



WHEDA

WISCONSIN HOUSING AND
ECONOMIC DEVELOPMENT AUTHORITY

2026 Vacancy-to-Vitality Multifamily Estimated Maximum Income and Rent Limits

Effective May 1st, 2026

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS

Estimated Maximum Family Income Limits at 100% of HUD Estimated 2026 County Median Income
Effective May 1, 2026

FAMILY SIZE	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
COUNTY:									
Brown	74,500	85,100	95,700	106,300	114,900	123,400	131,900	140,400	148,900
Calumet	77,900	89,000	100,100	111,200	120,100	129,000	137,900	146,800	155,700
Chippewa	71,000	81,100	91,200	101,300	109,500	117,600	125,700	133,800	141,900
Columbia	75,200	85,900	96,600	107,300	115,900	124,500	133,100	141,700	150,300
Dane	94,800	108,300	121,800	135,300	146,200	157,000	167,800	178,600	189,500
Dodge	71,200	81,400	91,600	101,700	109,900	118,000	126,200	134,300	142,400
Door	73,400	83,900	94,400	104,800	113,200	121,600	130,000	138,400	146,800
Douglas	70,800	80,900	91,000	101,100	109,200	117,300	125,400	133,500	141,600
Dunn	70,500	80,600	90,700	100,700	108,800	116,900	124,900	133,000	141,000
Eau Claire	71,000	81,100	91,200	101,300	109,500	117,600	125,700	133,800	141,900
Fond du Lac	74,100	84,700	95,300	105,800	114,300	122,800	131,200	139,700	148,200
Grant	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
Green	77,000	88,000	99,000	110,000	118,800	127,600	136,400	145,200	154,000
Iowa	77,700	88,800	99,900	110,900	119,800	128,700	137,600	146,400	155,300
Jefferson	78,200	89,400	100,600	111,700	120,700	129,600	138,600	147,500	156,400
Kenosha	82,200	93,900	105,600	117,300	126,700	136,100	145,500	154,900	164,300
Kewaunee	74,500	85,100	95,700	106,300	114,900	123,400	131,900	140,400	148,900
La Crosse	74,100	84,700	95,300	105,800	114,300	122,800	131,200	139,700	148,200
Lafayette	67,800	77,500	87,200	96,800	104,600	112,300	120,100	127,800	135,600
Lincoln	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
Manitowoc	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
Marathon	72,600	82,900	93,300	103,600	111,900	120,200	128,500	136,800	145,100
Milwaukee	75,900	86,800	97,600	108,400	117,100	125,800	134,500	143,100	151,800
Oconto	69,700	79,600	89,600	99,500	107,500	115,500	123,400	131,400	139,300
Oneida	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
Outagamie	77,900	89,000	100,100	111,200	120,100	129,000	137,900	146,800	155,700
Ozaukee	75,900	86,800	97,600	108,400	117,100	125,800	134,500	143,100	151,800
Pepin	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
Pierce	92,100	105,200	118,400	131,500	142,100	152,600	163,100	173,600	184,100
Polk	68,500	78,300	88,100	97,800	105,700	113,500	121,300	129,100	137,000
Portage	74,500	85,100	95,700	106,300	114,900	123,400	131,900	140,400	148,900
Racine	73,100	83,500	93,900	104,300	112,700	121,000	129,400	137,700	146,100
Rock	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
St. Croix	92,100	105,200	118,400	131,500	142,100	152,600	163,100	173,600	184,100
Sauk	72,200	82,500	92,800	103,100	111,400	119,600	127,900	136,100	144,400
Sheboygan	72,300	82,600	92,900	103,200	111,500	119,800	128,000	136,300	144,500
Trempealeau	70,500	80,600	90,700	100,700	108,800	116,900	124,900	133,000	141,000
Vernon	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400
Walworth	83,300	95,200	107,100	118,900	128,500	138,000	147,500	157,000	166,500
Washington	75,900	86,800	97,600	108,400	117,100	125,800	134,500	143,100	151,800
Waukesha	75,900	86,800	97,600	108,400	117,100	125,800	134,500	143,100	151,800
Waupaca	67,500	77,100	86,700	96,300	104,100	111,800	119,500	127,200	134,900
Winnebago	70,400	80,400	90,500	100,500	108,600	116,600	124,700	132,700	140,700
Wood	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400

