

Expanded Housing Choice

VOUCHER PRICING INCENTIVE ELIGIBILITY CHECKLIST

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:

1. **Property is located in a jurisdiction without source of income (SOI) protections for HCV renters or is in a jurisdiction that has enacted legislation that will rescind protections within 24 months after the Mortgage Loan origination date. Use the U.S. Department of Housing and Urban Development (HUD) tool to aid in determining eligibility available on [HUD.gov](#).**

YES. Property is located in a jurisdiction that does not have SOI protections for HCV renters or is in a jurisdiction that has enacted legislation that will rescind protections within 24 months after the Mortgage Loan origination date.

NO. Property is in a jurisdiction with SOI protections for HCV renters or in a jurisdiction that has enacted legislation that will establish protections within 24 months after the Mortgage Loan origination date.

2. **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).

3. **Property has at least 40% of the units 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 40% of units qualify.

NO. Property does not meet the 40% threshold.

*Check with your local [Public Housing Agency or Authority \(PHA\)](#) to determine any rent adjustments. Check out the [payment standards for INLIVIAN](#) (Charlotte, NC) 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:

- [Sponsor-Dedicated Workforce](#)
- [Sponsor-Initiated Affordability](#)
- [Green Financing](#)
- [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](#)