



## Section 42 Affordable Apartments For Active & Independent Moderate Income Seniors

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 seniors with moderate income.

The following Wimmer Communities offer Section 42 Affordable housing. A list of communities and the income limits that apply as of April 1, 2025 are as follows:

		One Person	Two People
The Centennial – Oak Creek (55 and over)	30% Income Limits	\$23,250	\$26,580
	40% Income Limits	\$31,000	\$35,440
	50% Income Limits	\$38,750	\$44,300
	60% Income Limits	\$46,500	\$53,160
The Silvernail – Waukesha (62 and over)	30% Income Limits	\$23,250	\$26,580
	40% Income Limits	\$31,000	\$35,440
	50% Income Limits	\$38,750	\$44,300
	60% Income Limits	\$46,500	\$53,160

### FREQUENTLY ASKED QUESTIONS:

#### How do I find out if I'm eligible for a Section 42 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 the manager of the property you are applying to in person to go over this information. HUD has recently undergone significant changes in the guidelines/requirements, which will be implemented with your application.

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

#### 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 the County Median Income. Wimmer Communities is 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 or IRA Distributions, etc.)



**How are assets counted?**

Interest and dividends from assets are counted as income whether the interest and dividends are received by check/direct deposit or reinvested. Under HUD guidelines, we add together “actual” income and “imputed” income. We apply an “imputed” amount to households whose assets exceed the designated threshold, set by HUD annually, for those assets that annual income cannot be determined. Examples of assets types: Checking, Savings, Money Market, Certificates of Deposit, Stocks, Life Insurance, etc.

**I own a home. Will and how is my home counted?**

Yes, it will be counted as an asset. We evaluate what stage “the sale” is in at the time of move-in. This determines how we handle your real estate asset. If your home is up for sale, we will work with your broker to obtain the necessary information to account for the real estate appropriately. If it is not on the market at move-in, we’d use the fair market value (FMV). The FMV 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 housing must meet income and program eligibility requirements similar to those for residents in other rental assistance programs. The difference is, participants of Section 42 have their rent capped at a fixed amount. In contrast, the Section 8 HUD program sets rent at 30% of the residents monthly adjusted income and the remaining rent amount is paid by the government, otherwise known as subsidized housing.

**If I meet income qualifications, do I automatically get an apartment?**

If you qualify for the Section 42 apartments, your application will be further processed using standard resident screening policies and procedures. Approval is also subject to availability of Section 42 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 might be priced at Market Rental rates. Typically, a Section 42 apartment rents can be up to \$350 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 Section 42 apartment, can I remain in the apartment that I originally rented?**

Not typically. When determining if this is possible, there are several factors we take into consideration (i.e. square footage, availability, etc.). Wimmer Communities has set aside certain apartments for this program. In order to stay compliant with the Section 42 guidelines, we evaluate each case on its own merit. However, if a Section 42 apartment is available, you most certainly could transfer units.

**How do I apply for this program?**

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

***If you have any further questions about this program, please contact us.***

Centennial

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*WimmerCommunities.com/senior-living*