

Frequently-asked questions 2017 Housing Choice Voucher Tax Abatement Savings Program

What does this program do?

The Tax Abatement Savings Program offers a property-tax break for renting to tenants who have Housing Choice Voucher Program (Section 8) vouchers through the DuPage Housing Authority and the Aurora Housing Authority.

Do I have to participate?

No, the program is voluntary.

How much will I save if I apply?

The Tax Abatement Program can reduce the Equalized Assessed Valuation of the property by up to 19%, which lowers the tax you pay.

The state law says, "The portion eligible for abatement shall be determined by reducing the equalized assessment value by a percentage calculated using the following formula: 19% of the equalized assessed value of the property multiplied by a fraction where the numerator is the number of qualified units and denominator is the total number of dwelling units located within the property."

Abatement =

Equalized Assessment Value X 19% X (Qualified Units/Total Number of Units)

Please talk to your financial adviser about how much the program may cut your property tax bill.

How does it work?

If your property qualifies, the abatement (reduction) would be reflected on next year's property-tax bill (2017 taxes payable in 2018). There is a 10-year maximum abatement.

Do I have to apply each year?

Yes, it's an annual program and it requires an annual application.

The application asks for my property's Census Tract number. What is that?

Census Tracts are small subdivisions of a county. Their boundaries are set by the U.S. Census Bureau.

To find your property's Census Tract number, follow the instructions for Part 2B in the application packet that was mailed to you. "How To Find My Census Track" is also on the DHA website www.dupagehousing.org.

I got my application back in the mail with a note that my property doesn't qualify. Why was it rejected?

The state law that created the Tax Abatement Program says some properties do not qualify because of 1) a Township's property values and population, or 2) a Census Tract's poverty rate. If your property does not qualify, we will return your application and your check.

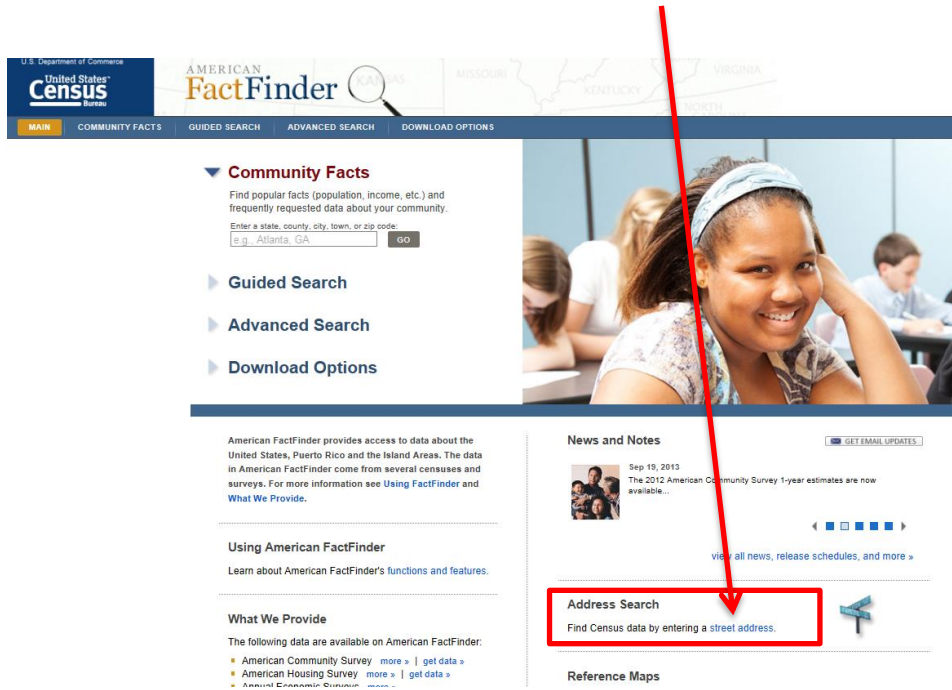
What's the deadline to apply?

