



Our Door is
the Path to Your
Self-Empowerment.

OFFICE 630.690.3555 | 711 E. Roosevelt Road
FAX 630.690.0702 | Wheaton, IL 60187

www.DuPageHousing.org

Dear DHA Housing Choice Voucher Program Landlord-Owners:

Please read

- 1) **Eligible census tracts can change every year!** Some properties will not qualify because they are in a particular Township or Census Tract. Please review the list of non-eligible Townships and Census Tracts.
- 2) To qualify, the unit must have had a Housing Choice Voucher **participant residing** in the unit on **January 1, 2025**.
- 3) Kendall County properties are not eligible.

Fees and Deadlines

Applications will be accepted before November 3, 2025, with the \$150.00 fee for each unit. Applications received after November 3, 2025, are charged \$250.00 per unit (which includes a \$100 late penalty).

DuPage, Kane, and Will Counties: No applications will be accepted after December 8, 2025.

All fees are NONREFUNDABLE including rejected applications.

Before you submit your application...

1. All applications must be **notarized**. DuPage Housing Authority **does not provide** notary services for applications.
2. A separate application must be completed for each Parcel Index Number (PIN) and a separate check. *Example: If you have two properties with two different Parcel Index Numbers, then you need to submit two applications and two checks.*
3. The Application packet also can be downloaded from the DHA website at www.dupagehousing.org

No faxed/emailed applications accepted. Mail/drop off completed applications to:

DuPage Housing Authority
Attention: Property Tax Abatement Program
711 E. Roosevelt Road, Wheaton, IL 60187

Dropping off completed applications at the front desk of DuPage Housing Authority is the preferred method to guarantee applications have been received on time.

Questions?

Questions can also be emailed to TaxAbatement@dupagehousing.org.

Subject line: Property Tax Abatement Program



DuPage Housing Authority
711 East Roosevelt Road
Wheaton, IL 60187

2025 Tax Abatement
Housing Choice Voucher
Application - Please Print

PRINT All Information

Property Owner's Name: _____

Mailing Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

Email _____

IF APPLICANT IS DIFFERENT FROM ABOVE, FILL INFORMATION BELOW

Applicant's Name: _____

Mailing Address _____

City _____ State _____ Zip _____

Cell _____ Email _____

Landlord's Housing Authority: ☐ DuPage Housing Authority ☐ Aurora Housing Authority

1 Qualifying Tenant/Property Identification

IS YOUR PROPERTY ELIGIBLE? Your property must be located in a qualifying **Township AND a qualifying Census Tract**. Review the information on Pages 3 and 4.

2A Property is in COUNTY OF _____ TOWNSHIP OF _____

2B Property is in CENSUS TRACT _____ (See Page 3 on how to find Census Tract)

2C Tenant's name **in unit on January 1, 2025:** _____ Unit _____
(Tenant must be Voucher holder. Use a separate sheet of paper to list more tenants.)

2D Property Address _____ City _____ ZIP: _____

2E Parcel Index Number (PIN) for property

Parcel Index Number for **DUPAGE OR KANE COUNTY** →

Parcel Index Number for **WILL COUNTY** →

2 Application and Processing Fees

3A _____ Total Units in this Property Number that you own. (If you own the Apartment complex, how many units are in it? Ex: 8 units, 100 units, etc.)

3B _____ Total **Qualifying** Units claimed for Tax Abatement.

Application Fee: **\$150.00** for each qualifying **unit** under this PIN, payable to "DuPage Housing Authority".

3C _____ # Qualifying Units Claimed (Line 3B) x **\$150** = \$ _____ (Check No. _____)

(NOTE: IF RECEIVED AFTER NOVEMBER 3, 2025, **DuPage/Will/Kane** FEE IS \$250 PER UNIT.)

3 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, 2025**.
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 **November 3, 2025**. Applications received after Nov. 3, 2025 are charged **\$250 per unit** (not per PIN).

DUPAGE, KANE, AND WILL COUNTIES: Final deadline is Dec. 08, 2025. No late applications accepted.

For additional information, visit dupagehousing.org.

Questions may be emailed to the DuPage Housing Authority at TaxAbatement@dupagehousing.org

Subject Line: 2025 Tax Abatement Program

Mail application and check

to: DuPage Housing Authority
Attention: Property Tax
Abatement Program
711 E. Roosevelt Road
Wheaton, IL 60187

INSTRUCTIONS FOR FILLING OUT APPLICATION

PART 1 LANDLORD / OWNER INFORMATION

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

1B Applicant Name/Mailing Address of the person submitting this application.

