

Dane County Agencies

Tenant Resource Center

The Tenant Resource Center has limited funding for eviction prevention. If you are **low income** and **have an upcoming eviction hearing at court**, we **may** be able to help you pay your landlord. To be considered for this program, you must also:

- have been previously homeless in the last five years, or
- have a family of 6 or more, or
- currently be living in an accessible unit.

Call the Tenant Resource Center at (608) 257-0006 x7 for qualification details.

Dane County Human Services

EA Grants

Emergency Assistance (EA) grants are for **families with minor children** who have an eviction notice, who are homeless and need a security deposit, or who have a disconnect notice and have been denied by Energy Services. Walk-in hours are Monday - Friday 7:45AM - 4:30PM.

All applications are submitted by walk-in interview.

Walk-in Address: 1819 Aberg Avenue, Madison, WI 53704

(Dane County Job Center)

To leave a message: 608-242-7516

St. John's Church

DIGS Program

Call on Tuesdays and Thursdays from 8:30AM – 9:00AM to make an appointment to talk about funding for eviction prevention, security deposit, and other limited financial assistance.

Call Hasan at: 608-252-8522

Life Center Madison

Call 1st Tuesdays of each month at 11:30AM for an appointment. Financial assistance is dependent on availability of funds.

Phone: 608-222-4900

Address: 4402 Femrite Drive, Madison, WI 53716

In 2018 -- LAW Eviction Defense Project

Legal Action of Wisconsin, Inc. (LAW) will provide limited legal assistance every Tuesday of the month. Tenants will receive onsite, pro-se, limited scope representation at the Dane County Courthouse. The lawyer will handle only some parts of your case, i.e. free legal advice, help with filling out forms, help reviewing evidence, or negotiating settlements.

Phone: 608-25-3304

Address: 31 S. Mills St. Madison WI 53715

Other Agencies Outside of Madison

Middleton Outreach Ministry

For residents of Middleton/Cross Plains area, including limited addresses in west Madison. Note: NO motel vouchers avail. Hours of operation are Monday – Friday, 9:00 AM – 4:30 PM.

Phone: 608-836-7338

Address: 3502 Parmenter St, Middleton, WI 53562

Sun Prairie Home Mission Fund

Rent and utility assistance for those in Sun Prairie. May call anytime to leave a message which will be returned within two weeks for an eligibility screening. No walk-ins. Financial assistance is limited to once every 12 months.

Phone: 608-257-2534 x37

Address: 1632 W. Main St. STE 150, Sun Prairie, WI 53590

DeForest Area Needs Network

For those living in the DeForest School District, this is the same as the DeForest Joining Forces for Families office.

Phone: 608-846-9603

Email: Blankenhagen@countyofdane.com

Stoughton – START

Provides a safety net for those in crisis. START links Stoughton residents under the age of 55 with community resources, offers advocacy and provides support in housing, utilities, and transportation. Case management is offered as well as short term financial assistance when appropriate.

Phone: 608-577-5650

About Eviction

Eviction is the process where a landlord terminates your tenancy and forces you to move from the property for not paying rent or breaking another rule in the lease. They must serve proper notice, often giving you a chance to cure the problem. After that, they can file a complaint in small claims court and ask for a writ of restitution (court order to remove you and your belongings from the apartment) which the sheriff's department is responsible for carrying out.

**FOR IMPORTANT INFORMATION ON YOUR RIGHTS
AND RESPONSIBILITIES IN THE EVICTION PROCESS,
SEE OUR “EVICTION” BROCHURE, VISIT OUR WEBSITE,
OR STOP BY OUR OFFICE.**

www.tenantresourcecenter.org

Joining Forces for Families (JFF)

Limited assistance may be available for **families with minor children**. Please call the location nearest you.

Madison

2225 Allied Drive (Allied Drive)

Phone

608-273-6342

810 West Badger Road (Badger/Magnolia)

608-261-9764

3030 Darbo Drive (Darbo/Worthington)

608-246-2967

3301 Leopold Way, #112 (Leopold/Post Road)

608-273-6953

5810 Russet Road, #1 (Southwest)

608-273-6622

9 Straubel Court, #404, (Northside/Truax)

608-240-2045

7011 Flower Lane, #A (Wexford Ridge)

608-575-1064

217 Deer Valley Road, #2 (Rimrock/Southdale)

608-273-6676

JFF Offices Outside of Madison

Phone

DeForest

110 S Stevenson Street, DeForest, WI 53532

Note: Same office as the DeForest Area Needs Network

608-846-9603

Mazomanie/Mt. Horeb/Cross Plains

9 Brodhead Street, Mazomanie, WI 53560

608-795-2103

Middleton

1201 McKenna Blvd, Madison, WI 53719

608-849-2016

Oregon/McFarland/Monona/Belleville

276 Soden Drive, Oregon, WI 53575

608-835-4188

Stoughton/Cambridge/Deerfield/Marshall

343 E. Main Street, Stoughton, WI 53589

608-873-2180

Sun Prairie/Cottage Grove

1632 W. Main St. STE 150, Sun Prairie, WI 53590

608-825-3225

Verona

1200 East Verona Avenue, Verona, WI 53593

608-848-2108

Waunakee/Dane

501 South Street, Waunakee, WI 53597

608-849-2016

Other Assistance

2-1-1

General information, resources, and referral line run by United Way of Dane County. Formerly "First Call For Help."

