Housing Resource List

November 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 in 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 consists of ads from MadisonProperty.com and Craigslist websites.

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

What are Section 42 units / LIHTC?

Section 42 apartments are privately owned, income-restricted rental homes built or renovated with the help of the federal Low Income Housing Tax Credit. In exchange for the credit, property owners agree to keep rents affordable for households under certain income limits.

What does Subsidized Housing mean for you?

If you qualify, you can rent an apartment at a lower, set rate than market rent. Here's what to expect:

Income limits apply. Your household income must fall below a limit set by household size, usually a percentage of the Dane County area median income. Limits are updated every year.

Rent is capped, not based on your paycheck. Rent is a fixed amount for the unit, so it doesn't change if your income goes up or down a little.

You apply directly to the property. There is no central waiting list, so contact each property's management office. Some have waitlists, and the application and screening process (income verification, rental history, etc.) is similar to any other apartment.

Yearly income check. You'll need to verify your income and household size each year to stay eligible.

You have the same rights as any tenant. You sign a standard lease and have the same tenant protections as any other renter.

Bedrooms		REGION	RENT/ PRICE (Per month)	NAME/ADDRESS	CONTACT	IS THIS AVAILABLE	LINK TO WEBSITE
3-4	5						
X		East	Call for information	The Ace	(608) 228-4964	Call for Information	https://www.wisconsinmanagement.com/theace/
X		East	$1,537 - $2,475	The View At Huxley Yards	(833) 382-6627	Call for Information	https://www.viewathuxley.com/?zgRef=zillow

SUBSIDIZED HOUSING / INCOME RESTRICTED

What is Subsidized Housing?

A program that reduces housing costs for low-income individuals and families. In this type of housing, the government pays landlords to lower rent for eligible tenants.

What does Subsidized Housing mean for you?

Rent based on 30% of gross income

This type of housing allows tenants to pay less than market rent, based on a percentage of their 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

Bedrooms		REGION	RENT/ PRICE (Per month)	NAME/ADDRESS	CONTACT	IS THIS AVAILABLE	LINK TO WEBSITE
3-4	5						
X		All Madison	Call for Information	Madison Property Management	(608) 251-8777	Call for Information	https://www.madisonproperty.com/

Please send updates to https://www.urbantriage.org/contact-us

X		Sun Prairie	Call for Information	Sky Ridge Senior Apartments	(608) 292-3687 / (844) 388-2201	Call for Information	https://www.madisonseniorapartments.com/sky-ridge-senior-apartments-sun-prairie-wi
X		North	Call for information	Truax Phase 2	(608) 266-4675	Call for information	https://www.cityofmadison.com/dpced/housing/housing/478/
X		North	Call for information	Truax Project-Based	(608) 266-4675	Call for information	https://www.cityofmadison.com/dpced/housing/housing/478/

CO-OPERATIVE HOUSING UNITS

What is Co-operative Housing?

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.

What does Co-op Housing mean for you?

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.

Notes:

- You may need to contribute to the maintenance or participate in meetings/committees.
- Some co-ops have income requirements; others are open to all.

Application processes can be more intensive and community-oriented.

Bedrooms		**REGION**	**RENT/ PRICE (Per month)**	**NAME/ADDRESS**	**CONTACT**	**IS THIS AVAILABLE**	**LINK TO WEBSITE**
3-4	**5**						

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SENIOR LIVING

What is Senior Living Housing?

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.

What does Senior Living mean for you?

Age restrictions apply, and these homes may offer social programs, health-related services, or accessibility accommodations. Some senior housing is income-restricted or subsidized.

Notes:

- Availability varies between independent living, assisted living, and skilled nursing.
- Ask whether the property accepts Section 8 vouchers or offers rent based on income.

Bedrooms		REGION	RENT/ PRICE (Per month)	NAME/ADDRESS	CONTACT	IS THIS AVAILABLE	LINK TO WEBSITE
3-4	5						
X		Sun Prairie	Call for information	Sky Ridge Senior Apartments	(608) 292-3687 / (844) 388-2201	Call for Information	https://www.madisonseniorapartments.com/sky-ridge-senior-apartments-sun-prairie-wi

HOUSING FOR THE DISABLED

What is Housing for People with Disabilities?

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 available units may be scattered in other types of living options, such as Subsidized, Section 42, or Housing for the Homeless.

What does Disability Housing mean for you?

These units often feature accessible layouts and may include support services. They may be subsidized, income-restricted, or funded through specific disability assistance programs.

Notes:

- Priority may be given to individuals with documented disabilities.
- Some properties may coordinate with supportive service providers.
- Ask about eligibility criteria and available accommodations.

Bedrooms		REGION	RENT/ PRICE (Per month)	NAME/ADDRESS	CONTACT	IS THIS AVAILABLE	LINK TO WEBSITE
3-4	5						

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SHELTER RESOURCES

What is Housing for the Homeless?

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.

What does Homeless Housing mean for you?

These programs may offer temporary or long-term housing combined with case management and supportive services to help stabilize housing.

Notes:

- You may need a referral from a service provider or entry through Coordinated Entry
- Eligibility may be based on chronic homelessness, income, or vulnerability assessments.

Bedrooms		REGION	RENT/ PRICE (Per month)	NAME/ADDRESS	CONTACT	IS THIS AVAILABLE	LINK TO WEBSITE
3-4	5						

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MARKET RATE HOUSING

What is Market Rate Housing?

