



Subsidized Housing for Seniors and Adults with Disabilities

- Income Limits & Application Requirements
- Tips on Applying
- Looking for Subsidized Housing while Experiencing Homelessness
- Subsidized Options for Seniors and Adults with Disabilities

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Subsidized Housing for Seniors and People with Disabilities

What is subsidized housing?

Sometimes known as Public Housing or Affordable Housing, as your income determines rent. Rent is about 30% of your monthly income. There are income limits set to qualify. These buildings are specifically designed to support seniors, people with disabilities, along with low-income families. This type of housing is NOT the same as having a Section 8 voucher.

Do you financially qualify for subsidized housing?

Financial qualifications vary between types of subsidized housing. Here is a general idea of income qualifications.

 Housing Authorities income limits 2025: 1 person household: \$72,700 2 person household: \$83,100	 Subsidized housing apartment complexes income limits vary by property, if your income is below the provided numbers, you are likely financially qualified. If you make more, reach out to the property you are interested in directly: 1 person household: \$45,450 2 person household: \$51,950
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Subsidized Housing for Seniors and People with Disabilities

The options on this list are specifically for seniors and adults with disabilities; there are other available subsidized housing options for low-income families. This is not an all-inclusive list of subsidized housing in Dane County. That is available on the Homeless Services Consortium website. We did not include buildings that are currently under construction or not accepting new applicants. Information about Housing Authorities and subsidized housing apartment complexes are featured in this list. Both housing authorities and the various subsidized apartment complexes have separate applications and waitlists for subsidized units.

City & County Housing Authorities

Housing Authorities have been established in nearly every county of the state so that today there are over 100 Housing Authorities in Wisconsin. Housing Authorities manage low-income public housing programs and a variety of other housing assistance programs for low income families, elderly persons, disabled persons and other members of their community.

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Subsidized Housing Apartment Complexes

Apartment complexes that are managed by various property management companies. They oversee waiting lists, process applications, conduct background checks, and select eligible tenants.

Information courtesy of ADRC of Dane County. The ADRC does not endorse or recommend specific agencies. This list is provided with the best available information as of December 2025.



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Tips for Application

Documents Required for Subsidized Housing Applications

1. IDs for Adults
2. Birth Certificates for children
3. Social Security Cards; and
4. Proof of Income (Social Security award letter, paystubs, etc.)

Waiting Lists:

- Subsidized Housing in Dane County have waiting lists, when you submit an application, you are submitting an application for the waitlist. Your application will not be fully processed until your name is at the top of the waiting list.
- Waiting lists for subsidized housing may range from 6 months to 4 years.
- Waiting lists are “purged” in various intervals of time, sometimes every year or every couple of years, the property management company or housing authority will reach out via a letter in the mail. If you are still interested in being on the waiting list you will have to reply to them in a short period of time. Because of that, it is important to provide an accurate mailing address that you can access frequently and update the different properties when your address changes. If they receive a return to sender, you will be removed from the waiting list per HUD standards provided to subsidized housing providers.

Application Process:

- Each apartment complex or management company may have different application processes
- Follow directions carefully to avoid delays or rejections
- Be sure to provide accurate contact information, especially your mailing address as discussed in the previous section.
- If you are concerned about an accurate mailing address, most properties offer the ability to add an advocate to your application that can receive correspondence from the management company. To add an advocate, you will have to complete additional paperwork including a Release of Information (ROI) so that the properties can communicate with your advocate.
- Meridian properties (options included in our list) and other subsidized housing apartment complexes utilize an online software called “Rent Café” to submit an application – if you are unable to access or utilize a computer to use the online option, you are able to request a paper application for Meridian Properties by calling 608-836-1152
- You will have to create a login to utilize “Rent Café” and will have to create a new account for each Meridian Property you apply for. Be sure to track your login for each property.
- If you do not have housing history, you will need to report where you have been staying (on Rent Café add “1 Homeless to that section), if your housing history is outside of a lease agreement you will need a third-party to verify your housing history.
- Many companies offer appeals process for rejected applications



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Other Tips for Application:

- “Subsidized Housing” and “Section 8 Housing” are often used interchangeably. For the purpose of this list, we will not be utilizing “Section 8 Housing” as it is often confused with a “Section 8 voucher” which is not something we discuss on this list. The application to obtain a “Section 8 voucher” in Dane County is currently closed and is not open often (sometimes 5+ years at a time). If you think you are on the waiting list for a “Section 8 voucher” contact the Housing Authorizes directly to check on your status in their system.
- The ADRC does not manage any subsidized housing properties, for more support completing applications you will have to reach out to other agencies.

Other Housing Resources:

Getting Help with Housing Applications

If you need help filling out housing applications, consider the following resources:

- Family, friends, or neighbors may be able to assist.
- If you have a case manager, ask them for assistance.
- Individuals aged 60 or older should contact their local Senior Center.

