



W H E D A

**Wisconsin Multifamily Lending
Estimated Maximum Income and Rent Limits**

Effective April 1, 2025

WISCONSIN MULTIFAMILY LENDING
 Estimated Maximum Family Income Limits at 80% of HUD Estimated 2025 County Median Income
 Effective April 1, 2025

FAMILY SIZE:	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
COUNTY:									
Brown	59,950	68,500	77,050	85,600	92,450	99,300	106,150	113,000	119,850
Calumet	62,450	71,400	80,300	89,200	96,350	103,500	110,650	117,750	124,900
Chippewa	57,800	66,050	74,300	82,550	89,200	95,800	102,400	109,000	115,550
Columbia	59,450	67,950	76,450	84,900	91,700	98,500	105,300	112,100	118,850
Dane	72,700	83,100	93,500	103,850	112,200	120,500	128,800	137,100	145,400
Dodge	55,200	63,050	70,950	78,800	85,150	91,450	97,750	104,050	110,300
Door	56,500	64,550	72,600	80,650	87,150	93,600	100,050	106,500	112,900
Douglas	56,350	64,400	72,450	80,500	86,950	93,400	99,850	106,300	112,700
Dunn	55,350	63,250	71,150	79,050	85,400	91,700	98,050	104,350	110,650
Eau Claire	57,800	66,050	74,300	82,550	89,200	95,800	102,400	109,000	115,550
Fond du Lac	54,800	62,600	70,450	78,250	84,550	90,800	97,050	103,300	109,550
Grant	52,000	59,400	66,850	74,250	80,200	86,150	92,100	98,050	103,950
Green	59,300	67,750	76,200	84,650	91,450	98,200	105,000	111,750	118,500
Iowa	63,500	72,600	81,650	90,700	98,000	105,250	112,500	119,750	127,000
Jefferson	61,400	70,200	78,950	87,700	94,750	101,750	108,750	115,800	122,800
Kenosha	59,850	68,400	76,950	85,450	92,300	99,150	106,000	112,800	119,650
Kewaunee	59,950	68,500	77,050	85,600	92,450	99,300	106,150	113,000	119,850
La Crosse	60,150	68,750	77,350	85,900	92,800	99,650	106,550	113,400	120,250
Lafayette	52,300	59,750	67,200	74,650	80,650	86,600	92,600	98,550	104,500
Lincoln	53,200	60,800	68,400	76,000	82,100	88,200	94,250	100,350	106,400
Manitowoc	52,950	60,500	68,050	75,600	81,650	87,700	93,750	99,800	105,850
Marathon	55,350	63,250	71,150	79,050	85,400	91,700	98,050	104,350	110,650
Milwaukee	62,000	70,850	79,700	88,550	95,650	102,750	109,850	116,900	123,950
Oconto	54,850	62,650	70,500	78,300	84,600	90,850	97,100	103,400	109,600
Oneida	53,950	61,650	69,350	77,050	83,250	89,400	95,550	101,750	107,850
Outagamie	62,450	71,400	80,300	89,200	96,350	103,500	110,650	117,750	124,900
Ozaukee	62,000	70,850	79,700	88,550	95,650	102,750	109,850	116,900	123,950
Pepin	52,550	60,050	67,550	75,050	81,100	87,100	93,100	99,100	105,050
Pierce	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550	145,900
Polk	54,600	62,400	70,200	78,000	84,250	90,500	96,750	103,000	109,200
Portage	54,800	62,600	70,450	78,250	84,550	90,800	97,050	103,300	109,550
Racine	55,250	63,150	71,050	78,900	85,250	91,550	97,850	104,150	110,450
Rock	52,950	60,500	68,050	75,600	81,650	87,700	93,750	99,800	105,850
St. Croix	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550	145,900
Sauk	57,500	65,700	73,900	82,100	88,700	95,250	101,850	108,400	114,950
Sheboygan	53,100	60,700	68,300	75,850	81,950	88,000	94,100	100,150	106,200
Trempealeau	54,750	62,550	70,350	78,150	84,450	90,700	96,950	103,200	109,400
Vernon	53,450	61,050	68,700	76,300	82,450	88,550	94,650	100,750	106,800
Walworth	61,400	70,200	78,950	87,700	94,750	101,750	108,750	115,800	122,800
Washington	62,000	70,850	79,700	88,550	95,650	102,750	109,850	116,900	123,950
Waukesha	62,000	70,850	79,700	88,550	95,650	102,750	109,850	116,900	123,950
Waupaca	53,100	60,700	68,300	75,850	81,950	88,000	94,100	100,150	106,200
Winnebago	58,050	66,350	74,650	82,900	89,550	96,200	102,800	109,450	116,050
Wood	52,000	59,400	66,850	74,250	80,200	86,150	92,100	98,050	103,950