1C 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? Some properties will not qualify because they are located in an ineligible 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 listed as ineligible.

2A Your property's County and Township.

2B Your property's Census Tract number.

1 Go to <http://geocoding.geo.census.gov>

2. Under "Find Geographies Using", click on "One Line Address Processing" and type in the address and click "Find".

3. Scroll down to the bottom where it says "Tract Code". Use the 6-digit number. Your tract number may or may not appear with a period after the fourth digit but the numbers should remain the same.

For instance, 842400 or 8424.00 will be accepted on the application as the 6 digits are the same.

2C HCV Holder - Name of the Voucher tenant occupying the Owner's unit on 1/1/2025.

2D Complete address of the unit the tenant lived in on 1/1/2025.

2E PIN (Parcel Index Number) Landlords in DuPage/Kane Counties use the 10-digit PIN listed on their latest tax bill. Landlords in Will County 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 1/1/2025 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 \$150 X the number of qualifying units you list for 3B. Make checks payable to "DuPage Housing Authority", even those submitted by Aurora Housing Authority Landlords. NOTE: There is a \$100 late fee per unit for all applications received after November 3, 2025, for a total fee of \$250 per unit. DuPage/Kane/Will's final deadline is December 8, 2025.

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 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.

2025 Non-Eligible Townships and Census Tracts

Do **NOT** submit 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

8401.04	8403.03	8407.04	8408.02	8409.04	8411.02	8411.08	8412.08
8412.10	8413.12	8413.13	8415.03	8416.03	8416.04	8416.05	8416.07
8417.05	8417.06	8417.08	8426.04	8427.10	8436.01	8443.06	8443.08
8443.09	8444.02	8449.02	8450.00	8455.06	8458.03	8459.02	8461.02
8463.12	8464.10	8465.04	8465.13	8465.15	8466.03	8467.01	

KANE COUNTY

NON-QUALIFY TOWNSHIPS

Aurora (PIN prefix 15), Elgin (PIN prefix 06)

NON-QUALIFYING CENSUS TRACTS

8501.06	8503.01	8503.02	8504.00	8507.04	8508.00	8510.00	8511.01
8511.02	8513.01	8513.02	8514.00	8516.00	8519.04	8527.00	8529.04
8529.05	8529.06	8529.07	8530.04	8530.07	8530.08	8531.00	8532.00
8534.01	8534.02	8535.00	8536.01	8536.02	8540.02	8541.00	8542.00
8544.03	8545.08	8546.00	8547.00	8549.00			

WILL COUNTY

NON-QUALIFY TOWNSHIPS

Crete (PIN prefix 15 or 16), Joliet (PIN prefix 07), Lockport (PIN prefix 04),
Monee (PIN prefix 14), Peotone (PIN prefix 20), Plainfield (PIN prefix 03),
Washington (PIN prefix 22 or 23), Wesley (PIN prefix 24 or 25), Will (PIN prefix
21), Wilmington (PIN prefix 17)

NON-QUALIFYING CENSUS TRACTS

8801.06	8801.11	8801.12	8801.13	8801.15	8804.24	8805.10	8807.01
8807.02	8809.05	8812.01	8812.02	8813.01	8813.02	8814.02	8815.00
8816.01	8816.03	8818.00	8819.00	8820.00	8821.00	8822.00	8823.00
8824.00	8825.00	8826.02	8828.01	8828.02	8829.00	8830.00	8832.16
8834.01	8834.02	8836.03	8836.05	8837.00	8838.03	8838.04	8838.08
8838.09	8840.04	8840.05	8840.06	9800.00			

Frequently asked questions

2025 Housing Choice Voucher Property 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, 2025, for the 2025 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 (2025 taxes payable in 2026). 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 emailed to you. "Do You Qualify for the 2025 Tax Abatement Program" is also on the DHA website www.dupagehousing.org that will walk you through how to find the Census Tract.

I got my application back in the mail/e-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. Townships and census tracts that do not qualify are listed the previous page, "2025 Non-Eligible Townships and Census Tracts."

What's the deadline for applying?

To avoid a late-penalty fee for the application, it must be received by November 3, 2025.

No applications for DuPage, Kane, and Will County properties will be accepted after December 8, 2025.