

- ♦ Interest in modular and mobile home development will continue as driven by need for affordable housing.
- ♦ People will continue to desire an "acre or two in the country," and pressure to convert farmland and woodland to subdivisions and lots will increase, especially in rapidly growing areas.
- ♦ The need for elderly housing will increase as the population ages.
- ♦ An excess of vacant housing units may result from the aging population choosing other options like assisted living, condominiums, and the like.
- ♦ Finding quality affordable housing will become increasingly difficult.
- ♦ High demand for housing and energy cost assistance will continue.

## 2.5 Housing Programs Currently in Use

The following programs are currently available for use in Burnett County with regard to housing.

### **Burnett County Federally Assisted Housing Projects**

The Wisconsin Housing and Economic Development Authority (WHEDA) maintains an inventory of all federally assisted housing projects in the state. The inventory is organized by county, city, project name/address, management agency, total units, program, and a breakdown of unit types (elderly, family, disabled, etc.).

The following abbreviations are used to identify the applicable program.

- ♦ LIPH - Low-Income Public Housing: Public Housing Authority owned and operated. HUD-assisted for debt service and operations.
- ♦ 221d3 - Privately owned projects with either below-market interest rate loans or market-rate loans with a subsidy to the tenants provided by HUD.
- ♦ S8/NC - Section 8 New Construction and Substantial Rehabilitation: HUD provides a rent subsidy to the owner for the difference between tenant's ability to pay and the contract rent.
- ♦ S8/EX, S8/VR, S8/MR - Section 8 Existing, Section 8 Voucher, Section 8 Mod Rehab: Existing units are selected by the tenant and HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent.
- ♦ S/515 - Section 515(I.C.): Rural Economic Community Development Services (RECDs) provides below-market rate loans to owners to reduce costs to tenants. Additional rental subsidy may be provided.