



# TENANT RESOURCE CENTER

## MODERATE PRICED HOUSING

(Section 42 Tax Credit and Other Affordable Housing Projects)

### What is Section 42?

It's a tax break that companies get to make "affordable" rental housing.

### What does Section 42 mean for you?

- Income is only used to determine eligibility. Rent is NOT a percentage of income (as in subsidized/public housing/Section 8 vouchers).
- Each household must be income eligible for an apartment – usually each complex will have upper and lower limits for those that apply. For 2015, the Dane County upper limits will be in this range:

#### Maximum Annual Income based on Number of Individuals in the Family

Type of Section 42 Property	1 person family	2 person family	3 person family	4 person family	5 person family	6 person family	7 person family	8 person family
Based on 50% median county income	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950	\$51,250	\$54,550
Based on 60% median county income	\$34,740	\$39,660	\$44,680	\$49,560	\$53,580	\$57,540	\$61,500	\$65,460

- Each household will also probably have a lower limit to the acceptable amount of income. Many Section 42 properties have rules where a household must have a monthly income that is at least 3x the amount of monthly rent. For example, if an apartment were \$700/mo, the complex could require someone to earn at least \$2,100 per month.
- You must re-certify your income each year that you live in a Section 42 property. If you exceed the maximum income, you may not qualify to continue living in your Section 42 apartment.
- There are often other criteria beyond income that are used to determine eligibility for apartments. Many complexes also screen applicants for credit, landlord references and criminal history.

Materials compiled and provided by:

#### Tenant Resource Center

1202 Williamson Street, Suite 102, Madison, WI 53703 | Monday-Friday, 9am-6pm, No appointment necessary  
 Housing Counseling (City of Madison): 608-257-0006 x3 | Housing Counseling (Dane County): 608-257-0006 x4  
 Housing Counseling (Outside Dane County): 877-238-RENT | Español: 608-257-0006 x1 | Hmoob: 608-257-0006 x2  
 Email: [hhd@tenantresourcecenter.org](mailto:hhd@tenantresourcecenter.org) | Web: [tenantresourcecenter.org](http://tenantresourcecenter.org)

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Updated: 1/1/16

### Madison (North)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Sherman Glen Apartment Homes	1110 N Sherman Ave Madison, WI 53704 PH: 608-241-1190	1 – 2		Senior Housing (55+)	Heat & water included Underground parking & Senior Center membership
Northpointe Apartments	609 Vera Ct Madison, WI 53704 PH: 608-246-0914	2 – 3	X		

### Madison (East)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Common Wealth Development	1501 Williamson St Madison, WI 53703 PH: 608-255-9782	0 – 3			Williamson/Marquette neighborhood
Park Central Apartments	1115 E Wilson St & 301 S Ingersoll St Madison, WI 53703 PH: 608-251-6000	0 – 3			Stone House Development Total Units: 76
Meadow Grove Apartments	4815 Cottage Grove Rd Madison, WI 53716 PH: 608-839-5659	1 – 2		Senior Housing (55+)	Ecumenical Housing Corp
Park Glen Commons	201 N Walbridge Ave Madison, WI 53714 PH: 608-241-4200	1 – 2		Senior Housing (55+)	Pet-friendly (Under 25 lbs)
Westminster Senior Housing	6160 Dell Dr Madison, WI 53718 PH: 608-222-6700	1 – 2		Senior Housing (55+)	Cat-friendly
Williamstown Bay East	913 Acewood Blvd Madison, WI 53716 PH: 608-838-6515	1 – 2	X	Senior Housing (55+)	
Eastpointe Apartments	309 Clyde Gallagher Ave #1 Madison, WI 53714 PH: 608-244-7601	1 – 3	X		
Hanover Square Apartments	2461 Old Camden Sq Madison, WI 53718 PH: 608-241-0055	1 – 3			Stone House Development Garage included Pet-friendly
Prentice Park	803 North Thompson Dr Madison, WI 53704 PH: 608-242-0050	1 – 3			Gorman & Company
The New Monona Shores	2 Waunona Woods Ct Monona, WI 53713 PH: 608-224-1788	1 – 3			
Meadow Park Townhomes	67 N Walbridge Ave Madison, WI 53714 PH: 608-241-0489	2 – 3			Managed by Meridian

