● Section 8 ● No pets 	<p>Captains Cove & Coach Light Apartments</p> <ul style="list-style-type: none"> ● 811 Greenwood Ct, Oshkosh ● 920-233-0011 ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Cat friendly 	<p>Carmel Residence</p> <ul style="list-style-type: none"> ● Miravida Living ● 220 N. Westfield St, Oshkosh ● 920-232-5231 ● Age 55+ ● 1-2 bedroom ● Pet friendly
<p>Cedar Creek Apartments</p> <ul style="list-style-type: none"> ● M & J Wright Investments ● 2230 Brookview Ct, Oshkosh ● 920-279-4510 or 920-744-2287 ● 2-bedroom townhouses and 2-bedroom apartments ● Accepts Section 8 Housing Choice Vouchers ● Cat friendly 	<p>Cimarron Court Apartments</p> <ul style="list-style-type: none"> ● Kable Investments ● 110 Cimarron Ct, Oshkosh ● 715-551-3636 ● 2-bedroom ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 	<p>CWP Properties, LLC</p> <ul style="list-style-type: none"> ● Multiple Oshkosh locations ● 920-203-8543 ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly
<p>D & M Rentals</p> <ul style="list-style-type: none"> ● D.R. Hansen Plumbing ● 55 Knapp St, Oshkosh (office) ● 920-233-1595 ● 1-3 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Cat friendly 	<p>Fair Acres Townhomes</p> <ul style="list-style-type: none"> ● ACC Management Group ● 1911 N. Main St, Oshkosh ● 920-479-6244 ● 2-3 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 	<p>Fairway Meadows</p> <ul style="list-style-type: none"> ● ACC Management Group ● 1705-1715 Maricopa Dr, Oshkosh (2-3-bedroom townhouses) ● 1721 - 1727 Maricopa Dr, Oshkosh (2-bedroom apartments) ● 920-729-6336 ● Section 8 ● No pets

<p>Glynn Park Apartments</p> <ul style="list-style-type: none"> ● Meridian Group ● 1255 W. 18th Ave, Oshkosh ● 920-231-7701 ● Age 55+ ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 	<p>Evergreen Communities</p> <ul style="list-style-type: none"> ● Courtyard Apartments (1-2 bedroom) ● Manor Apartments (Studio-2 bedroom) ● Evergreen Village (condos) ● Evergreen Homes (2 bedroom home) ● Linden Oaks (2 bedroom home) ● 920-233-2340 ● Age 55+ ● Pet friendly 	<p>Heritage Court Apartments</p> <ul style="list-style-type: none"> ● Clarity Care ● 600 W. Packer Ave, Oshkosh ● 920-236-6540 ● Age 55+ ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● No pets
<p>Gilead I Apartments</p> <ul style="list-style-type: none"> ● Jericho Road Ministries ● 200 Josslyn St, Oshkosh ● 920-379-1266 ● <i>Specific for adults with chronic mental illness</i> ● 1-2 bedroom ● Section 8 ● Pet friendly 	<p>Gilead II Apartments</p> <ul style="list-style-type: none"> ● Jericho Road Ministries ● 622 W. 5th Ave, Oshkosh ● 920-379-1266 ● <i>Specific for adults with chronic mental illness</i> ● 1 bedroom ● Section 8 ● Pet friendly 	<p>Gilead III Apartments</p> <ul style="list-style-type: none"> ● Jericho Road Ministries ● 401 Ohio St, Oshkosh ● 920-379-1266 ● <i>Specific for adults with chronic mental illness</i> ● 1 bedroom ● Section 8 ● Pet friendly
<p>Fleur De Lis Apartments</p> <ul style="list-style-type: none"> ● 200 Merritt Ave, Oshkosh ● 920-410-5218 ● Studio, 1 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Cat friendly 	<p>Zion Senior Apartments</p> <ul style="list-style-type: none"> ● Jericho Road Ministries ● 420/430/440 N. Sawyer St, Oshkosh ● 920-231-1287 ● Age 55+ ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets 	<p>The Rivers Senior Living</p> <ul style="list-style-type: none"> ● ACC Management Group ● 455/475 Marion Rd, Oshkosh ● 920-252-5298 ● Age 55+ ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● Cat friendly