Looking for Subsidized Housing while Experiencing Homelessness

- For more information on homelessness and housing resources, contact the Homeless Services Consortium Outreach team at 888-817-4155 or email coordinator@danesos.org or <https://www.danecountyhomeless.org/get-help/outreach-services>
- If you are a veteran experiencing homelessness, please contact the National Call Center for Homeless Veterans at 877-424-3838, visit this website for more information: <https://www.va.gov/homeless/>
- Several other providers can help those experiencing homelessness apply for housing:
 - The Beacon can help clients enrolled at the Beacon with document completion and obtaining vital documents. Visit their website for the most up-to-date information: <https://catholiccharitiesofmadison.org/the-beacon/>
 - Urban Triage is currently the Housing Navigation provider in Dane County. Visit their website for the most up-to-date information about their available services: <https://urbantriage.org/>

Don't Qualify for Subsidized Housing?

Review other housing option lists here:

- ADRC Senior Housing List: <https://www.daneadrc.org/Resources>
- Less Expensive Housing Options (Section 42):
https://www.danecountyhomeless.org/files/ugd/73dee7_2094aaa61d404dea8449310b18ec14b3.pdf
- Urban Triage Housing Resource List: <https://urbantriage.org/housing-services/housing-resource-list>

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2865 N. Sherman Avenue, Madison, WI 53704 (608) 240- 7400 FAX (608) 240-7401

City & County Housing Authorities

City of Madison	UNITS	AGE	OTHER INFO
Madison Community Development Authority (CDA) Office: 30 W Mifflin Street, Suite 501 Madison, WI 53703 P: 608-266-4675 F: 608-264-9291	Over 800 units, including 1, 2, 3, 4, and 5 bedroom apartments, duplexes and townhouses located in the City of Madison.	Disabled Housing 18+ Senior Housing 62+	<ul style="list-style-type: none"> Must complete online application (https://madisoncda.myhousing.com/?abandon=False) Completing the online application adds you to all of the waitlists for CDA properties you qualify for. Review preferences (https://www.cityofmadison.com/dpced/housing/documents/CDA%20WL%20Preferences%2010262021.pdf) that may shorten time on the waitlist

Dane County Housing Authority	UNITS	AGE	OTHER INFO
Dane County Housing Authority (DCHA) Office: 2917 International Ln. #201, Madison, WI 53704 P: 608-224-3636 F: 608-224-3632	About 100 elderly or disabled units are located in Cross Plains, Mazomanie, Monona, Stoughton & Sun Prairie. All units are outside the city of Madison.	Disabled Housing 18+ Senior Housing 62+	<ul style="list-style-type: none"> Must apply to DCHA subsidized housing through Wisconsin Management Company (https://www.wisconsinmanagement.com/?_yTrackUser=MzU3NjExNDA4OSM1NjQ0NDIzODE%253d-yBR61xxZTgA%253d&_yTrackVisit=NjA0NTc3MzU2OCMxNTE2ODgxODM1-MnmNH6hdO9c%253d&_yTrackReqDT=50431820250809) Review preferences (https://www.dcha.net/files/ugd/dbb108_6acf333b811e4891aa215d0ec81b37f7.pdf) that may shorten time on the waitlist

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City & County Housing Authorities Continued

DeForest Housing Authority	UNITS	AGE	OTHER INFO
DeForest Housing Authority Office: 509 N Main Street, DeForest WI 53532 P: 608-846-4082	About 32 1-bedroom units available	Disabled Housing 18+ Senior Housing 62+	<ul style="list-style-type: none"> ○ Contact office to submit an application

Stoughton Housing Authority	UNITS	AGE	OTHER INFO
Stoughton Housing Authority Office: 924 Jackson St, Stoughton, WI 53589 P: 608-873-7855	About 89 1-bedroom units available and 2 2-bedroom units.	Disabled Housing 18+ Senior Housing 62+	<ul style="list-style-type: none"> ○ Contact office to submit an application

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Subsidized Housing Apartment Complexes

MADISON — CENTRAL	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Capitol Centre</u> 333 W. Dayton Street Madison, WI 53703 Phone:608-255-5311 Fax:608-729-0729	1-bedroom units	62+ and/or Persons with a Disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Small pets allowed • Social Services Coordinator • This is a Meridian Property, use “Rent Café” to apply online: (https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=108) or request a paper application by calling: 608-836-2916
MADISON - NORTH	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Dryden Terrace</u> 1902 Londonderry Drive Madison, WI 53704 Phone:608-241-3135 Fax:608-260-7707	1-bedroom units	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Small pets allowed • Social Services Coordinator • This is a Meridian Property, use “Rent Café” to apply online: (https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=125) or request a paper application by calling: 608-836-2916

