

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.
Dane County CDBG ***	Movin' Out 608-251-4446 x7	≤\$32,000	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, LBP & 3rd party inspection.
Down Payment Plus **	FHLBank Chicago dpp@fhlc.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. Above limits for Dane Co. only.	\$1,000 own funds (net) minimum	Up to \$500 towards homebuyer education/ counseling. Cash back at closing cannot exceed \$250. No expiration on education/ counseling certs, unless otherwise indicated.

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	None on a single family home, warrantable condo & double wide manufactured; 3% on a 2-4 unit.	Monthly payment required and must be used with WHEDA first mortgage. No inspection.
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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 & 3 rd party inspection.
Movin' Out Dane Co. CDBG ***		≤\$32,000	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	3 rd party inspection.
Movin' Out HHR****		≤\$30,000	Down payment, closing costs	Wisconsin	0% deferred loan	80% CMI	\$500-\$1,000	HQS, 3 rd party, lead & radon inspection.

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