<p>Jackson Farm Apartments</p> <ul style="list-style-type: none"> ● Diamond Property Management ● 3405 Logan Dr, Oshkosh ● 920-282-6235 ● 2-3 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 	<p>Jackson Square Apartments</p> <ul style="list-style-type: none"> ● Herman & Kittle Properties ● 2490 Jackson St, Oshkosh ● 920-303-0877 ● 1-4 bedrooms ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● Pet friendly 	<p>James Ostertag</p> <ul style="list-style-type: none"> ● Oshkosh rentals ● 920-420-5444 ● Accepts Section 8 Housing Choice Vouchers
<p>Jim Driessen Properties</p> <ul style="list-style-type: none"> ● Oshkosh rentals ● 920-379-3344 ● Accepts Section 8 Housing Choice Vouchers 	<p>Jomar of Zion</p> <ul style="list-style-type: none"> ● 521 W. 16th Ave, Oshkosh ● 920-379-1266 ● <i>Age 62+</i> ● 1 bedroom ● Section 8 ● Pet friendly 	<p>Koch Brothers</p> <ul style="list-style-type: none"> ● Oshkosh rentals ● 920-235-0282 ● Accepts Section 8 Housing Choice Vouchers
<p>Labrador Properties</p> <ul style="list-style-type: none"> ● Oshkosh rentals ● 920-379-0293 ● Accepts Section 8 Housing Choice Vouchers 	<p>Lake Front Manor & Villas</p> <ul style="list-style-type: none"> ● Premier Real Estate Management ● 680 Oak St, Oshkosh ● 920-231-6550 ● <i>Age 55+ or disabled</i> ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 	<p>Rutten Homes</p> <ul style="list-style-type: none"> ● Oshkosh rental homes ● 920-233-6893 ● 1 and 3 bedrooms ● May accept Section 8 Housing Choice Vouchers
<p>Four Winds Apartments</p> <ul style="list-style-type: none"> ● Rusch Properties ● 2035-2085 W. Packer Ave, Oshkosh ● 920-231-8203 ● 2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets 	<p>Jackson Highlands</p> <ul style="list-style-type: none"> ● Rusch Properties ● 25/35/45 E. County Y, Oshkosh ● 920-231-8203 ● 2 bedrooms ● Accepts Section 8 Housing Choice Vouchers ● No pets 	<p>Packer Ave Apartments</p> <ul style="list-style-type: none"> ● Rusch Properties ● 1801-2011 W. Packer Ave, Oshkosh ● 920-231-8203 ● 2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets

<p>Ruger Run Apartments</p> <ul style="list-style-type: none"> ● Rusch Properties ● 2730-2760 Minerva St, Oshkosh ● 920-231-8203 ● 2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets 	<p>Four Winds Apartments</p> <ul style="list-style-type: none"> ● Rusch Properties ● 2035-2085 W. Packer Ave, Oshkosh ● 920-231-8203 ● 2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets 	<p>West Ridge Apartments</p> <ul style="list-style-type: none"> ● Rusch Properties ● 2531-2597 W. Waukau Ave, Oshkosh ● 920-231-8203 ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets
<p>Simeanna I</p> <ul style="list-style-type: none"> ● Miravida Living ● 145 N. Eagle St, Oshkosh ● 920-232-5230 ● <i>Age 62+ or have a mobility impairment</i> ● 1-2 bedroom ● Section 8 ● Pet friendly 	<p>Simeanna II</p> <ul style="list-style-type: none"> ● Miravida Living ● 151 N. Eagle St, Oshkosh ● 920-232-5230 ● <i>Age 62+ or have a mobility impairment</i> ● 1-2 bedroom ● Section 8 ● Pet friendly 	<p>Simeanna III</p> <ul style="list-style-type: none"> ● Miravida Living ● 155 N. Eagle St, Oshkosh ● 920-232-5230 ● <i>Age 62+ or have a mobility impairment</i> ● 1-2 bedroom ● Section 8 ● Pet friendly
<p>Shadow Creek Apartments</p> <ul style="list-style-type: none"> ● Rusch Properties ● 890 Graceland Dr, Oshkosh ● 2169 Abbey Ave, Oshkosh ● 2132-2170 W. 9th Ave, Oshkosh ● 920-231-8203 ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● No pets 	<p>Struensee Properties</p> <ul style="list-style-type: none"> ● Oshkosh rentals ● 920-252-5297 or 920-233-5655 ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 	<p>Cabrini School Lofts</p> <ul style="list-style-type: none"> ● ACC Management Group ● 619 Merritt Ave, Oshkosh ● 920-410-0876 ● <i>Age 55+ or disabled</i> ● 1-2 bedroom ● Has Section 42 apartments ● Pet friendly
<p>Titan Property Management</p> <ul style="list-style-type: none"> ● Oshkosh and Fox Valley rentals ● 920-358-0206 ● 1-4 bedroom apartment and homes ● Accepts Section 8 Housing Choice Vouchers 		

