

Multifamily Housing Tenant Voucher Program

What does this program do?

This program provides vouchers to help eligible tenants in USDA Rural Development (RD) Multifamily Housing Direct Loan-financed properties who face hardship when a final loan payment is made on the property.

Provided the property owner agrees to accept the voucher, tenants can use it to supplement their rental payments at the former USDA RD Multifamily Direct Loan-financed property, or at any nonsubsidized rental unit in the United States that meets USDA Rural Development housing standards.



QR code for the USDA RD Multifamily Housing Tenant Voucher Program webpage

Who can participate?

Only tenants currently living in USDA RD Multifamily Housing program-financed properties in which the owner has made a final loan payment qualify.

Program overview

The voucher amount is equal to the difference between a tenant's current rent and comparable market rent – meaning rent charged at similar complexes at nonsubsidized rates.

For example, if you currently pay \$300 a month and the comparable market rent is \$475 a month, your voucher amount would be \$175.

Where can vouchers be used?

Provided the property owner agrees to accept vouchers, they can be used at other properties financed by USDA RD, or at any nonsubsidized rental unit in the U.S. that meets USDA RD housing standards.

How are voucher funds handled?

Voucher funds are paid directly to property owners on the tenant's behalf.

What are some other guidelines?

- Tenants have 10 months from the property's payoff or sale date to decide whether they want to use their USDA RD voucher.

- The voucher holder's initial benefit period lasts for one year, but can possibly be renewed based on the tenant's continued eligibility and the availability of funding.
- USDA Rural Development vouchers cannot be used at rental units subsidized by other housing programs, such as U.S. Housing and Urban Development (HUD) Section 8, or other public housing.

Who can answer questions?

- Your regional USDA Rural Development Multifamily Housing staff can help. A list of contacts is available at page bottom of this link: tinyurl.com/RD-MFH-POCs.
- You will find the USDA RD Voucher Program Guide at this link: tinyurl.com/RD-MFH-Voucher – PDF.

What governs this program?

- Public Law 111-80, The Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act of 2010 - available at this link: tinyurl.com/RD-PL111-80

NOTE: Because information changes, always consult official program instructions or contact your local Rural Development office for help. A list is available at this link: tinyurl.com/RDStateOffices. You will find additional RD program resources at rd.usda.gov. Information about other USDA programs and services is available at this link: ask.usda.gov, or by emailing askusda@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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