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MADISON - SOUTH	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Fischer Taft</u> 2110 Fisher Street Madison, WI 53713 Phone:608-255-9133 Fax:608-442-5274	1-bedroom units	62+ and Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Small pets allowed • Social Services Coordinator • This is a Meridian Property, use “Rent Café” to apply online: (https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=207) or request a paper application by calling: 608-836-2916
<u>Southridge Village</u> 2909-2965 Coho Street & 1914-1918 Post Road Madison, WI 53713 Phone:608-273-2797 Fax:608-273-0999	1, 2 & 3 Bedroom Units	62+ or Disabled (Family Units are in the building)	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • This is a Meridian Property use “Rent Café” to apply online: (https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=207) or request a paper application by calling 608-836-2916

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MADISON - WEST	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Revival Ridge</u> 2313 Allied Dr. Madison, WI 53711 (414) 238-5143	1, 2 & 3 Bedroom Units	62+ or Disabled (Family Units are in the building)	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> Assistance animals only Service Coordinator available to assist with connecting to community resources Managed by Lutheran Social Services, use “Rent Café” to apply (https://revival-ridge-rentcafewebsite.securecafe.com/onlineleasing/revival-ridge/guestlogin.aspx?utm_nooverride=1&propleadsourcesource=1281278=portal&_yTrackUser=MzU3NjA3MTcxMyMyODk2NzYyNzQ%253d-Cm%252bFaqc7jz4%253d&_yTrackVisit=NjExNTg5ODAzMSMxMjQ5Mzc0Nzc0-iCx9VTwZ5%252f0%253d&_yTrackReqDT=52161520250310)
<u>Segoe Terrace</u> 602 Sawyer Terrace Madison, WI 53705 Phone:608-231-2343 Fax:608-231-2385	1-bedroom Units	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> Small pets allowed Social Service Coordinator This is a Meridian Property use “Rent Café” to apply online: (https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=206) or request a paper application by called 608-836-2916

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MCFARLAND	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Homestead</u> 5910 Anthony Street McFarland, WI 53558 Phone:608-838-8644 Fax:608-838-9054	1, 2 & 3 Bedroom Units	62+ and/or Persons with a disability (Family Units are in the building)	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Small pets allowed • This is a Meridian property use "Rent Café" to apply online: https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=135 or request a paper application by calling 608-836-2916
MIDDLETON	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Voss Haus</u> 6710 Elmwood Avenue Middleton, WI 53562 Phone:608-831-5990 Fax:608-416-7733	1-bedroom units	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Small Pets Allowed • This is a Meridian Property use "Rent Café" to apply online: https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=211 or request a paper application by calling 608-836-2916

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MONONA	UNITS	AGE	RATES & FACILITIES	OTHER INFO
Monona Hills 353 Owen Road Monona, WI 53716 Phone:608-221-8988 Fax:608-221-3250	1-bedroom	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> Small Pets Allowed This is a Meridian Property use “Rent Café” to apply online: https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=158 or request a paper application by calling 608-836-2916
Monona Meadows 250 Femrite Drive Monona, WI 53716 Phone:608-221-4422 Fax:608-221-8077	76 units total, Studio and 1-bedroom	62+ and some apartments equipped to accommodate those who are mobility impaired (available to those over the age of 18)	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> Small pets allowed, one dog or cat per unit To receive an application, stop in or call, they can also mail or fax applications

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MT. HOREB	UNITS	AGE	RATES & FACILITIES	OTHER INFO
Maple Terrace 115 Maple Court Mt. Horeb, WI 53572 Phone:608-221-8988 Fax:608-260-7716	1-bedroom	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Small Pets Allowed • Social Service Coordinator • This is a Meridian Property use “Rent Café” to apply online: https://www.meridiangroupinc.net/n-property/properties-detail.asp?uniquerecordid=204 or request a paper application by calling 608-836-2916
The Wright Place 204 Durtschi Dr Mt. Horeb, WI 53572 Phone:608-437-2088	20 1-bedroom units	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Managed by ACC Management group, (https://accmanagementgroup.com/properties/property.php?propertyid=237) contact them for more information
OREGON	UNITS	AGE	RATES & FACILITIES	OTHER INFO
Genesis Housing 230 S Oak St Oregon, WI 53575 Phone:608-835-8600	1 & 2 bedroom units	62+ and/or Persons with a disability	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> • Pets are allowed • Call for availability (608-835-8600) • Application is available on “Rent Café” (https://www.geneshousinginc.org/)

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SUN PRAIRIE	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Colonial View Apartments</u> 601 Thomas Dr Sun Prairie WI 53590 Phone: 608-837-3174		62+ and mobility-impaired residents	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> Application is available on their website (https://colonialviewapartments.com/#home-section)
VERONA	UNITS	AGE	RATES & FACILITIES	OTHER INFO
<u>Shettler Terrace</u> 113 Paoli St. Verona, WI 53593 Phone: 888-237-5710 Fax: 608-822-4779	32 Units	62+ and/or Persons with a disability and their families	Rent is subsidized, renter would pay 30% of your income	<ul style="list-style-type: none"> Application available on DAK Management website: https://www.dakgroup.org/_files/ugd/5a171a_d28b3d9f2ac54c63ba44928b18ada9be.pdf General information also available on their website: https://www.dakgroup.org/southern-wi

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