



WHEDA Program Information

AFFORDABLE APARTMENTS

FOR THOSE INDIVIDUALS/COUPLES WITH A MODERATE INCOME

The Wisconsin Housing and Economic Development Authority (WHEDA) Section 42 Rental Tax Credit Program is regulated under the IRS tax codes to provide housing to those individuals/couples with moderate income.

The following Highlands Communities have the Section 42 WHEDA program. A list of communities and the income limits that apply as of **April 1, 2018**, are as follows:

		One Person	Two People
Nicolet Highlands LLC in DePere Parkway Highlands LLC in Green Bay	50% Income Limits:	\$27,150	\$31,000
	60% Income Limits:	\$30,540	\$34,920
Birchwood Highlands LLC in Weston	50% Income Limits:	\$25,450	\$29,100
	60% Income Limits:	\$30,540	\$34,920
Ridgeview Highlands LLC in Appleton	50% Income Limits:	\$27,300	\$31,200
Foresthill Highlands LLC in Franklin Parkwood Highlands LLC in New Berlin	50% Income Limits:	\$27,100	\$30,950
	60% Income Limits:	\$32,520	\$37,140
The Highlands at Mahler Park LLC in Neenah	50% Income Limits:	\$24,900	\$28,450
Highlands at River Crossing LLC in Winneconne	50% Income Limits:	\$24,900	\$28,450
	60% Income Limits:	\$29,880	\$34,140

Effective Date: April 1, 2018

FREQUENTLY ASKED QUESTIONS

HOW DO I FIND OUT IF I'M ELIGIBLE FOR A SECTION 42 WHEDA APARTMENT?

You will complete a form that asks for information regarding income, family size, and financial assets. These factors determine your eligibility for this program. You will then meet with our Rental Compliance Administrator in person or by phone to go over this information.

HOW IS MY RENT DETERMINED?

Rent guidelines are set by the federal Department of Housing and Urban Development (HUD) based on the median county income. Your actual rent is set by each property using these guidelines.

DO I HAVE TO VERIFY MY INCOME EVERY YEAR?

Yes. Every year you must recertify your income and family size before you sign your Rental Agreement Renewal. If you exceed the maximum allowable income for your apartment by more than 140%, we would try to accommodate you with another apartment home.

WHEDA FREQUENTLY ASKED QUESTIONS CONTINUED...

WHY DO THE LIMITS VARY FROM ONE PROPERTY TO ANOTHER?

Periodically, HUD reviews incomes in every county or metropolitan area across the United States. They then publish the limits based on County Median Income. Highlands Communities are required to use the income guidelines for the county or metropolitan area they are located in.

WHAT IS COUNTED AS INCOME?

All of your gross income is included (Employment, Social Security, Pensions, Annuities, etc.)

HOW ARE ASSETS COUNTED?

Interest and dividends from assets are counted as income whether the interest or dividends are taken or reinvested. WHEDA requires that the greater of the actual amount earned or .06% of the total asset value be used. Example: You have \$50,000 in a Savings Account that earns 0.05% or \$25/year. .06% of \$50,000 is \$30.00. Therefore, \$30.00 would be the imputed interest amount. Examples of assets include: Savings Accounts, Money Market Accounts, Certificates of Deposit, Stocks, Bonds, Cash Value of Life Insurance Policies and Annuities.

I OWN A HOME. IS IT COUNTED AS INCOME AND IF SO, HOW?

Yes, though only .06% of the Fair Market Value of the home is counted as income. The Fair Market Value can be taken from a recent assessment or from the amount shown on your Property Tax Statement.

HOW IS SECTION 42 WHEDA PROGRAM DIFFERENT FROM OTHER RENTAL ASSISTANCE PROGRAMS?

Residents who live in Section 42 WHEDA housing must meet income and program eligibility requirements similar to those for residents in other rental assistance programs. The difference is participants of a Section 42 WHEDA have their rent capped at a fixed amount. In contrast, Section 8 WHEDA programs set rent at 30% of a residents income and the remaining rent amount is paid by the government.

IF I MEET INCOME QUALIFICATIONS, DO I AUTOMATICALLY GET AN APARTMENT?

If you qualify for the Section 42 WHEDA apartments, your application will be further processed using standard resident screening policies and procedures. Approval is subject to availability of Section 42 WHEDA apartments.

CAN I TAKE A TAX CREDIT ON MY TAX RETURN?

The tax credit applies to the apartment owner, not to your personal income taxes. However, based on your income, you may be eligible for other rent or Homestead Tax credits.

WHY ARE SOME OF THE APARTMENTS NOT RESTRICTED BY INCOME?

Many owners choose to develop mixed-income housing. This means some apartments may be priced at Market Rental rates. Typically, a Section 42 WHEDA apartment rents for \$75-\$200 per month less than a comparable Market Rate apartment.

IF I CHOOSE TO RENT A MARKET RATE APARTMENT BUT LATER FIND OUT I QUALIFY FOR A SECTION 42 WHEDA APARTMENT, CAN I REMAIN IN THE APARTMENT THAT I ORIGINALLY RENTED?

No, Highlands Communities Inc. has set aside certain apartments for this program. If a Section 42 WHEDA apartment is available, you may be able to transfer.

HOW DO I APPLY FOR THIS PROGRAM?

Check with our Leasing Specialist to see if there are any Section 42 WHEDA apartments available. If no WHEDA apartments are available, you may be placed on our waiting list.

If you have any further questions about this program, please contact Highlands Communities Inc. Rental Compliance Administrator at (920) 968-8123.