Winneconne

<p>Highlands at River Crossing</p> <ul style="list-style-type: none"> ● United Financial Group ● 424 Cleveland St, Winneconne ● 920-722-3222 ● Age 55+ ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● Pet friendly 	<p>Jodi & Duwayne Dailey</p> <ul style="list-style-type: none"> ● 620 W. Main St, Winneconne ● 920-685-5811 ● 1 bedroom ● Accepts Section 8 Housing Choice Vouchers 	<p>Sunny Meadows Apartments</p> <ul style="list-style-type: none"> ● Mark Thatcher Realty ● 25-33 S. 7th Ave, Winneconne ● 920-420-4090 or 262-505-5017 ● 2 bedrooms ● Has Section 42 apartments ● Cat friendly
<p>Titan Property Management</p> <ul style="list-style-type: none"> ● Multiple apartments and homes ● 920-358-0206 ● 1-4 bedroom ● Accepts Section 8 Housing Choice Vouchers 	<p>Willow Apartments</p> <ul style="list-style-type: none"> ● Horizon Management Group ● 210-218 S. 5th St, Winneconne ● 800-944-4866 ● 2 bedrooms ● Has Section 42 apartments 	<p>Whispering Echoes Townhomes</p> <ul style="list-style-type: none"> ● ACC Management Group ● 407 S. 5th Ave, Winneconne ● 920-460-0296 ● 2-3 bedroom ● Has Section 42 apartments ● Pet friendly
<p>Oshkosh/Winnebago County Housing Authority</p> <ul style="list-style-type: none"> ● Multiple locations ● 920-424-1450 ● Section 8 ● Pet friendly ● Online application only ● See page 10 for more information 		



Omro

<p>Sunrise Apartments</p> <ul style="list-style-type: none"> ● Horizon Management Group ● 141-143 Larrabee St, Omro ● 800-944-4866 x 1124 ● 2 bedroom ● Has Section 42 apartments ● No pets 	<p>Oshkosh/Winnebago County Housing Authority</p> <ul style="list-style-type: none"> ● Multiple locations ● 920-424-1450 ● Section 8 ● Pet friendly ● Online application only ● See page 10 for more information 	<p>Titan Property Management</p> <ul style="list-style-type: none"> ● Multiple apartments and homes ● 920-358-0206 ● 1-4 bedroom ● Accepts Section 8 Housing Choice Vouchers
<p>Webster Independent Living</p> <ul style="list-style-type: none"> ● 525 S. Webster Ave, Omro ● 920-231-7900 ● 1-3 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Pet friendly 		

Menasha/Appleton

<p>Blue Frog Property Management</p> <ul style="list-style-type: none"> ● Multiple Fox Cities properties ● 920-521-9006 ● May accept Section 8 Housing Choice Vouchers 	<p>Craftsman Village of Appleton</p> <ul style="list-style-type: none"> ● Commonwealth Management ● 410 Schindler Place, Menasha ● 920- 750–2242 ● 2-3 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● Pet friendly 	<p>Elizabeth Court Apartments</p> <ul style="list-style-type: none"> ● WI Management Company ● 936 6th St, Menasha ● 920-729-9253 ● <i>Age 62+ or disabled</i> ● 1 bedroom ● Section 8 ● Cat friendly
<p>Fox Valley Meadow Apartments</p> <ul style="list-style-type: none"> ● Diamond Property Management ● 300 Schindler Place, Menasha ● 920-830-3361 ● 2-3 bedroom ● Section 8 ● Cat friendly 	<p>Lakeside Commons</p> <ul style="list-style-type: none"> ● ACC Management Group ● 37 Tayco St, Menasha ● 920-729-6336 ● <i>Age 62+ or disabled</i> ● 1-2 bedroom ● Section 8 ● No pets 	<p>Menasha Woods</p> <ul style="list-style-type: none"> ● ACC Management Group ● 1810 Chain Dr, Menasha ● 920-722-9136 ● 2-3 bedrooms ● Section 8 ● No pets

