

# **Income Based Rental Properties**

## **What is an Income-Based Rental Property?**

Income-based rental properties are properties with rent based on the renter's income. There are several types of income-based rental properties for low-income renters in Tennessee. The most common are:

- Housing Choice (Section 8) Vouchers
  - Low Income Public Housing
  - HUD Subsidized Project-Based Section 8
  - Low Income Housing Tax Credit
  - USDA Housing
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## **What are the requirements to be eligible for income-based rental properties?**

The general requirement to be eligible is that you are low income. Units are often set aside for particular populations, such as families with children, survivors of domestic violence, or disabled, elderly, or currently homeless. Most programs screen applicants for evictions, credit, criminal backgrounds, and rental history and require tenants to regularly report changes in household members and income. Most programs require inspections to ensure and maintain housing quality.

Each program can provide you with a list of its eligibility criteria. Some units have more than one subsidy attached to them. Talk to an attorney for help if you do not know which program rules apply in your situation.

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## **What is the Public Housing Authority?**

The Public Housing Authority (PHA) runs Housing Choice (Section 8) Vouchers, Low Income Public Housing programs, and some Project-Based Section 8 programs.

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## How do I contact my local PHA?

The contact information for the PHAs in West Tennessee are:

Bolivar	(731) 658-3419
Brownsville	(731) 772-0274
Covington	(731) 476-6135
Dyersburg	(731) 285-6771
Humboldt	(731) 784-9772
Huntingdon	(731) 986-4442
Jackson	(731) 422-1671
Lexington	(731) 968-7506
Martin	(731) 587-3186
Memphis	(901) 544-1100
Milan	(731) 686-8571
Paris	(731) 642-4451
Ripley	(731) 335-1901
Savannah	(731) 925-2020
Shelby County	(901) 353-0590
Trenton	(731) 855-1231
Union City	(731) 885-1971

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