This refers to apartments that are considered market rate, meaning the property is not considered an affordable housing complex or a subsidized apartment community. Rents at these properties are usually set at market prices and may be comparable to other rents in the area.

What does Market Rate Housing mean for you?

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.

Notes:

- Market-rate units do not offer rental assistance. You must meet the income requirements set by the landlord.
- Rent may increase annually and is not capped by public housing guidelines.
- Approval is typically based on credit, rental history, and income (often 2.5-3x the monthly rent).

Bedrooms		REGION	RENT/ PRICE (Per month)	NAME/ADDRESS	CONTACT	IS THIS AVAILABLE	LINK TO WEBSITE
3-4	5						
X		All Madison	Call for Information	Ripple Management	(608) 238-2044	Call for Information	https://ripplerents.com/

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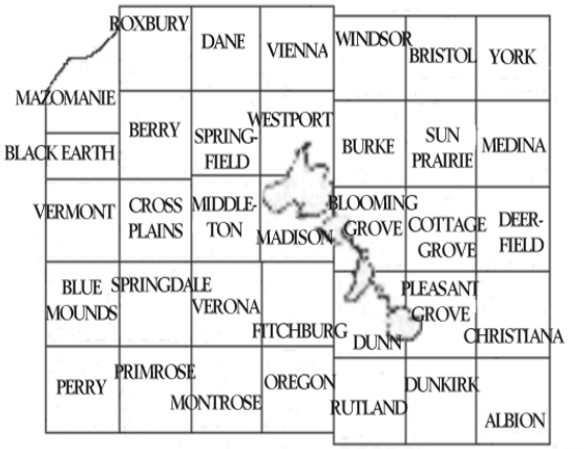
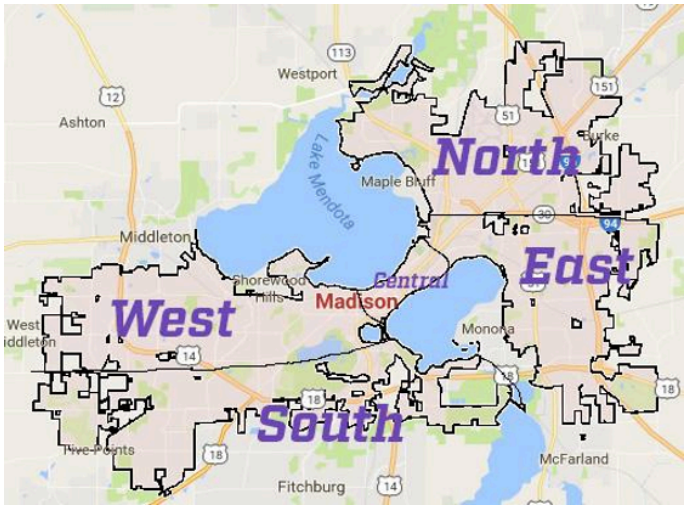
To place a free ad in this Housing Resource List, call (608) 229-4128
or email housingnavigation@urbantriage.org

Resource List Available at The Beacon, Office 201
615 E Washington Avenue, Madison, WI 53703 | Walk-In Hours: Monday-Wednesday, 8:00 AM-2:00 PM
By Appointment: Monday-Wednesday, 2:00 PM-4:00 PM

MADISON AREA GUIDELINES
Central: West of Yahara River; East of Lake Street
East: South of Commercial/Highway 30/Aberg Avenue; East of Yahara River. May include Town of Burke, Town of Blooming Grove.
North: North of Commercial/Highway 30/Aberg Avenue
South: South of Haywood Drive, Lake Wingra, Odana Road, Schroeder Road, Valley View Road.
West: West of Lake Street; North of Arboretum Drive, Lake Wingra, Odana Road, Schroeder Road, Valley View Road.





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HOUSING RESOURCES	
RESOURCE TYPE	**RESOURCE LINK**
City of Madison DPCED Housing Authority	https://www.cityofmadison.com/dpced/housing/vacancy/
Dane County Housing Authority	https://www.dcha.net/
Dane County Housing Initiative	https://danehousing.countyofdane.com/
Estimated Maximum Income and Rent Limits	https://www.wheda.com/globalassets/documents/tax-credits/htc/2023/2023-standard-mtsp.pdf
Housing Resources	Affordable Housing Apartments For Rent, Low Income Housing For Rent (meridiangroupinc.net)
Subsidized Housing Information Dane County	https://www.daneadrc.org/documents/pdf/Resources/Subsidized-Housing-List-with-Cover-Sheet.pdf

Public Housing Authorities provide Section 8 Vouchers and/or Public Housing. Visit their website to see which waitlists are currently open.

Housing Authority	Address	Phone	Website
Community Development Authority (CDA)	215 Martin Luther King Jr. Blvd., Suite 161 Madison, WI 53703	*608-266-4675*	*https://www.cityofmadison.com/dpced/housing/applicants/1652/* **Important: Provide proof of City of Madison residency/employment for residency preference at time of application*
Dane County Housing Authority (DCHA)	2917 International Ln. #201 Madison, WI 53704	608-224-3636	https://www.dcha.net/ *Must complete the WMC affordable housing application for each property.*

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