

Frequently-asked questions 2021 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.

Common reasons why the application was denied?

The property is not located in an eligible census tract or eligible township. These can change every year. The property received the abatement for 10 years and/or the voucher holder was not in the unit on January 1st of the year of the current application (Jan. 1, 2021 for the 2021 program, etc.).

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 (2021 taxes payable in 2022). 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 Tract" 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 1, 2021.

No applications for DuPage and Will County properties will be accepted after December 31, 2021.

No applications for Kane County properties will be accepted after December 1, 2021.