<p>Mission Village</p> <ul style="list-style-type: none"> ● 1455 Kenwood Dr, Menasha ● 920-886-8002 ● <i>Age 55+</i> ● 2 bedroom cottages ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● Pet friendly 	<p>Regency House</p> <ul style="list-style-type: none"> ● Rusch Properties ● 10 Main St, Menasha ● 920-312-1678 ● 1-2 bedroom ● No pets 	<p>Titan Property Management</p> <ul style="list-style-type: none"> ● Multiple apartments and homes ● 920-358-0206 ● 1-4 bedroom ● Accepts Section 8 Housing Choice Vouchers
<p>Woodland Meadows</p> <ul style="list-style-type: none"> ● ACC Management Group ● 1400-1426 Lucerne Dr & 1500-1504 Lucerne Dr Menasha, ● 920-729-6336 ● 2-3 bedroom ● Section 8 ● No pets 	<p>Briarwood Cottages of Menasha</p> <ul style="list-style-type: none"> ● Midwest Realty Management ● 1700 Midway Place, Menasha ● 920-725-2885 ● <i>Age 55+</i> ● Pet friendly 	<p>The Heritage</p> <ul style="list-style-type: none"> ● Thedacare ● 2600 S. Heritage Woods, Appleton ● 920-738-3000 ● <i>Age 55+</i> ● 1-2 bedroom ● No pets

Neenah Area

<p>Assisi Homes of Neenah</p> <ul style="list-style-type: none"> ● Mercy Housing ● 210 Byrd Ave, Neenah ● 920-729-1771 ● <i>Age 62+</i> ● 1 bedroom ● Section 8 ● Pet friendly 	<p>Blue Frog Property Management</p> <ul style="list-style-type: none"> ● Multiple Fox Cities properties ● 920-521-9006 ● May accept Section 8 Housing Choice Vouchers 	<p>Lighthouse Landings</p> <ul style="list-style-type: none"> ● Greystone Property Management ● 120 Byrd Ave, Neenah ● 920-886-7550 ● <i>Age 62+ or disabled</i> ● 1-2 bedroom ● Accepts Section 8 Housing Choice Vouchers ● Has Section 42 apartments ● Pet friendly
<p>Fireside Commons</p> <ul style="list-style-type: none"> ● ACC Management Group ● 115 Professional Plaza, Neenah ● 920-722-2242 ● <i>Age 62+ or disabled</i> ● 1-2 bedroom ● Section 8 ● Pet friendly 	<p>Hearthside Commons</p> <ul style="list-style-type: none"> ● ACC Management Group ● 210 Haylett St, Neenah ● 920-725-8816 ● <i>Age 62+ or disabled</i> ● 1 bedroom ● Section 8 ● Pet friendly 	<p>Henrietta Apartments</p> <ul style="list-style-type: none"> ● Henrietta Foundation ● 2300 Ann St, Larsen ● 920-836-2200 ● <i>Age 55+</i> ● 2 bedroom ● Pet friendly

<p>Fox Meadows I</p> <ul style="list-style-type: none"> • ACC Management Group • 1206-1222 Doctors Dr, Neenah • 920-722-2242 • 2-3 bedroom townhouses • Section 8 	<p>Fox Meadows II</p> <ul style="list-style-type: none"> • ACC Management Group • 374-386 Stanley Ct, Neenah • 920-722-2242 • 2-3 bedroom townhouses • Section 8 	<p>Highlands at Mahler Park</p> <ul style="list-style-type: none"> • United Financial Group • 1555 Lyon Dr, Neenah • 920-722-3222 • <i>Age 55+ or disabled</i> • 1-2 bedroom • Accepts Section 8 Housing Choice Vouchers • Pet friendly
<p>Southview Apartments</p> <ul style="list-style-type: none"> • ACC Management • 128 W. Bell St, Neenah • 920-282-6175 • 2-3 bedrooms • Has Section 42 apts • Pet friendly 	<p>Titan Property Management</p> <ul style="list-style-type: none"> • Multiple apartments and homes • 920-358-0206 • 1-4 bedroom • Accepts Section 8 Housing Choice Vouchers 	<p>Western Townhomes</p> <ul style="list-style-type: none"> • 140 N. Western Ave, Neenah • 920-209-7369 • 2-3 bedroom • Accepts Section 8 Housing Choice Vouchers • Has Section 42 apartments • Pet friendly
<p>Valley VNA: Alexandrite Manor</p> <ul style="list-style-type: none"> • 1537 Lyon Dr, Neenah • 920-727-5544 • <i>Age 55+</i> • 1-2 bedroom • No pets 	<p>Primrose</p> <ul style="list-style-type: none"> • 1316 Primrose Ln, Neenah • 920-729-0672 • 2-3 bedroom • Section 8 • No pets 	<p>Neenah Court Apartments</p> <ul style="list-style-type: none"> • ACC Management Group • 2112 Marathon Ave, Neenah • 920-722-9136 • 2-3 bedrooms • Section 8 • No pets

