



Memphis Housing Authority Owner Incentive Payment Program



Get an Incentive Up to \$700 for Each New Unit Leased to an HCV Family

Beginning September 1, 2020, Memphis Housing Authority (MHA), through CARES Act funding, is offering incentive payments to current and prospective owners to lease a new unit to qualified voucher holders. Owner incentive payments are being offered to encourage owner participation in the Housing Choice Voucher Program (HCV) and increase the supply of quality affordable housing in Shelby County, TN.

- Incentive payments are available beginning September 1, 2020 and will continue until funding is exhausted.
- Incentive payments will be offered only for new move-ins in Shelby, TN.
- Owners that lease a new unit to a regular voucher holder receive \$500.
- Owners that lease a new unit to a Special Purpose voucher holder receive \$700.

For more information about the Housing Choice Voucher program, please visit https://www.memphisha.org/departments/housing_choice_voucher.php

**First come, first serve, one-time bonus per unit leased*

**Unit must be within Memphis and Shelby County jurisdiction*

**Owner must be enrolled in direct deposit to receive the bonus*





FREQUENTLY ASKED QUESTIONS (FAQS) FOR OWNER INCENTIVE PAYMENTS

What is an Owner Incentive? MHA is offering incentive payments for new and current property owners who lease a new unit in Shelby County, TN with MHA's HCV (Section 8) program.

How long will MHA be offering incentive payments to owners? Owner incentive payments will only be offered for a limited time (first come, first served basis) for new Housing Assistance Payment (HAP) contracts executed with an effective date on or after September 1, 2020.

What owners and units are eligible to receive the owner incentive payment? The incentive is for new and current owners who lease a new unit and execute a Housing Assistance Payment Contract. Owners are eligible for an incentive payment for each new unit leased to a HCV family. The lease must have at least a 1-year term and an effective date after September 1, 2020 **and** the owner must sign and return the HAP contract to MHA. HAP contracts with an effective date prior to September 1, 2020 are not eligible for an incentive payment.

Owners must be enrolled for Direct Deposit to receive the payment.

How much is the owner incentive payment for new leases? Owners will receive an incentive payment of up to \$700 for new units with an executed HAP contract.

Owners that lease a new unit to a regular voucher holder receive \$500. Owners that lease a new unit to a Special Purpose Voucher holder or a regular voucher in an Opportunity area receive \$700.

What is a New Move-Ins? New move-ins are defined as families that execute a lease and take possession of a new unit on or after September 1, 2020.

What is a Special Purpose Voucher? Special Purpose Vouchers, as defined by MHA, include eligible Veteran families, Homeless/Elderly families, Homeless/Special Needs Families, Family Unification, and/or families that include a household member with a disability.

What is an Opportunity area? Opportunity areas, as defined by MHA, is a neighborhood in a low-poverty census tract with low minority concentration.

When can property owners expect the incentive payment? Incentive payments should be expected within 60 – 90 days of the signed HAP contract date and will be remitted on scheduled HCV check run following the execution of the HAP contract.

