ABOUT DPA

The Downpayment Assistance (DPA) Department provides funds to help meet the down payment and closing cost requirements needed to complete the closing of a new or existing home. All properties must be located within Memphis city limits or designated areas per program guidelines. DPA has provided down payment assistance to numerous families/ individuals to purchase homes. The following programs are available under DPA:

- **Citywide DPA**
- **Homebuyer Incentive Programs:**
  - Homebuyer Program Incentive Citizens (HIPC)
  - Homebuyer Program Incentive Police (HIPP)
  - Homebuyer Program Incentive Firemen (HIPF)
  - Homebuyer Incentive Program Memphis Shelby County Schools (MSCS)
- **Covid Housing Assistance Program (CHAP)**
- **Memphis Affordable Housing Trust Fund (MAHTF) Rounds 1 & 3**

EQUAL HOUSING OPPORTUNITY



City of
MEMPHIS AFFORDABLE HOUSING DEPARTMENT

170 N. Main Street • Memphis, TN 38103
Monday-Friday • 8:00am-4:30pm
Phone: (901) 636-7474
Email: DPA@memphistn.gov

Jennifer Hart, Finance Manager
Keyuna Stornes, Financial Analyst

Down Payment Assistance (DPA) Program

The Downpayment Assistance Program (DPA) provides up to 10% of the sales price, (not to exceed $25,000) to help meet the down payment and closing cost requirements needed to complete the closing of a new home. DPA is available for first-time homebuyers with income not exceeding 80% median income (as determined by HUD - see below), purchasing inside the city limits and meeting specific program eligibility requirements.

City of MEMPHIS
HOUSING & COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING DEPARTMENT

DOWN PAYMENT ASSISTANCE DEPARTMENT

170 N. MAIN STREET • 4TH FLOOR
MEMPHIS, TN 38103

Take Your First Steps to Home Ownership



Paul A. Young
Mayor of Memphis

Ashley Cash
Director of Housing & Community Development

hcdaffordablehousing.com

PROGRAMS

CITYWIDE DPA PROGRAM (CWDPA)

REQUIREMENTS:

- Must complete HUD certified housing counseling.
- Must maintain the property as a primary residence for a 5/10 year affordability period.
- 2nd lien placed on the property for 5/10 years, released if all terms are met.
- Minimum investment of 1% of the sales price
- Deferred payment loan, no monthly payments during the 5/10 year affordability period.
- Property must pass required inspection prior to submitting a file to DPA Department
- Maximum Sales Price $300,000.
- Minimum of the lessor of $500 or 1% of sales price available in savings, checking accounts.
- Please allow 10 business for approval and processing.

2025 HOME Maximum Purchase Price*

CWDPA (80% AMI Programs)	
Existing Homes	$300,000
New Construction	$300,000

HIP Programs	
Existing Homes	$350,000
New Construction	$350,000

*Effective July 1, 2025

HOME Maximum Purchase Price subject to change annually as determined by HUD

MORE CITYWIDE DPA PROGRAMS

Memphis Housing Authority (MHA) – current or recently displaced MHA residents, the maximum income limit is 80% area median income, may purchase anywhere in the city limits.

Section 8 Homeownership Program (SHAPE) – current Housing Choice Voucher holders, the maximum income limit is 80% area median income, may purchase anywhere in the city limits.

Targeted Area DPA (TADPA) – must purchase a home through MHA HOPE VI Program, the maximum income limit is 80% area median income.



HOMEBUYER INCENTIVE PROGRAM (HIP) REQUIREMENTS:

- Do not have to be a first-time homebuyer but may not own other property at the time of purchase using the city's DPA Program.
- Must complete HUD certified housing counseling.
- Must maintain the property as primary residence for 5-year affordability period.
- 2nd lien placed on the property for 5 years, released if all terms are met.
- Minimum investment of 1% of sales price.
- Deferred payment loan, no monthly payments during 5-year affordability period.
- Maximum Sales Price, new and existing $350,000.
- Minimum of lessor of $500 or 1% of sales price available in savings, checking accounts.
- Please allow 10 business for approval and processing.

MORE HOMEBUYER INCENTIVE (HIP) PROGRAMS

HOMEBUYER INCENTIVE PROGRAM - CITIZENS

Homebuyers with income between 80% – 200% median income, purchasing in designated areas inside the city limits and meeting specific program eligibility requirements.

HOMEBUYER INCENTIVE PROGRAM - POLICE, FIRE AND MSCS EMPLOYEES

Homebuyers meeting employment requirements, (maintaining employment with the city or the county for a 5-year term) purchasing inside the city limits, and meeting specific program eligibility requirements. No income limits.



FY 2026/2027 HUD Median Income Limits

Maximum Annual Income Limits by Family Size*

2025 Income Limit	Median Income	2025 Income Limit Category	Persons in Household							
			1	2	3	4	5	6	7	8
Shelby County	$92,300 4 Persons	Low 80% ($) *CWDPA, TADPA MHA, MHC*	$51,700	$59,100	$66,500	$73,850	$79,800	$85,700	$91,600	$97,500
		High 200% ($) *HIPC*	$51,701-$125,550	$59,100-$132,930	$66,501-$140,320	$73,851-$147,700	$79,801-$153,610	$85,701-$159,520	$91,601-$165,425	$97,501-$171,335

***Effective July 1, 2026**

Income subject to change annually as determined by HUD