



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 2016, 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	\$29,400	\$33,600	\$37,800	\$41,950	\$45,350	\$48,700	\$52,050	\$55,400
Based on 60% median county income	\$35,280	\$40,320	\$45,360	\$50,340	\$54,420	\$58,440	\$62,460	\$66,480

- 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.

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1202 Williamson Street, Suite 102, Madison, WI 53703 | Monday-Friday, 9 AM-6 PM | Walk in, no appointment necessary.

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Madison - East

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Yahara River View Apartments	Office: 1501 Williamson St. Madison, WI 53703 Apt Location: 1459 E Main St. PH: 608-255-9782	0 – 3			Common Wealth Williamson/Marquette neighborhood
Park Central Apartments	Office: 1115 E Wilson St Madison, WI 53703 Apt Location: 1115 E Wilson St. & 301 S Ingersoll St. PH: 608-251-6000	0 – 3			Stone House Development Total Units: 76
Park Glen Commons	201 N Walbridge Ave. Madison, WI 53714 PH: 608-241-4200	1 – 2		Senior Housing (55+)	Pet friendly (Under 30 lbs.)
Westminster Senior Housing	6160 Dell Dr. Madison, WI 53718 PH: 608-222-6700	1 – 2		Senior Housing (55+)	Cat friendly Nonsmoking building
Eastpointe Apartments	309 Clyde Gallagher Ave. #1 Madison, WI 53714 PH: 608-244-7601	1 – 3	X		
Hanover Square Apartments	Office: 2461 Old Camden Sq. Madison, WI 53718 Apt Location: Old Camden Sq. & Quarry Park Rd. PH: 608-241-0055	1 – 3			Stone House Development Garage included Pet friendly
Prentice Park	Office: 803 N. Thompson Dr. Madison, WI 53704 Apt Location: 739-817 N. Thompson Dr. PH: 608-242-0050	1 – 3			Gorman & Company Cat friendly, dogs considered
The New Monona Shores	Office: 2 Waunona Woods Ct. Apt Location: 2-11 Waunona Woods Ct Madison, WI 53713 PH: 608-224-1788	1 – 3			Laundry in unit Cat friendly, dogs under 35 lbs (Cat fee \$10, Dog fee \$35)
Pinney Lane Apartments	902 Royster Oaks Dr. Madison, WI 53714 PH: 608-251-6000(1261)	1 – 3			Lower income units set aside for military veterans and people who are permanently disabled
Eagle Harbor Apartments	1360 MacArthur Rd. Madison, WI 53714 PH: 608-850-5141	1 – 3			No pets Wheelchair accessible
Meadow Park Townhomes	67 N Walbridge Ave. Madison, WI 53714 PH: 608-838-8644	2 – 3			Managed by Meridian

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Lyric Apartments	1010 E Washington Ave Madison, WI 53703 PH: 608-251-6000	0 – 2			Stone House Development
Carbon at Union Corners	2418 Winnebago St Madison, WI 53704 PH: 608-242-4400	2 – 3			Gorman and Company

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		Meridian Group Inc
Tennyson Ridge	1902 Tennyson Lane Madison, WI 53704 PH: 608-204-5960	1 – 3			Heat Included

Madison - South

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Seven Oaks Apartments	1108 Moorland Rd. Madison, WI 53713 PH: 608-251-6500	0 – 3			Pet friendly (Dogs under 50 lbs. with breed restrictions)
Burr Oaks Senior Apartments	2417 Cypress Way Madison, WI 53713 PH: 608-250-2585	1 – 2		Senior Housing (55+)	
Avalon Madison Village	4647 Atticus Way Madison, WI 53711 PH: 608-276-6020	1 – 3			Gorman & Company Total Units: 104 Some units have lofts in them avalonmadisonvillage.com
Pheasant Ridge Apartments	Office: 2500 Rimrock Rd. Suite 107 Apt Location: 2617-2713 Pheasant Ridge Tr. Madison, WI 53713 PH: 608-630-9050	1 – 3			Cat-friendly
Prairie Crossing	Office: 2418 Allied Dr Apt. 1 Madison, WI 53711 Apt Location: 2418 Allied Dr Madison, WI 53711 PH: 608-277-1715	2			
Parker Place	2401 Parker Pl Madison, WI 53713 PH: 608-250-2599	3 – 4			Bi-level townhomes Pet-friendly (breed restrictions)
Maple Grove Commons	3204 Golden Copper Lane Madison, WI 53719 PH: 414-467-3185	1 – 3			Pet-friendly (some restrictions)

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Madison - West

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Prairie Park Senior Apartments	6530 Schroeder Rd Madison, WI 53711 PH: 608-276-5785	1 – 2		Senior Housing (55+)	Stone House Development Free internet Pet friendly (cats and small dogs) Underground parking
The Overlook at Midtown	Office: 8119 Mayo Dr. Madison, WI 53719 PH: 608-302-4522	1 – 3			
Waterleaf	6723 Schroeder Rd Madison, WI 53711 PH: 608-273-2660	1 – 3			Pet friendly
Common Wealth	Office: 1501 Williamson St. Apt Location: Meadowood Subdivision Madison, WI 53703 PH: 608-255-9782	1 – 3			Meadowood Subdivision
The Overlook at Hilldale	4620 Frey St. Madison, WI 53705 PH: 608-238-3776	1 – 3			Pet friendly Wheelchair accessible building
Arbor Crossing	2715 Marshall Ct. Madison, WI 53705 PH: 608-238-3464	1 – 3			
Trillium Homes	Office: 2 Craig Avenue Madison, WI 53704 PH: 608-233-7990	2			Pet-friendly Wheelchair accessible Single family houses
The New Fountains Apartments	Office: 5401 Williamsburg Way Madison, WI 53719 PH: 608-729-5506	0-3			Is not a part of a project but has 100 apartments at less than market rate