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:	52,000	59,400	66,850	74,250	80,200	86,150	92,100	98,050	103,950

WISCONSIN MULTIFAMILY LENDING
 Estimated Maximum Rent Limits at 80% of HUD Estimated 2025 County Median Income
 Effective April 1, 2025

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	1498	1605	1926	2225	2482	2739	2996
Calumet	1561	1673	2007	2319	2587	2855	3122
Chippewa	1445	1548	1857	2146	2395	2642	2888
Columbia	1486	1592	1911	2207	2462	2717	2971
Dane	1817	1947	2337	2700	3012	3323	3635
Dodge	1380	1478	1773	2049	2286	2522	2757
Door	1412	1513	1815	2097	2340	2581	2822
Douglas	1408	1509	1811	2093	2335	2576	2817
Dunn	1383	1482	1778	2055	2292	2530	2766
Eau Claire	1445	1548	1857	2146	2395	2642	2888
Fond du Lac	1370	1467	1761	2035	2270	2504	2738
Grant	1300	1392	1671	1930	2153	2376	2598
Green	1482	1588	1905	2201	2455	2709	2962
Iowa	1587	1701	2041	2358	2631	2903	3175
Jefferson	1535	1645	1973	2280	2543	2806	3070
Kenosha	1496	1603	1923	2221	2478	2735	2991
Kewaunee	1498	1605	1926	2225	2482	2739	2996
La Crosse	1503	1611	1933	2233	2491	2749	3006
Lafayette	1307	1400	1680	1941	2165	2389	2612
Lincoln	1330	1425	1710	1976	2205	2432	2660
Manitowoc	1323	1418	1701	1965	2192	2419	2646
Marathon	1383	1482	1778	2055	2292	2530	2766
Milwaukee	1550	1660	1992	2302	2568	2834	3098
Oconto	1371	1468	1762	2036	2271	2506	2740
Oneida	1348	1445	1733	2003	2235	2466	2696
Outagamie	1561	1673	2007	2319	2587	2855	3122
Ozaukee	1550	1660	1992	2302	2568	2834	3098
Pepin	1313	1407	1688	1951	2177	2402	2626
Pierce	1823	1954	2345	2709	3022	3335	3647
Polk	1365	1462	1755	2028	2262	2496	2730
Portage	1370	1467	1761	2035	2270	2504	2738
Racine	1381	1480	1776	2051	2288	2525	2761
Rock	1323	1418	1701	1965	2192	2419	2646
St. Croix	1823	1954	2345	2709	3022	3335	3647
Sauk	1437	1540	1847	2135	2381	2628	2873
Sheboygan	1327	1422	1707	1972	2200	2428	2655
Trempealeau	1368	1466	1758	2032	2267	2501	2735
Vernon	1336	1431	1717	1984	2213	2442	2670
Walworth	1535	1645	1973	2280	2543	2806	3070
Washington	1550	1660	1992	2302	2568	2834	3098
Waukesha	1550	1660	1992	2302	2568	2834	3098
Waupaca	1327	1422	1707	1972	2200	2428	2655
Winnebago	1451	1555	1866	2155	2405	2653	2901
Wood	1300	1392	1671	1930	2153	2376	2598

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:	1300	1392	1671	1930	2153	2376	2598