To avoid a late-penalty fee for the application, it must be received by December 8, 2017. No applications for DuPage and Will County properties will be accepted after January 5, 2018. No applications for Kane County properties will be accepted after December 15, 2017.

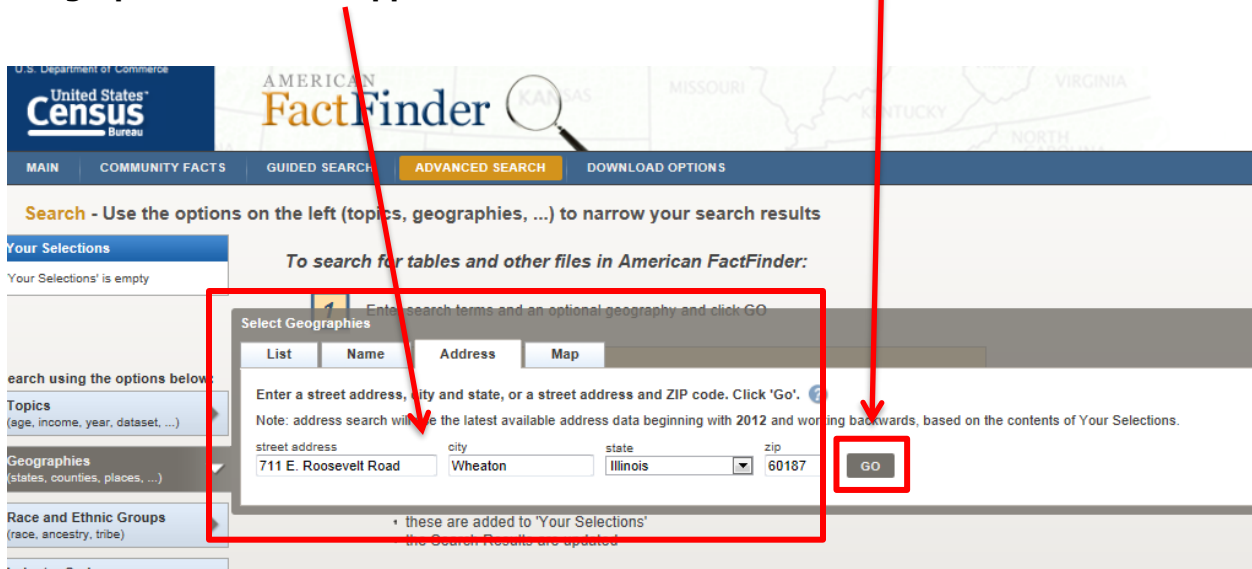
How to find your property's Census Tract number online

1 Go to <http://factfinder.census.gov/>

2 Under "Address Search", click on the "street address" link.



3 Type your property's street address, city, state and ZIP in the "Select Geographies" box that appears. Then click "GO."



4 A "Geography Results" box will appear. Your property's Census Tract number is listed on the 5th line down in the "Geography Name" column at left.

Enter a street address, city and state, or a street address and ZIP code. Click 'Go'. [?](#)

Note: address search will use the latest available address data beginning with 2012 and working backwards, based on the center

street address: city: state: zip:

Geographies containing 711 E Roosevelt Rd, WHEATON, IL, 60187:

Select geographies to add to Your Selections

Geography Results:		
Geography Name	Geography Type	Geography Code
Illinois	State	040
DuPage County, Illinois	County	050
Milton township, DuPage County, Illinois	County Subdivision	060
Block 3004, Block Group 3, Census Tract 8424, DuPage County, Illinois	Block	100
Census Tract 8424, DuPage County, Illinois	Census Tract	140
Block Group 3, Census Tract 8424, DuPage County, Illinois	Block Group within Census Tract	150
Wheaton city, Illinois	Place within State	160
Chicago-Joliet-Naperville, IL-IN-WI Metro Area	Metro/Micro Statistical Area	310
Chicago-Joliet-Naperville, IL Metro Division; Chicago-Joliet-Naperville, IL-IN-WI Metro Area	Metro Division within Metro Statistical Area	314
Chicago--Gary--Kenosha, IL--IN--WI CMSA	MSA/CMSA	380
Chicago, IL PMSA; Chicago--Gary--Kenosha, IL--IN--WI CMSA	PMSA within CMSA	385
Chicago, IL--IN Urbanized Area (2010)	Urban Area	400

3 Application and Processing Fees

3A _____ Total Units you own under this Parcel Index Number (PIN)

3B _____ Total Qualifying Units claimed for Tax Abatement.

