



WHEDA

**Wisconsin Standard Multifamily Tax Subsidy Project
Vacancy to Vitality Loan - Multifamily
Estimated Maximum Income and Rent Limits**

Effective April 1, 2025

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Family Income Limits at 100% of HUD Estimated 2025 County Median Income

Effective April 1, 2025

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
COUNTY:									
Brown	74,900	85,600	96,300	107,000	115,600	124,100	132,700	141,300	149,800
Calumet	78,100	89,200	100,400	111,500	120,500	129,400	138,300	147,200	156,100
Chippewa	72,300	82,600	92,900	103,200	111,500	119,800	128,000	136,300	144,500
Columbia	74,300	84,900	95,500	106,100	114,600	123,100	131,600	140,100	148,600
Dane	90,900	103,900	116,900	129,800	140,200	150,600	161,000	171,400	181,800
Dodge	69,000	78,800	88,700	98,500	106,400	114,300	122,200	130,100	137,900
Door	70,600	80,700	90,700	100,800	108,900	116,900	125,000	133,100	141,200
Douglas	70,500	80,500	90,600	100,600	108,700	116,700	124,800	132,800	140,900
Dunn	69,200	79,100	89,000	98,800	106,800	114,700	122,600	130,500	138,400
Eau Claire	72,300	82,600	92,900	103,200	111,500	119,800	128,000	136,300	144,500
Fond du Lac	68,500	78,300	88,100	97,800	105,700	113,500	121,300	129,100	137,000
Grant	65,000	74,300	83,600	92,800	100,300	107,700	115,100	122,500	130,000
Green	74,100	84,700	95,300	105,800	114,300	122,800	131,200	139,700	148,200
Iowa	79,400	90,800	102,100	113,400	122,500	131,600	140,700	149,700	158,800
Jefferson	76,700	87,700	98,700	109,600	118,400	127,200	135,900	144,700	153,500
Kenosha	74,800	85,500	96,200	106,800	115,400	123,900	132,400	141,000	149,600
Kewaunee	74,900	85,600	96,300	107,000	115,600	124,100	132,700	141,300	149,800
La Crosse	75,200	86,000	96,700	107,400	116,000	124,600	133,200	141,800	150,400
Lafayette	65,400	74,700	84,000	93,300	100,800	108,300	115,700	123,200	130,700
Lincoln	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400	133,000
Manitowoc	66,200	75,600	85,100	94,500	102,100	109,700	117,200	124,800	132,300
Marathon	69,200	79,100	89,000	98,800	106,800	114,700	122,600	130,500	138,400
Milwaukee	77,500	88,600	99,700	110,700	119,600	128,500	137,300	146,200	155,000
Oconto	68,600	78,400	88,200	97,900	105,800	113,600	121,400	129,300	137,100
Oneida	67,500	77,100	86,700	96,300	104,100	111,800	119,500	127,200	134,900
Outagamie	78,100	89,200	100,400	111,500	120,500	129,400	138,300	147,200	156,100
Ozaukee	77,500	88,600	99,700	110,700	119,600	128,500	137,300	146,200	155,000
Pepin	65,700	75,100	84,500	93,800	101,400	108,900	116,400	123,900	131,400
Pierce	92,700	106,000	119,200	132,400	143,000	153,600	164,200	174,800	185,400
Polk	68,300	78,000	87,800	97,500	105,300	113,100	120,900	128,700	136,500
Portage	68,500	78,300	88,100	97,800	105,700	113,500	121,300	129,100	137,000
Racine	69,100	78,900	88,800	98,600	106,500	114,400	122,300	130,200	138,100
Rock	66,200	75,600	85,100	94,500	102,100	109,700	117,200	124,800	132,300
St. Croix	92,700	106,000	119,200	132,400	143,000	153,600	164,200	174,800	185,400
Sauk	71,900	82,100	92,400	102,600	110,900	119,100	127,300	135,500	143,700
Sheboygan	66,400	75,900	85,400	94,800	102,400	109,900	117,600	125,100	132,800
Trempealeau	68,400	78,200	88,000	97,700	105,600	113,400	121,200	129,000	136,800
Vernon	66,800	76,400	85,900	95,400	103,100	110,700	118,300	126,000	133,600
Walworth	76,800	87,700	98,700	109,600	118,400	127,200	136,000	144,700	153,500
Washington	77,500	88,600	99,700	110,700	119,600	128,500	137,300	146,200	155,000
Waukesha	77,500	88,600	99,700	110,700	119,600	128,500	137,300	146,200	155,000
Waupaca	66,400	75,900	85,400	94,800	102,400	110,000	117,600	125,200	132,800
Winnebago	72,600	82,900	93,300	103,600	111,900	120,200	128,500	136,800	145,100
Wood	65,000	74,300	83,600	92,800	100,300	107,700	115,100	122,500	130,000