Madison - Central

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		Female-identified occupants only	Furnished 1-2 bedroom apartments are for single women with children under 5 years old
Quisling Terrace	2 W Gorham St Madison, WI 53703 PH: 608-287-1587	0 – 2			Gorman & Company Cat friendly Onsite parking
City Row Apartments	614 East Johnson St Madison, WI 53703 PH: 608-250-2551	0 – 3			Stone House Development (call to get on waiting list) Total Units: 83 (some market rate rent); certified green-built; 1 st EnergyStar qualified in WI

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641 W Main Street	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 (Continued)

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
The Avenue	1954 E Washington Ave Madison, WI 53704 PH: 608-256-2799x214	1 – 3	X		Roll-in showers available Cats and dogs under 25 lbs Free parking

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+)	

Cross Plains (53528)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Applewood View Apartments	Office: P.O. Box 81, Waunakee, WI 53597 Apt Location: 2704 Military Rd, Cross Plains, WI 53528 PH: 608-225-0611	1 – 2		Senior Housing (55+)	Pet friendly (breed restrictions)
Pine Meadows	Office: P.O. Box 81, Waunakee, WI 53597 Apt Location: 100 Pine Meadows Ct, Cross Plains, WI 53528 PH: 608-225-0611	2 – 3			No pets

Dane (53529)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Meadowlark Townhouses	230 North St PH: 608-798-4591	2 – 3			

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DeForest (53532)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Williamstown Bay	500 Bassett St PH: 608-846-7265	1 – 2		Senior Housing (55+)	Pet friendly

Fitchburg

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
The New Fountain Apartments	5401 Williamsburg Way Fitchburg, WI 53719 PH: 608-274-2727	0 – 2	X		Pet friendly (dog breed restrictions)
Chapel Valley Senior Apartments	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
Maple Lawn Apartments	2861 Coho St. Fitchburg, WI 53713 PH: 608-271-9042	1 – 2			
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			
Stone Crest Apartments	5673 King James Ct Fitchburg, WI 53719 PH: 608-277-8885	3			Total Units: 48 Pet friendly (dog breed restrictions)

Mazomanie (53560)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Brodhead Street	Office: 2040 S Park St. Madison, WI 53713 Apt Location: 25-41 Brodhead St PH: 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 and dog friendly
Williamstown Bay	4809 Dale St PH: 608-838-6515	1 – 2		Senior Housing (55+)	Oakbrook Corporation Pet friendly

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Middleton (53562)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Heritage Senior Living	6206 Maywood Ave. PH: 608-831-7004	1 – 2		Senior Housing (55+)	
Meadow Ridge	7625 Lisa Lane PH: 608-841-1886				Oakbrook Corporation kodonnell@oakbrookcorp.com

Middleton (53562, Continued)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Parmenter Circle	2310 Parmenter St PH: 608-203-1000	3			Oakbrook Corporation No pets No smoking

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 Pet friendly
Frost Woods Senior Housing	101 Frost Woods Rd PH: 608-226-0790	1 – 2		Senior Housing (55+)	Heat & underground parking included Cat friendly
Heritage Monona	211 Owen Rd. Monona, WI 53716 PH 608-441-2400	1 – 2		Senior Housing (55+)	

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+)	Pet friendly

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)

Stoughton (53589)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Rosewood	300 Silverado Dr PH: 608-877-9388	1 – 2		Senior Housing (55+)	Heat included Pet friendly (small dogs & cats)

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Rosewood II	321 Dvorak Ct PH: 608-877-9388	1 – 2		Senior Housing (55+)	Heat included Pet friendly (small dogs & cats)
Elven Sted	601 8 th St PH: 608-541-8844	1 – 3			Wheelchair accessible
Cascade Falls Apartments	Office: 1233 Jackson St Apt Location: 1215 and 1233 Jackson St PH: 608-873-1888	3			

Sun Prairie (53590)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Angell Park Senior Apartments	426 Park St PH: 608-225-4003	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)
Sunny Hill Apartments	Office: 708 Frances Ct #1 PH: 608-837-2768	1 – 3			
Hamilton Place	102 Park Cir PH: 608-837-3353	1 – 3			
The Uplands	249 S. Musket Ridge Dr PH: 608-837-6355	2			Some are townhomes
Rolling Prairie Apartments	415 S Bird St PH: 608-837-8262	3			Gorman & Company

Verona (53593)

Name of Complex	Contact Information / Obtain/Mail Application	#BR	Other Housing Project	Eligibility	Miscellaneous
Prairie Oaks II Senior Apartments	1049 Enterprise Dr PH: 608-845-7475	1 – 2		Senior Housing (55+)	Pet friendly
Sugar Creek Senior Apartments	206 S. Marietta 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	301 E 3rd St PH: 608-850-5141	1 – 2		Senior Housing (55+)	Heat & cable TV included Wheelchair accessible Underground parking
Country View	607 Reeve Dr PH: 608-849-4383	1 – 2		Senior Housing (55+)	Oakbrook Corporation Pets under 25 lbs allowed Heat included
Essex Apartment Homes	5469 Westshire Cir. PH: 608-310-4510	1-2		Senior Housing (55+)	Heat included
Madison and Main	301 E. Main St. PH: 608-850-9131	1 – 2			Pets under 60 lbs allowed (bread restrictions) Building is wheelchair accessible

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