### Madison (South)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Avalon Madison Village	4647 Atticus Way Madison, WI 53711 PH: 608-276-6020	1 – 3			Gorman & Company Total Units: 104 3 BR + Lofts available; avalonmadisonvillagecom
Prairie Crossing	2418 Allied Dr Madison, WI 53711 PH: 608-277-1715	2			
Parker Place	2401 Parker Pl Madison, WI 53713 PH: 608-250-2599	3			Bi-level Townhomes Pet-friendly (breed restrictions)

### Madison (West)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Willow Pointe	6725 Schroeder Rd Madison, WI 53711 PH: 608-273-2660	1 – 3			
Prairie Park Senior Apartments	6530 Schroeder Rd Madison, WI 53711 PH: 608-276-5785	1 – 2		Senior Housing (55+)	Stone House Development Pet-friendly (small dogs) Underground parking
Rosewood Villas	902 North High Point Rd Madison, WI 53717 PH: 608-827-5500	1 – 2		Senior Housing (55+)	Pet-friendly (small dogs & cats)
Prairie Crossing	2414 Allied Dr #1 Madison, WI 53711 PH: 608-277-1715	2			Heat & water included
Trillium Homes	2 Craig Ave Madison, WI 53704 PH: 608-233-7995	2			
Fairwood Arms Apts	4733/4737/4741 Crescent Rd Madison, WI 53711 PH: 608-276-7967	N/A			

### Madison (Central, 1 of 2)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
YWCA	101 E Mifflin St Madison, WI 53703 PH: 608-257-1436	0 – 2			Furnished
Quisling Terrace	2 W Gorham St Madison, WI 53703 PH: 608-287-1587	0 – 2			Gorman & Company Cat-friendly Onsite parking
c/o Oakbrook Corporation	641 W Main St Madison, WI 53703 PH: 608-284-0641	0 – 4			Cat-friendly Underground parking
Porchlight, Inc	306 N Brooks St Madison, WI 53715 PH: 608-257-2534	0 – 4			Various Madison locations

**Madison (Central, 2 of 2)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Madison Mark	132 E Wilson St Madison, WI 53703 PH: 608-268-1384	1 – 2			Stone House Development Total Units: 111
City Row Apartments	602-626 East Johnson St Madison, WI 53703 PH: 608-250-2551	1 – 3			Stone House Development (call to get on waiting list) Total Units: 83 (some market rate rent); certified green-built; 1 <sup>st</sup> EnergyStar qualified in WI
The Avenue	1954 E Washington Ave Madison, WI 53704 PH: 608-256-2799x218	1 – 3			Roll-in showers available

**Belleville (53508)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Sugarwood	50 Heritage Ln PH: 608-424-9980	1 – 2		Senior Housing (55+)	Heat included Pet-friendly

**Cottage Grove (53527)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Glenwood Senior Living Community	405 W Cottage Grove Rd PH: 608-839-1880	1 – 2		Senior Housing (55+)	
Taylor Ridge Apartments	510 Westlawn Dr 608-839-5659	1 – 2		Senior Housing (55+)	

**Cross Plains (53528)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Applewood View Apartments	2704 Military Rd PH: 608-258-2080	1		Senior Housing (55+)	
Pine Meadows	1310 Bourbon Rd PH: 608-838-4000	2 – 3			

**Dane (53529)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Meadowlark Townhouses	230 North St PH: 608-258-2085	2 – 3			

**DeForest (53532)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Walnut Grove	206 N Main St PH: 608-846-6999	1	X	Senior Housing (55+)	Must have county funding; Independent & Assisted Living
Williamstown Bay	500 Bassett St PH: 608-846-7265	1 – 2		Senior Housing (62+)	Pet-Friendly

## Fitchburg

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Chapel Valley Apartment Homes	5771 Chapel Valley Rd Fitchburg, WI 53711 PH: 608-278-8626	1 – 2		Senior Housing (55+)	Heat included
Nakoma Heights	4929 Chalet Gardens Rd Fitchburg, WI 53711 PH: 608-271-0611	1 – 2			Total Units: 48 1BR; 96 2BR
Fitchburg Springs Apartments	3325 Leopold Way Fitchburg, WI 53713 PH: 608-273-4090	1 – 3			Gorman & Company Total Units: 104 Cat-friendly
Fairwood Arms	4737 Crescent Rd #28 Fitchburg, WI 53711 PH: 608-276-7967	2			
King James Court	5673 King James Ct Fitchburg, WI 53719 PH: 608-277-8885	3			Total Units: 48