Income limits for the counties listed below are based on the 2025 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Green Lake
 Iron Jackson Juneau Langlade Marinette Marquette Menominee Monroe
 Price Richland Rusk Sawyer Shawano Taylor Vilas Washburn Waushara

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
Income:	65,000	74,300	83,600	92,800	100,300	107,700	115,100	122,500	130,000

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS
Estimated Maximum Rent Limits at 100% 2025 County Median Income
Effective April 1, 2025

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	1872	2006	2407	2782	3102	3425	3745
Calumet	1952	2091	2510	2900	3235	3568	3902
Chippewa	1807	1936	2322	2683	2995	3303	3612
Columbia	1857	1990	2387	2758	3077	3396	3715
Dane	2272	2435	2922	3375	3765	4155	4545
Dodge	1725	1847	2217	2561	2857	3153	3447
Door	1765	1891	2267	2621	2922	3226	3530
Douglas	1762	1887	2265	2616	2917	3220	3522
Dunn	1730	1853	2225	2570	2867	3163	3460
Eau Claire	1807	1936	2322	2683	2995	3303	3612
Fond du Lac	1712	1835	2202	2543	2837	3130	3425
Grant	1625	1741	2090	2413	2692	2970	3250
Green	1852	1985	2382	2751	3070	3386	3705
Iowa	1985	2127	2552	2948	3290	3630	3970
Jefferson	1917	2055	2467	2850	3180	3507	3837
Kenosha	1870	2003	2405	2777	3097	3417	3740
Kewaunee	1872	2006	2407	2782	3102	3425	3745
La Crosse	1880	2015	2417	2792	3115	3437	3760
Lafayette	1635	1751	2100	2426	2707	2986	3267
Lincoln	1662	1781	2137	2470	2755	3040	3325
Manitowoc	1655	1772	2127	2457	2742	3025	3307
Marathon	1730	1853	2225	2570	2867	3163	3460
Milwaukee	1937	2076	2492	2878	3212	3543	3875
Oconto	1715	1837	2205	2546	2840	3133	3427
Oneida	1687	1807	2167	2505	2795	3083	3372
Outagamie	1952	2091	2510	2900	3235	3568	3902
Ozaukee	1937	2076	2492	2878	3212	3543	3875
Pepin	1642	1760	2112	2440	2722	3003	3285
Pierce	2317	2483	2980	3442	3840	4237	4635
Polk	1707	1828	2195	2535	2827	3120	3412
Portage	1712	1835	2202	2543	2837	3130	3425
Racine	1727	1850	2220	2563	2860	3156	3452
Rock	1655	1772	2127	2457	2742	3025	3307
St. Croix	2317	2483	2980	3442	3840	4237	4635
Sauk	1797	1925	2310	2668	2977	3285	3592
Sheboygan	1660	1778	2135	2465	2747	3033	3320
Trempealeau	1710	1832	2200	2541	2835	3127	3420
Vernon	1670	1790	2147	2481	2767	3053	3340
Walworth	1920	2056	2467	2850	3180	3508	3837
Washington	1937	2076	2492	2878	3212	3543	3875
Waukesha	1937	2076	2492	2878	3212	3543	3875
Waupaca	1660	1778	2135	2465	2750	3035	3320
Winnebago	1815	1943	2332	2693	3005	3316	3627
Wood	1625	1741	2090	2413	2692	2970	3250

Rent limits for the counties listed below are based on the 2025 Median Family Income for the Nonmetropolitan portions of the state.

Adams Ashland Barron Bayfield Buffalo Burnett Clark Crawford Florence Forest Green Lake
Iron Jackson Juneau Langlade Marinette Marquette Menominee Monroe
Price Richland Rusk Sawyer Shawano Taylor Vilas Washburn Waushara

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
Rents:	1625	1741	2090	2413	2692	2970	3250