

Frequently Asked Questions

What are the two types of affordable housing?

WHEDA facilitates two types of affordable housing, sometimes referred to as low-income housing, the Section 42 Program (also known as the Low-Income Housing Tax Credit Program) and the Section 8 Program.

- **Section 8**--A tenant's rent is based on about 30% of their monthly adjusted income and HUD pays the difference. Section 8 housing assistance includes the Project-Based Rental Assistance (PBRA) program and the Housing Choice Voucher (HCV) program. WHEDA administers HCVs throughout several different counties in Wisconsin. Read more information about the [HCV program](#). WHEDA is also a Contract Administrator for HUD and our staff monitors most PBRA properties throughout Wisconsin.
- **Section 42 or Low-Income Housing Tax Credit (LIHTC) Program**-- Wisconsin refers to the LIHTC Program as the Housing Tax Credit (HTC) program in which tenants pay lower rent than what would typically be charged in a market-rate development. The HTC program follows HUD income & rent which can vary depending on household size, bedroom size, and location. Within a project, there can be various rent or income levels set and agreed upon during construction. For example, some rents might be set at 40% of the Area Median Income (AMI) and some units might be set at 60%. These rent/income levels are called set asides. Each HTC community works with WHEDA to set and maintain its required set-aside.

***Disclaimer: There are many circumstances and situations that might require our WHEDA team to provide direct assistance in order to obtain the most accurate information. Please note: Our Tenant Concern team can be reached via tenantconcerns@wheda.com or by calling 800- 943-9430. We are happy to assist constituents with specific questions. WHEDA can only assist households that are living in a unit that is monitored by WHEDA.*



Rent Increase Questions

My rent is going up and I live in a WHEDA-financed unit or tax credit property. What can I do to keep my rent affordable?

Rent and income limits apply to households living in an affordable housing unit that has been awarded tax credits or is financed by WHEDA. Find out more about [rent and income limits](#).

The rent and income limits vary depending on location, household size, number of bedrooms, and what type of unit the household is occupying. For example, two people living in a 50% AMI 3-bedroom unit will have different limits than one person occupying a 60% AMI one-bedroom unit.

If the rent charged is below the published limit for the household's designated AMI and the number of bedrooms, the rent may be increased. The owner of the property may decide when to raise the rent and how much the rent may be raised if the total rent plus utility allowances remain under the limit. If a constituent has specific questions about their unit's rent limit, please contact our tenant concern team.

Housing Tax Credit projects allocated under the 2023 Qualified Allocation Plan and onward for the duration of the compliance and extended use periods will have a maximum rent increase limit of 5% annually. Additionally, WHEDA does not allow mid-term lease increases.

My rent is going up and I'm not living in a WHEDA property, nor do I have a housing voucher. What can I do to keep my rent affordable?

There are many properties throughout Wisconsin that have no affiliation with WHEDA. WHEDA's Tenant Concern team cannot assist in these circumstances. The tenant should work with their owner/agent if they have questions or concerns.

Apartment safety questions, tenant/landlord relations, property management

I live in a WHEDA-financed property or a tax credit project and I need help working with my property management/landlord or have an ongoing issue with my apartment or property manager. What should I do?

WHEDA requires tenants to work with the property management company directly on issues related to maintenance or property management issues. If a tenant has worked with the owner/agent and the issue is still not resolved, the tenant can contact our Tenant Concerns team for assistance.



I live in a WHEDA-financed property or a tax credit project and I need help working with my property management/landlord or have an ongoing issue with my apartment or property manager. What should I do?

If you live in a project that has no WHEDA affiliation and are having issues with the property or management, these are some common resources:

- [Tenant Resource Center](#)
- [Legal Action of Wisconsin](#)
- [Impact 2-1-1](#)
- [WiHousingSearch.org](#)
- [Social Development Commission](#) (SDC)

How can I apply for a housing voucher?

Please contact your local housing authority for information about waiting lists and the application process. WHEDA administers the Housing Choice Voucher program in several counties throughout Wisconsin as well. Please visit our website for [information about applying for a voucher](#).

How can I apply for subsidized housing?

Some properties in Wisconsin are subsidized with the Project-Based Rental Assistance (PBRA) Section 8 Program. These properties are privately-owned and managed. There are often waiting lists for these properties. The application process and waiting list information is managed by the owner or agent of the property. The community's local Public Housing Authority may have a list of all Project-Based Section 8 properties accepting applications. Another resource available is www.wihousingsearch.org for more information. Finally, HUD maintains a [database of affordable housing opportunities](#) available nationwide.



WHEDA

Tony Evers, Governor | Elmer Moore, Jr., CEO

A public body corporate and politic created under Chapter 234, Wisconsin Statutes