Income limits for the counties listed below are based on the 2026 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:	67,200	76,800	86,400	96,000	103,700	111,400	119,100	126,800	134,400

WISCONSIN STANDARD MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS
 Estimated Maximum Rent Limits at 100% 2026 County Median Income
 Effective May 1, 2026

BEDROOM SIZE:	EFF.	ONE	TWO	THREE	FOUR	FIVE	SIX
COUNTY:							
Brown	1862	1995	2392	2765	3085	3403	3722
Calumet	1947	2086	2502	2891	3225	3558	3892
Chippewa	1775	1901	2280	2635	2940	3243	3547
Columbia	1880	2013	2415	2790	3112	3435	3757
Dane	2370	2538	3045	3518	3925	4330	4737
Dodge	1780	1907	2290	2645	2950	3256	3560
Door	1835	1966	2360	2725	3040	3355	3670
Douglas	1770	1896	2275	2628	2932	3236	3540
Dunn	1762	1888	2267	2618	2922	3223	3525
Eau Claire	1775	1901	2280	2635	2940	3243	3547
Fond du Lac	1852	1985	2382	2751	3070	3386	3705
Grant	1680	1800	2160	2496	2785	3073	3360
Green	1925	2062	2475	2860	3190	3520	3850
Iowa	1942	2081	2497	2883	3217	3550	3882
Jefferson	1955	2095	2515	2905	3240	3576	3910
Kenosha	2055	2201	2640	3050	3402	3755	4107
Kewaunee	1862	1995	2392	2765	3085	3403	3722
La Crosse	1852	1985	2382	2751	3070	3386	3705
Lafayette	1695	1816	2180	2517	2807	3098	3390
Lincoln	1680	1800	2160	2496	2785	3073	3360
Manitowoc	1680	1800	2160	2496	2785	3073	3360
Marathon	1815	1943	2332	2693	3005	3316	3627
Milwaukee	1897	2033	2440	2818	3145	3470	3795
Oconto	1742	1866	2240	2587	2887	3185	3482
Oneida	1680	1800	2160	2496	2785	3073	3360
Outagamie	1947	2086	2502	2891	3225	3558	3892
Ozaukee	1897	2033	2440	2818	3145	3470	3795
Pepin	1680	1800	2160	2496	2785	3073	3360
Pierce	2302	2466	2960	3420	3815	4208	4602
Polk	1712	1835	2202	2543	2837	3130	3425
Portage	1862	1995	2392	2765	3085	3403	3722
Racine	1827	1957	2347	2712	3025	3338	3652
Rock	1680	1800	2160	2496	2785	3073	3360
St. Croix	2302	2466	2960	3420	3815	4208	4602
Sauk	1805	1933	2320	2681	2990	3300	3610
Sheboygan	1807	1936	2322	2683	2995	3303	3612
Trempealeau	1762	1888	2267	2618	2922	3223	3525
Vernon	1680	1800	2160	2496	2785	3073	3360
Walworth	2082	2231	2677	3092	3450	3806	4162
Washington	1897	2033	2440	2818	3145	3470	3795
Waukesha	1897	2033	2440	2818	3145	3470	3795
Waupaca	1687	1807	2167	2505	2795	3083	3372
Winnebago	1760	1885	2262	2613	2915	3217	3517
Wood	1680	1800	2160	2496	2785	3073	3360

Rent limits for the counties listed below are based on the 2026 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:	1680	1800	2160	2496	2785	3073	3360