



# Housing Resource List

January 2026

## Affordable Housing Units (4+ Bedrooms)

**THIS LIST IS NOT SUBSIDIZED OR EMERGENCY HOUSING:** Fair Market Rates (FMR) have been established by HUD to identify affordable housing options. Many apartments listed within this document fall within FMR rates for the Dane County, WI HUD Metro FMR area. This document is designed to assist individuals seeking affordable housing. **This list is not intended to be an all-inclusive vacancy and resource listing for Dane County.**

**DISCLAIMER:** Urban Triage, Housing Navigation Services, and/or the Housing Resource Desk are not responsible for conditions, terms of leases, or quality of management services of the units on this list. You are responsible for inspecting and obtaining information about the housing and management services you are interested in. The majority of this list is comprised of ads from MadisonProperty.com and Craigslist websites.

BEDROOMS	REGION	PRICE	Name	CONTACT	DESCRIPTION	AVBLE	Image URL
SUBSIDIZED HOUSING / LOW INCOME HOUSING							

### What is Subsidized Housing?

It is a program that provides housing to qualified low-income individuals and families. It allows the tenant to pay rent that is less than market rent. Rent is calculated based on a percentage of the tenant's adjusted gross income, usually around 30%. The subsidy is usually paid by the government, run by a local housing authority (i.e., HUD).

### What does Subsidized Housing mean for you?

Rent based on 30% gross income

This type of housing allows the tenants to pay rent that is less than market rent, based on a percentage of the tenant's income.

HUD Subsidized Rent: The rent is based on income, and the local housing authority or HUD pays the remaining portion. A resident pays 30 percent of their monthly income on rent.

**Note:** Rent would be approximately 30% of your household's adjusted

4+ Bedrooms	All Madison	Call for Information	Madison Property Management	(608) 251-8777	MPM has houses, flats, apartments, duplexes, townhomes throughout Madison that accept Section 8.	Call for Information	<a href="https://www.madisonproperty.com/">https://www.madisonproperty.com/</a>
4 Bedroom	North	Call for information	Truax Phase 2	(608) 266-4675	Replacement of public housing units with the new construction of 48 affordable units financed with Affordable Housing Tax Credits. The project was completed in 2015. 40 units provide subsidized housing for larger families. Porchlight, Inc. provides property management and case management services for 8 of the apartments, which were developed to provide housing for people that are homeless or are at high risk of beng	Call for information	<a href="https://www.cityofmadison.com/dpced/housing/housing/478/">https://www.cityofmadison.com/dpced/housing/housing/478/</a>
5 Bedroom	North	Call for information	Truax Project-Based	(608) 266-4675	The first phase of redevelopment at Truax included the renovation of 71 public housing apartments. The project was completed in 2011 and allowed for the addition of sustainable design and energy efficiency features, accessibility improvements, the addition of common space elevators, and unit modernization.	Call for information	<a href="https://www.cityofmadison.com/dpced/housing/housing/478/">https://www.cityofmadison.com/dpced/housing/housing/478/</a>

## SECTION 42 UNITS / LOW INCOME HOUSING TAX CREDIT (LIHTC) / INCOME RESTRICTED

### What is Section 42?

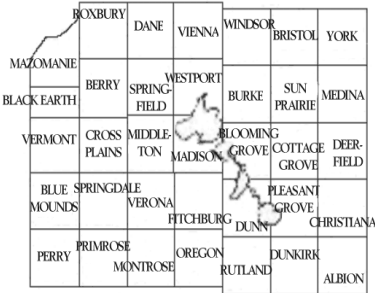
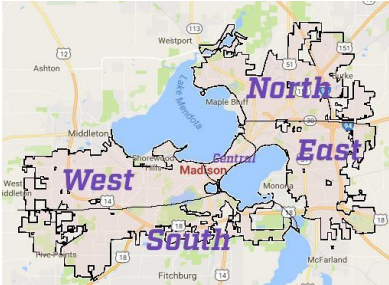
Section 42 is also known as LIHTC (Low-Income Housing Tax Credit). This program is used to develop affordable housing, which offers set rents to qualifying households. To qualify for affordable rent, each household must fall below a certain Area Median Income (AMI) based on the household size. This is **NOT** subsidized housing! It is an income restriction, and rent is NOT calculated based on your income. Each household must be income-eligible for an affordable set rent. Many LIHTC properties have both affordable set-aside units and market-rate apartments. Many Section 42 properties participate and work with Section 8 vouchers.