Phone: 2-1-1 or 608-246-HELP (4357) from a cell phone.

Community Action Coalition

CAC operates the Housing Resource Desk, located in the Dane County Job Center at 1819 Aberg Ave. Housing Navigators will be available for phone inquiries and walk-ins, Monday-Friday from 8:00AM – 4:30PM.

Phone: 608-242-7406

Weekly Housing Resource lists provide information about apartments available in Dane County. Copies of this list can be picked up at the Dane County Job Center or online at www.danecountyhomeless.org or www.cacscw.org.

Address: 1819 Aberg Ave, Room 2, Madison, WI 53704

St John's Emergency Outreach Program

Call Monday, Wednesday, and Fridays at 8:30AM (sharp) for limited assistance for specific needs such as IDs, birth certificates, work clothes, out-of-town bus tickets (up to 50% of the cost), Local bus tickets, gas vouchers, telephone and mail services, medical, legal and child-related assistance.

Call Hasan at: 608-252-8522

Energy Services

Call to set up an appointment from approximately September through May for assistance with energy bills.

Phone: 608-267-8601

Address: 1225 South Park Street, Madison, WI 53703

Saint Vincent de Paul

Helps newly housed people with free household basics such as new airbeds, used living room furniture (sofas, chairs, lamps), kitchen tables and chairs, kitchen utensils, and portable cribs. Eligibility is every five years. Charitable pharmacy dispenses medication to low-income, uninsured patients. No narcotics or controlled substances.

Phone: 608-257-0919

Address: 2033 Fish Hatchery Road, Madison, WI 53713

Red Cross

Temporary, short-term housing and financial assistance when displaced by a disaster such as fire or flood.

Phone: 608-233-9300

AIDS Resource Center of Wisconsin

Limited financial assistance for people living with HIV/AIDS.

There is an intake process for people who are not enrolled in case management services through AIDS Resource Center of Wisconsin (ARCW).

Phone: 608-252-6540

Address: 600 Williamson Street, Madison, WI 53703

About the Tenant Resource Center

The Tenant Resource Center is a non-profit membership organization with a small staff. We rely primarily on volunteers to provide housing counseling, mediation services, and office assistance. The Tenant Resource Center's funding comes from the City of Madison, Associated Students of Madison (University of Wisconsin-Madison), HUD, Dane County CDBG, Dane County Human Services, and Community Shares of Wisconsin. The remainder comes from seminars, publication sales, one-time grants, and donations.

Common Myths about Eviction

MYTH: If you are evicted and forced to move out, you don't have to pay rent.

FALSE! Provided they tried to re-rent the apartment after you were evicted, the landlord can later sue you for the cost of rent and utilities until your lease would have ended as well as for court costs.

MYTH: The landlord can kick me out if I don't pay rent.

FALSE! Only a sheriff's deputy with orders from a judge can make a tenant leave (ATCP 134.09(7)). If the landlord wants you to leave, they must take you to court.

MYTH: I can't be served an eviction notice if my rent is only late by one day, one month, etc.

FALSE! Your landlord can serve you an eviction notice at the end of the day your rent is due, even if there is a "late fee."

MYTH: The court will not evict someone during winter.

FALSE! There is only a "Winter Moratorium" on not shutting off utilities that are provided by utility companies. There was never such a rule about evictions, and **the recent law 2011 Wis. Act 108 prevents any city or town in Wisconsin from having one. Eff. 12/21/11**

MYTH: The landlord can kick me out if I am not a citizen.

FALSE! Immigrants in Dane County are a protected class, regardless of their citizenship status. If the landlord thinks you are an undocumented immigrant, it is illegal to evict you for that reason or threaten to report you to immigration officials.

No part of this brochure should be regarded as legal advice, or replace an individual's responsibility to be familiar with the law. If you need legal assistance or representation, consult a Wisconsin tenant landlord attorney.

Last Updated: 2/8/18



TENANT RESOURCE CENTER

FOR HOUSING JUSTICE IN WISCONSIN

Is funded by the following:



TENANT RESOURCE CENTER

Eviction Prevention and Security Deposit Assistance

SE HABLA ESPAÑOL: (608) 237-8913

LUS HMOOB: (608) 268-1017

www.tenantresourcecenter.org

Follow us on and !

MAIN OFFICE

Social Justice Center, Suite 102
1202 Williamson Street Madison, WI 53703
Monday – Friday, 9AM-6PM
Services

In Dane County:

Housing Counseling & Info: (608) 257-0006
Eviction Prevention: (608) 257-0006 x7
Mediation: (608) 257-0006 x8
Outside Dane County: (877) 238-RENT (7368)

All: asktrc@tenantresourcecenter.org

Admin

Administration: (608) 257-0006 x0

Fax: (608) 229-1317

office@tenantresourcecenter.org

CAMPUS OFFICE

Student Activity Center, 3rd Floor, Room 3156
333 East Campus Mall, Madison, WI 53703
Hours vary, please check the website!

Phone: (608) 216-2321

uw@tenantresourcecenter.org

If you need an interpreter, materials in other formats, or accommodations of any kind, please call (608) 257-0006 x0.