## Marshall (53559)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
School Street Apartments	402 & 510 Madison St PH: 608-655-3968	3			

## Mazomanie (53560)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Brodhead Street	25-41 Brodhead St 608-258-2080	1 – 2			Wisconsin Management Company, Inc

## McFarland (53558)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
The Cottages	5165 Taylor Rd PH: 608-838-6515	1 – 2			Oakbrook Corporation Cat-friendly
Williamstown Bay	4809 Dale St PH: 608-838-6515	1 – 2		Senior Housing (55+)	Oakbrook Corporation Pet-friendly

## Middleton (53562)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Parmenter Circle	2310 Parmenter St 608-443-1051	3			Oakbrook Corporation

## Monona (53716)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Monona Meadows	250 Femrite Dr PH: 608-221-4422	0 – 1	Section 202	Senior Housing (62+)	4 wheelchair accessible 1BRs
Frost Woods Senior Housing	101 Frost Woods Rd PH: 608-226-0790	1 – 2		Senior Housing (55+)	Heat & underground parking included Cat-friendly

**Mount Horeb (53572)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Lincoln Court Senior Apartments	108 Lincoln Ct PH: 608-437-4649	1 – 2		Senior Housing (55+)	

**Oregon (53575)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
One West Wolfe	111 Wolfe St PH: 608-835-8188	1 – 2		Senior Housing (55+)	Pet-friendly (small dogs & cats)
Oregon Senior Housing	139 Wolfe St PH: 608-835-6717	1 – 2		Senior Housing (55+)	Total units: 12 1BR, 12 2BR Heat & water included Pet-friendly (small dogs & cats)
Genesis Housing	250 S Oak St PH: 608-455-8784	2		Senior Housing (55+) or Disabled	Total Units: 20 Pet-Friendly Tenant pays electricity

**Stoughton (53589)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Harbor House	1221 E Main St PH: 608-873-8333	1		Senior Housing (55+)	Independent & Assisted Living
Rosewood	300 Silverado Dr PH: 608-877-9388	1 – 2		Senior Housing (55+)	Heat included Pet-friendly (small dogs & cats)
Rosewood II	321 Dvorak Ct PH: 608-877-9388	1 – 2		Senior Housing (55+)	Heat included Pet-friendly (small dogs & cats)
Cascade Falls Apartments	1215 and 1233 Jackson St PH: 608-873-1888	3			
Eagle Ridge Apartments	1233 Jackson St PH: 608-873-1888	3			Cat & small, caged animal-friendly

**Sun Prairie (53590)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Angel Park Senior Apartments	426 Park St 608-837-9400	1 – 2		Senior Housing (55+)	Special features for the deaf and hard of hearing
Sunwood Apartments	1750 Linnerud Dr PH: 608-825-1455	1 – 2		Senior Housing (55+)	Heat included Pet-friendly (small dogs & cats)
The Uplands	249 Musket Ridge Dr PH: 608-837-6355	2 – 4			Some are townhomes
Rolling Prairie Apartments	415 S Bird St PH: 608-837-8262	3			Gorman & Company
Vandenburg Heights	1204 N Pine St PH: 608-837-8859	3 – 4			Oakbrook Corporation Duplexes w/carports Cat-friendly
Hamilton Place	102 Park Cir PH: 608-837-3353				
Sunny Hill Apartments	700- 724 Frances Ct PH: 608-837-2768				

**Verona (53593)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Prairie Oaks Senior Housing	1049 Enterprise Dr PH: 608-848-1588	1 – 2		Senior Housing (55+)	Pet-friendly
Sugar Creek	304 Church St PH: 608-845-5561	1 – 2		Senior Housing (55+)	

**Waunakee (53597)**

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Cannery Row Senior Apartments	301 E 3rd St PH: 608-850-5141	1 – 2		Senior Housing (55+)	Heat & cable TV included
Country View	607 Reeve Dr PH: 608-849-4383	1 – 2		Senior Housing (55+)	Oakbrook Corporation

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