### Maximum Annual Income based on the Number of Individuals in the Family

**Notes:** The properties listed have both market-rate apartments, and some apartments are set aside with monthly rents that are less than the market rate or the going rate. This is NOT subsidized housing. These properties have household income restrictions and rental cost limits. Please visit here for more information on those limits.

This list does NOT guarantee vacancies. There may be a waiting list or waiting time for a vacancy for these properties. When contacting these properties, you must ask for information on Section 42 or tax credit units.

BEDROOMS	REGION	PRICE	Name	CONTACT	DESCRIPTION	AVBLE	Image URL
4 Bedroom	East	Call for information	The Ace	<a href="tel:6082284964">(608) 228-4964</a>	You will love your new home--all appliances including washer and dryer, spacious closets, walk-in showers or tub, spacious kitchens with islands, individually controlled heat and air conditioning, elevator service, storage and more.	Call for information	<a href="https://www.wisconsinmanagement.com/theace/">https://www.wisconsinmanagement.com/theace/</a>
CO-OPERATIVE HOUSING UNITS							
<p><b>What is Co-operative Housing?</b></p> <p>A form of housing where residents jointly own and manage their living space, typically through a cooperative where residents have a say in how the building is run and share in the responsibilities and benefits. Co-ops are often provided an opportunity for very low- to moderate-income people to join together and often foster a strong sense of community with equally shared resources and responsibility.</p> <p><b>What does Co-op Housing mean for you?</b></p> <p>You are not a renter but a member who helps govern the community. Co-ops often offer below-market rent and a focus on shared responsibilities and decision-making.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>- You may need to contribute to the maintenance or participate in meetings/committees.</li><li>- Some co-ops have income requirements; others are open to all.</li><li>- Application processes can be more intensive and community-oriented.</li></ul>							
SENIOR LIVING							
<p><b>What is Senior Living Housing?</b></p> <p>Offers a range of housing designed for older adults who are looking to maintain their independence. Depending on the community, these types of apartments can range from independent living with minimal support to assisted living and memory care facilities with more hands-on care.</p> <p><b>What does Senior Living mean for you?</b></p> <p>Age restrictions apply, and these homes may offer social programs, health-related services, or accessibility accommodations. Some senior housing is income-restricted or subsidized.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>- Availability varies between independent living, assisted living, and skilled nursing.</li><li>- Ask whether the property accepts Section 8 vouchers or offers rent based on income.</li></ul>							
HOUSING FOR THE DISABLED							
<p><b>What is Housing for People with Disabilities?</b></p> <p>Options for accessible housing modifications to enable individuals to live independently in the community. These affordable low-income apartments are specifically for those with documented disabilities, which can be a physical or mental health diagnosis. Some units available may be scattered in other types of living options, such as Subsidized, Section 42, or Housing for the Homeless.</p> <p><b>What does Disability Housing mean for you?</b></p> <p>These units often feature accessible layouts and may include support services. They may be subsidized, income-restricted, or funded through specific disability assistance programs.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>- Priority may be given to individuals with documented disabilities.</li><li>- Some properties may coordinate with supportive service providers.</li><li>- Ask about eligibility criteria and available accommodations.</li></ul>							
SHELTER RESOURCES							
<p><b>What is Shelter Resources?</b></p> <p>List of shelter options for singles and families. Resources listed in these categories are NOT permanent housing. By accessing shelter or connecting with an Outreach worker, you will be added to the local Coordinated Entry list for housing programs that work with those experiencing homelessness.</p> <p><b>What does Shelter Resources mean for you?</b></p> <p>These programs offer temporary housing combined with case management and supportive services to help stabilize housing.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"><li>- You may need a referral from a service provider or entry through Coordinated Entry</li><li>- Eligibility may be based on chronic homelessness, income, or vulnerability assessments.</li></ul>							

