Dane County Down Payment Assistance Programs

Household Income Limits for most Down Payment Assistance Programs - Dane County 2025* (Effective 6/1/2025)								
Household size	1	2	3	4	5	6	7	8
Income Limit	$72,700	$83,100	$93,500	$103,850	$112,200	$120,500	$128,800	$137,100

NOTE: Income limits vary by county. Above are for Dane County ONLY.

Program	Who	Amount	For what	Where	Repay	Income	$ required from buyer	Other
Home-Buy the American Dream (HBAD) ****	City of Madison 608-266-4223 Terri or 608-266-6520 homeloans@cityofmadison.com	City of Madison ≤$35,000;	Down payment & closing costs	City of Madison properties only.	sell, non-owner occupy, cash-out refi for other than home improvement. **Shared appreciation.**	Income limits above	1% down payment	Min housing-to- income ratio 25%.Max 38/55%. Max liquid assets after closing <12 mo PITI, case-by-case exception if no traditional retirement svgs. HUD approved education & counseling. HQS/LBP inspect.
HBRT DPA	homebuyersroundtable@gmail.com	$500 grant	Down Payment & closing costs	Dane County	None	Income limits above	None	None. No inspection.
Dane County CDBG ***	Movin' Out 608-251-4446 x7	≤$35,000	Down payment & closing costs	Dane County excluding City of Madison	0% deferred loan	Income limits above	$500 own funds	Min housing-to income ratio 25%. Max 38/55%. <12 mo PITI cash reserves. No disability necessary. HQS inspect.
Down Payment Plus **	FHLBank Chicago 312-565-5824 dpp@fhlbc.com Homebuyers: Contact participating lenders	Maximum $10,000 grant	Down payment, closing costs & rehab	All Wis. counties through any participating FHLBC member institution	5 year forgivable	Households ≤80% AMI. Income limits vary by county. Income limits above for Dane Co. only. Income limit effective 4/15/25.	$1,000 own funds (net) minimum	Up to $500 may be used for homebuyer education and counseling. Cash back at closing cannot exceed $250. No expiration time limit on education cert. No inspect
Home Start NO LOANS OFFERED IN 2025								

All Down Payment Assistance is first come, first funded. Most programs require first time homebuyer status defined as an individual who has not owned a principle residence in the past 3 years.

*Income limits change annually. **Do not have to be 1st time homebuyer ***Education cert good for 12 months ****Education cert good for 18 months

Must be in second mortgage position so cannot be stacked with each other.

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Movin' Out programs for households which includes a member with a permanent disability

Program	Who	Amount	For what	Where	Repay	Income	Borrower Funds	Other
Movin' Out Madison Home (cannot use with HBAD) ****	Movin' Out 608-251-4446 x7	**Up to ≤$75,000 (may be less than $75,000)** CANNOT USE WITH HOME-BUY	Down Payment, closing costs	City of Madison	Repay principal and equity share at resale	Income limits above	1% own funds	Only to households with family member with permanent disability. Work directly with Movin' Out. HQS , lead & 3rd party inspection. County no lead inspection.
Movin' Out Dane Co. CDBG ***		≤$35,000	Down payment, closing costs	Dane County excluding City of Madison	0% deferred loan	Income limits above	$500 own funds	
Movin' Out HCRI****		$10,000	Down payment, closing costs	Wisconsin	0% deferred loan	80% CMI	$500-$1,000	3rd party inspection.
Movin' Out HHR****		≤$30,000	Down payment, closing costs	Wisconsin	0% deferred loan	80% CMI	$500-$1,000	HQS, 3rd party, lead & radon inspection.

WHEDA - Different (Higher) Income Limits

WHEDA Easy Close Advantage ** ***	Homebuyers: Home Buyers | WHEDA Lenders: Lender Toolkit | WHEDA	Min loan $1k, up to 6% of purchase price for both Conventional & FHA, all allowable property types	Down payment, closing costs &/or single premium paid mort. ins.	Wisconsin	Yes. 10 yr term fixed rate closed at same rate as 1st mortgage.	https://www.wheda.com/globalassets/documents/mortgage-lending/wheda-income-amp-loan-limits---current.pdf Income Limit effective 5/18/2025	None on a single family home, warrantable condo & double wide manufactured; 3-5% on a 2-4 unit.	Monthly payment required and must be used with WHEDA first mortgage. No inspection.

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Must be in second mortgage position so cannot be stacked with each other.