

# Expanded Housing Choice

## VOUCHER PRICING INCENTIVE ELIGIBILITY CHECKLIST TEXAS AND NORTH CAROLINA

After you review the property, renter, and community-level [benefits](#) of accepting housing choice vouchers (HCVs), use this checklist to determine if your property is eligible for Fannie Mae's HCV pricing incentive. To qualify, the property must meet **all** eligibility criteria.

### Your property is eligible if:

- Property is located in Texas or North Carolina.**
  - YES.** Property is located in Texas or North Carolina.
  - NO.** Property location is in another state.
- Existing property financing or underlying deed restriction does not already require acceptance of HCVs. Check loan documents or deed restrictions to verify.**
  - YES.** Current financing does not require HCV acceptance.
  - NO.** Property is ineligible if already required to accept HCVs (e.g., Low-Income Housing Tax Credit property or Sponsor-Initiated Affordability).
- Property has at least 20% of the units, distributed proportionally among unit sizes, within the applicable [HUD Fair Market Rent \(FMR\)](#) or [Small Area Fair Market Rent \(SAFMR\)](#). Look up your property's FMR or SAFMR.\***
  - YES.** At least 20% of units qualify.
  - NO.** Property does not meet the 20% threshold.

\*Check with your local [Public Housing Agency or Authority \(PHA\)](#) to determine any rent adjustments. Check out the payment standards in [Austin, TX](#), for an example of how to determine the applicable payment standard for a property.

### Property doesn't qualify for this pricing incentive?

Consider one of our other mission-oriented options:

- [Green Financing](#)
- [Sponsor-Initiated Affordability](#)
- [Healthy Housing Rewards™](#)
- [Tenant Site Lease Protections](#)

### If you answered 'Yes' to all criteria, your property is eligible. That's great news!

By accepting vouchers, you can help people in your community access affordable rental housing where they couldn't before. Please explore our toolkit to learn about best practices and getting the most out of the program.

[View benefits](#)

[View borrower best practices](#)

[View lender best practices](#)