BEDROOMS	REGION	PRICE	Name	CONTACT	DESCRIPTION	AVBLE	Image URL
MARKET RATE HOUSING							
<p><b>What is Market Rate Housing?</b></p> <p>This refers to apartments that are considered market rate, meaning the property is not considered an affordable housing complex or subsidized apartment community. Rents at these properties are usually set at market prices and may be comparable to other rents in the area.</p> <p><b>What does Market Rate Housing mean for you?</b></p> <p>You are responsible for paying the full rent amount set by the property owner or management. These rents may reflect average prices in the area and can vary depending on location, amenities, and demand.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Market-rate units do not offer rental assistance. You must meet the income requirements set by the landlord.</li> <li>- Rent may increase annually and is not capped by public housing guidelines.</li> <li>- Approval is typically based on credit, rental history, and income (often 2.5-3x the monthly rent).</li> </ul>							
4+ Bedrooms	All Madison	Call for Information	Ripple Management	(608) 238-2044	Ripple Management accepts anyone with the following: Good rental history, no evictions in the last 3 years. Good credit, nothing in collections beside medical and student loans. Good background check. Employment with an income of 2.5 times the rent. NOTE: Please do not call Ripple Management if you do not apply to these requirements. You will be denied because the requirements are not met.	Call for Information	<a href="https://ripplerents.com/">https://ripplerents.com/</a>
<p><b>To place a free ad in this Housing Resource List call (608) 229-4128 or email <a href="mailto:housingnavigation@urbantriage.org">housingnavigation@urbantriage.org</a></b></p> <p><b>Resource List Available at The Beacon, Office 201</b>  <b>615 E Washington Avenue Madison, WI 53703   Walk-In Hours: Monday-Wednesday, 8:00 AM-2:00 PM</b>  <b>By Appointment: Monday-Wednesday, 2:00 PM-4:00 PM</b></p>							
<p><b>MADISON AREA GUIDELINES</b></p> <p><b>Central:</b> West of Yahara River; East of Lake Street</p> <p><b>East:</b> South of Commercia/Highway 30/Aberg Avenue; East of Yahara River. May include Town of Burke, Town of Blooming Grove.</p> <p><b>North:</b> North of Commercial/Highway 30/Aberg Avenue</p> <p><b>South:</b> South of Haywood Drive, Lake Wingra, Odana Road, Schroeder Road, Valley View Road.</p> <p><b>West:</b> West of Lake Street; North of Arboretum Drive, Lake Wingra, Odana Road, Schroeder Road, Valley View Road.</p> <div>   </div>							
HOUSING RESOURCES							
Resource Type					Resource Link		
City of Madison DPCED Housing Authority					<a href="https://www.cityofmadison.com/dpced/housing/vacancy/">https://www.cityofmadison.com/dpced/housing/vacancy/</a>		
Dane County Housing Authority					<a href="https://www.dcha.net/">https://www.dcha.net/</a>		
Dane County Housing Initiative					<a href="https://danehousing.countyofdane.com/">https://danehousing.countyofdane.com/</a>		
Estimated Maximum Income and Rent Limits					<a href="https://www.wheda.com/globalassets/documents/tax-credits/htc/2023/2023-standard-mtsp.pdf">https://www.wheda.com/globalassets/documents/tax-credits/htc/2023/2023-standard-mtsp.pdf</a>		
Housing Resources					<a href="#">Affordable Housing Apartments For Rent, Low Income Housing For Rent (meridiangroupinc.net)</a>		