Application Fee: **\$75.00** for each qualifying **unit** under this PIN, payable to "DuPage Housing Authority".

3C _____ # Qualifying Units Claimed (Line 3B) x **\$75** = \$ _____ (Check No. _____)

(NOTE: IF RECEIVED AFTER DECEMBER 8, 2017, FEE INCLUDING LATE PENALTY IS \$125 PER UNIT)

4 Applicant Certifications

4A Under penalty of perjury, the applicant certifies by signature below that all information on this application is correct and that:

1. Applicant is the legal owner(s) or legal representative(s) of the owner for the property for which I/we are applying for the HCV Property Tax Abatement Landlord Savings Program.
2. All units listed on Line 3B were leased to an HCV Voucher Holder on **January 1, 2017**.
3. All HCV units on this property are in compliance with the Housing Quality Standards (HQS), local building codes and DHA Program Rules.

4B Applicant's Signature _____ Date _____

4C Subscribed and sworn before me this _____ day of _____, 20_____

City/Village of _____ County of _____ State of _____

Signature of the Notary Public (SEAL)

DEADLINES

LATE PENALTY: To avoid a late-penalty, this application must be received by **December 8, 2017**. The fee for each application received after Dec. 8, 2017 is **\$125 per unit** (not per PIN), which includes a **\$50 penalty per unit**.

KANE COUNTY: For properties in Kane County, applications received after Dec. 8, 2017, are charged the late fee and the final deadline is December 15, 2017. No late applications will be accepted.

DuPAGE AND WILL COUNTIES: For properties in DuPage/Will Counties, applications received after Dec. 8, 2017, are charged the late fee and the final deadline is January 5, 2018. No late applications will be accepted.

For additional information about the application process, visit dupagehousing.org. Questions may be sent by email to the DuPage Housing Authority at smartin@dupagehousing.org

Mail application and check to:
DuPage Housing Authority
Attention: Tax Abatement
711 E. Roosevelt Road
Wheaton, IL 60187

PART 1 LANDLORD / OWNER INFORMATION

1A Applicant Name/Mailing Address of the person/legal entity that is submitting this application.

1B Property Owner/Taxpayer of Record - The name of a person/legal entity/business that owns the units or building. If the Applicant and Owner are the same, write "Same as applicant" across these lines.

1C Applicant/Owner's primary phone number.

1D Landlord's Housing Authority - Aurora Housing Authority has contracted with DHA to administer the Tax Abatement Program. Please X in front of the Housing Authority from which your HCV tenant holds a Voucher, either DHA or AHA.

PART 2 QUALIFYING TENANT / PROPERTY IDENTIFICATION

Is Your Property Eligible? A few properties in eligible counties will not qualify under the Illinois Housing Opportunity Area Tax Abatement law because they are located in a particular Township or Census Tract. The unit must have passed the most recent inspection and compliant with local building codes. The owner must not have outstanding indebtedness to the Authority, or have been involved with any criminal activities concerning the HCV program

Do not submit an application if your unit's Township OR Census Tract is on the Page 4 list.

2A Your property's County and Township.

2B Your property's Census Tract number. To find your property's Census Tract number online,

1 Go to <http://factfinder.census.gov>

2 Under "Address Search", click on the "street address" link.

3 Type your property's street address, city, state and ZIP in the "Select Geographies" box that appears.

4 A "Geography Results" box will appear. Your property's Census Tract number is listed on the 7th line.

2C HCV Holder - Name of the Voucher tenant occupying the Owner's unit on 1/1/17.

