

Ralph M. Perrey, Executive Director



Housing Choice Voucher Program Change in Subsidy Standards Frequently Asked Questions

Why is THDA making this change?

THDA is making this change due to rising housing costs and limited funding. This change helps ensure the program remains financially sustainable so that assistance can continue for all participating families across Tennessee.

Is THDA allowed to make this change?

Yes. The U.S. Department of Housing and Urban Development (HUD) allows housing agencies to set subsidy standards, including a two-person-per-bedroom model.

What does “two persons per bedroom” mean?

This means voucher size is based on two people for each bedroom.

Example:

- 4 people = 2 bedroom voucher
- 3 people = 2 bedroom voucher
- 2 people = 1 bedroom voucher

Age and gender are not considered under this standard.

Will my voucher size change?

Not all households will be impacted. If your current voucher size is larger than what is allowed under the new standard, your voucher size may be reduced.

Will my rent assistance decrease?

Possibly. If your voucher size is reduced, your payment standard may also change, which could affect the portion of rent that THDA can cover.



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When will this change happen?

The change will not happen immediately. THDA will:

- Review households individually
- Notify impacted families directly before any changes take effect

How will I know if I am affected?

If your household is impacted, THDA will contact you directly with detailed information and next steps. Impacted households will receive a Notice of HAP and Subsidy Standard Change. You do not need to take action unless contacted.

Who can I contact with questions?

Please contact your Rental Assistance Specialist. You may also send inquiries to:

hcvinfo@thda.org.