Other places to look for housing:

- Apartments.com: www.apartments.com
- Apartmentguide.com: www.apartmentguide.com
- Craigslist: appleton.craigslist.org
- Zillow: www.zillow.com
- Trulia: www.trulia.com
- Rent.com: www.trulia.com
- Realtor.com: www.realtor.com
- Publichousing.com: www.publichousing.com
- Wisconsin Housing Search: wihousingsearch.org
- Search in your local newspaper





Oshkosh / Winnebago County Housing Authority

Main office located inside Marian Manor at:
600 Merritt Ave
Oshkosh WI 54901
920-424-1450

- Affordable housing for individuals who have low income, a disability, or are an older adult.
- Has other homes, duplexes, and townhomes located in various locations across the county.
- Requires an online application: www.ohawcha.org
- If you do not have access to a computer you may consider using your local library.
- If you do not know how to use a computer, you may consider asking a friend or family member to help you. Or you can contact the Oshkosh/Winnebago County Housing Authority to assist you.

<p>Court Tower</p> <ul style="list-style-type: none"> • 100 Court Tower, Oshkosh • 920-424-1450 • Low income, elderly, disabled • Studio-2 bedroom • Section 8 • Pet friendly 	<p>Raulf Place</p> <ul style="list-style-type: none"> • 530 N. Main St, Oshkosh • 920-424-1450 • Low income, elderly, disabled • 1-2 bedroom • Section 8 • Pet friendly 	<p>Marian Manor</p> <ul style="list-style-type: none"> • 600 Merritt St, Oshkosh • 920-424-1450 • Low income, elderly, disabled • 1-2 bedroom • Section 8 • Pet friendly 	<p>Waite Rug Place</p> <ul style="list-style-type: none"> • 300 W. Custer Ave, Oshkosh • 920-424-1450 • Low income, elderly, disabled • 1-2 bedroom • Section 8 • Pet friendly
<p>Riverside</p> <ul style="list-style-type: none"> • 101 N. 2nd St, Winneconne • 920-424-1450 • Age 62+ • 1 bedroom • Section 8 • Pet friendly 	<p>Fox View Manor</p> <ul style="list-style-type: none"> • 330 W. Main St, Omro • 920-424-1450 • Age 62+ • 1 bedroom • Section 8 • Pet friendly 	<p>Cumberland Court</p> <ul style="list-style-type: none"> • 1030 Cumberland Trail, Oshkosh • 920-424-1450 • 2-3 bedroom • Section 8 • Pet friendly 	<p>Scattered Family Sites</p> <ul style="list-style-type: none"> • 920-424-1450 • 2-5 bedroom • Townhomes, duplexes and single-family homes across Oshkosh, Neenah, and Menasha
<p>Willo Apartments</p> <ul style="list-style-type: none"> • 202 E. Tennessee Ave, Oshkosh • 920-424-1450 • 1-2 bedroom • Section 8 • Physically disabled • Pet friendly 			

Section 42, Section 8, and Section 8 Housing Choice Voucher:

What's the difference?

Section 42

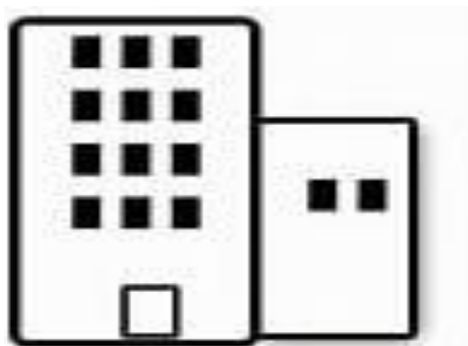
- Apartments are offered at a reduced amount if a person makes below a certain income threshold. For example, an apartment may be \$750/mo, but if a person makes below a certain income threshold they can get reduced rent to \$550/mo.
- Apply through the apartment you are looking at.
- Not income-based.
- Does not go through the Oshkosh/Winnebago County Housing Authority.
- Generally, apartment buildings have limited Section 42 units.