2D Street, City and ZIP for the Owner's unit.

2E PIN (Parcel Index Number) Landlords in DuPage and Kane Counties should use the 10-digit PIN listed on their latest tax bill. Landlords in Will County should use the 16-digit PIN listed on their latest tax bill.

Submit one application for each PIN.

PART 3 APPLICATION AND PROCESSING FEES

3A Total Units you own under this PIN. For multi-unit properties, report only the number of units you own under the application's PIN. Do not count units owned by others at the same address.

3B Total qualifying units you leased to HCV Holders on 1/1/17 under this PIN. You may report up to 2 qualifying units per PIN, or 20% of the total units you own under this PIN, whichever is greater. To report 3 qualifying units, for instance, you would need to own 15 total units under this pin ($20\% \times 15 = 3$).

- **3C** The application fee equals \$75 X the number of qualifying units you list for 3B. All checks should be made payable to "DuPage Housing Authority", including applications submitted by Aurora Housing Authority Landlords. NOTE: There is a \$50 late fee per unit for applications received after December 8, 2017, for a total fee of \$125 per unit. Your canceled check is your receipt. Your abatement will be shown on your property tax bill. Applications must be submitted annually.

PART 4 APPLICANT CERTIFICATIONS

4A The applicant must certify that all 3 statements under 4A are correct by signing on line 4B.

4B The applicant's legal signature and date of signature.

4C All applications must be notarized before processing. As a convenience, applications can be notarized at the DHA office during normal business hours.

2017 Non-Eligible Townships and Census Tracts
Do not submit an application if your unit's Township OR Census Tract appears below

DUPAGE COUNTY

NON-QUALIFY TOWNSHIPS

Wayne (PIN prefix 01), Bloomingdale (PIN prefix 02), Winfield (PIN prefix 04)

NON-QUALIFYING CENSUS TRACTS

8401.01	8401.04	8403.03	8407.03	8407.04	8408.01	8408.02	8409.04
8409.06	8409.07	8409.08	8409.10	8409.11	8412.04	8411.08	8412.04
8412.05	8412.06	8412.08	8412.10	8413.12	8413.20	8413.23	8415.01
8415.03	8415.04	8416.04	8416.05	8417.03	8417.06	8419.02	8425
8426.04	8427.10	8431	8432	8433.01	8442.01	8443.07	8450
8454.02	8455.05	8455.06	8458.03	8461.02	8461.04	8463.07	8463.10
8463.12	8464.04	8465.04	8465.09	8465.15	8466.03	8467.01	

KANE COUNTY

NON-QUALIFY TOWNSHIPS

Aurora, Elgin

NON-QUALIFYING CENSUS TRACTS

8501.01	8502.01	8502.02	8503.01	8503.02	8504	8507.03	8508
8510		8511.02	8513.01	8513.02	8514	8515	8516
8519.04	8519.10		8528.03	8529.04	8529.05	8529.06	8529.07
8530.04	8530.05	8530.06	8530.07	8530.08	8531	8532	8533
8534	8535	8536	8539	8540.02	8541	8542	8543.01
8543.02	8544	8546	8547	8549			

WILL COUNTY

NON-QUALIFY TOWNSHIPS

Crete, Joliet, Lockport, Monee, Plainfield,
 Washington, Wesley, Will, Wilmington

NON-QUALIFYING CENSUS TRACTS

8801.07	8801.09	8801.13	8801.14	8801.15	8801.16	8801.17	8803.07
8804.08	8804.10	8804.15		8805.07	8806.02	8807.02	8809.03
8812	8813.01	8813.02	8814.01	8815	8816.03	8816.04	8818
8819	8820	8821	8822	8823	8824	8825	8826.02
8827.02	8828.01	8828.02	8829	8830	8831	8832.08	8833.07
8834.01	8834.02	8836.03	8836.05	8837	8838.03	8838.04	8838.06
8840.03	8840.04	8840.05	8840.06	8841.03			