Section 8 Public Housing

- Referred to as Section 8 in this document.
- The voucher "stays" at the apartment.
- Rent is income-based (30% of income).
- The Oshkosh/Winnebago County Housing Authority has properties with this type of voucher. Some of those properties are: Court Towers, Marion Manor, Raulf Place, Rug Waite Place, Riverside, and Fox View Manor. To apply for these, please visit their website at www.ohawcha.org
- There are also other HUD (U.S. Department of Housing and Urban Development) apartments that offer a project-based voucher that stays with the apartment. Some of these properties are: Simeanna, Hearthside, Fireside, Lakeside, Elizabeth Court, Assisi Homes, etc... You would apply for this voucher directly through these apartment complexes.

Section 8 Housing Choice Vouchers

- This is a "mobile" voucher.
- This is administered through the Oshkosh/Winnebago County Housing Authority. Go on their website to apply www.ohawcha.org.
- If a person is awarded a voucher, then the person needs to find a landlord that is willing to accept this. Then the Oshkosh/Winnebago County Housing Authority has to agree that the property/unit is safe and sanitary.
- Rent is income-based (30% of income).
- This program waitlist opens and closes.
- This a priority waitlist, not first come first served.



Mainstream Housing Choice Voucher

- Special initiative through the Oshkosh/Winnebago County Housing Authority.
- Income-based: Rent will be 30% of income.
- Who can apply?
 - Non-elderly person age 18-61 yrs old
 - Must have a disability (can be noted on special housing authority form by a doctor)
 - Who is transitioning out of institutional or segregated setting, at serious risk of homelessness, at risk of becoming homeless, where the household includes one or more non-elderly persons with disabilities, which may include additional household members who are not non-elderly person with disabilities. A household where the sole member is an emancipated minor is not an eligible household.
- Applicants need to be referred by the ADRC or a partnering agency.
- The application is made through the Oshkosh/Winnebago Housing Authority. An individual can apply by paper application or online www.ohawcha.org. When applying online, check the box that you are applying for the Housing Choice Voucher. From there, be sure to check the box that says "disabled between 18-62 years old" and "homeless or at risk of homelessness" if that is your situation. This is what will flag them to screen you for the Mainstream Housing Choice Voucher. Remember you also need a referral letter written by the ADRC or a partnering agency.
- Mainstream Housing Choice Voucher is not designed to help someone move up quicker on the waiting list for one of the housing authority properties, rather is a voucher for a person to find their own unit/property.
- This program waitlist opens and closes.
- Contact: Kay Hinton at 920-424-1450 or kayh@ohawcha.org

Additional Housing Resources:

Advocap: Offers a homeless program with several sub-programs (Rapid Rehousing, Permanent Supportive Housing, Tenant Based Housing, and Prevention). An individual can call to be screened for their homeless program at (920) 426-0150. Note that they have wait lists that are about 6 months-2 years long. Their wait list is prioritized by who has the greatest need. There is no immediate housing offered and they are not able to pay for a motel/hotel voucher. This is for individuals who are: 1) Literally homeless either in shelter/ on motel voucher or sleeping in a place not meant for human habitation (car, storage unit, park bench). 2) Doubled up (sleeping at night in someone else's home) AND must be out within 14 days. 3) Doubled up (sleeping at night in someone else's home) AND have a sustainable income. 4) Have a 5-day eviction. 5) Fleeing domestic violence.

Rent Smart Program: This program is designed to help individuals who have no rental experience, poor rental history, bad credit history, or who have had other issues that may be a red flag to landlords. Rent Smart partners are Legal Action, Oshkosh/Winnebago County Housing Authority, and the Winnebago Apartment Association. The program focuses on the knowledge and skills to be a good renter. Topics covered will be: how much rent can you afford, the application process, who's responsible for repairs/maintenance, communication, and rental agreements. The curriculum is presented either in-person or online. An individual that completes the full course will receive a certificate of completion. This is accepted by the Oshkosh Housing Authority as one year of positive rental history. Private landlords may accept this at their discretion. These sessions occur several times throughout the year at various locations in the county and monthly online via Zoom. The entire course is six hours long. To learn more or register, please call the University of Wisconsin-Madison Division of Extension Winnebago County at (920) 232-1970 or register at <https://winnebago.extension.wisc.edu/hdr/rent-smart/> (compatible with Chrome). You can also visit <https://fyi.extension.wisc.edu/rentsmart> to learn more about the Rent Smart Program.