



Tennessee Housing Development Agency

Andrew Jackson Building Third Floor
502 Deaderick St., Nashville, TN 37243

Bill Lee
Governor

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Executive Director

NOTICE OF OFFERING OF PROJECT-BASED VOUCHERS

The Tennessee Housing Development Agency (“THDA”) is currently seeking applications from property Owners that are interested in obtaining Project-Based Vouchers (“PBVs”) for their projects in accordance with the requirements of THDA and the U.S. Department of Housing and Urban Development (“HUD”).

DATE OF NOTICE:	August 1, 2025
APPLICATION DEADLINE:	Applications will be accepted until the Offering is closed by THDA.
HOW TO SUBMIT AN APPLICATION:	Applications and required supporting documentation must be submitted via the Electronic Data Transfer (EDT) by the Application Deadline.
DATE OF THDA SELECTION OF PROJECTS FOR PBV	THDA will announce its Selection of Projects for PBV within fourteen (14) days of the selection.
RULES FOR THDA’S PBV PROGRAM – ADMINSTRATIVE PLAN	The official rules for THDA’s PBV Program can be located at: https://publications.tnsosfiles.com/rules_filings/05-03-25.pdf
FEDERAL REGULATIONS	24 CFR 983 and 24 CFR 982
NUMBER OF VOUCHERS THDA IS SEEKING TO PROJECT BASE UNDER THIS NOTICE	Up to 350

- I. **ELIGIBILITY CRITERIA:** In order to be eligible for selection to receive PBVs through THDA, a project must meet the following criteria:
1. The project must have been selected for an award under one of THDA’s housing development programs (a Tennessee Housing Trust Fund Competitive Grants program, the National Housing Trust Fund Program, the HOME Rental Housing Development Program, or Competitive Allocations made under the Low-Income Housing Tax Credit Program);
 2. The selection must have been based on a competition amongst other project applications;
 3. The selection must not have taken into consideration whether the project would receive PBV;
 4. The selection must have taken place on or after August 1, 2022.

5. The project must be New Construction or Existing Housing, as defined below and meeting all requirements in THDA's Administrative Plan at https://publications.tnsosfiles.com/rules_filings/05-03-25.pdf
 - a. New Construction. A project containing housing units that do not exist on the proposal or project selection date and are developed after the date of selection for use under the PBV program.
 - b. Existing Housing. A housing unit is considered an existing unit for purposes of the PBV Program if, at the time of notice of selection, the units fully or substantially comply with housing quality standards (HQS) subject to the National Standards for the Physical Inspection of Real Estate (NSPIRE), which THDA defines as units with no life-threatening violations that will pass HQS within twelve (12) months of the HAP contract execution date;
6. The project selected for PBV assistance must (i) assist families in Tennessee's rural and distressed counties (as defined under the THDA Program it was initially awarded under), (ii) provide permanent supportive housing within THDA's HCV service area, or (iii) otherwise serve THDA's priorities outlined in its Annual Plan.
7. The project must be located in THDA's HCV Service Area, which can be located here: <https://thda.org/pdf/Coverage-Map.pdf>. The project must meet all other eligibility criteria under THDA's Administrative Plan.
8. The maximum PBV's to be awarded per project will be the greater of 25 units or 25% of total eligibility with the following exceptions:
 - a. Units are exclusively serving elderly families
 - b. Units are exclusively made available to eligible youth (aging out of foster care) as described in Section 8(x)(2)(B) of the U.S. Housing Act.
 - c. Units exclusively made available to households eligible for permanent supportive housing or services available to the residents of the project assisted with PBV assistance.
9. If the project is rehabilitated or newly constructed, of the PBV units selected, 5% of units but no less than one must be mobility accessible and 2% of units but no less than one must be hearing/vision accessible. This requirement does not apply to existing housing.

II. APPLICANT RESPONSIBILITIES.

1. Applicants are responsible for familiarizing themselves with the Federal Regulations at 24 CFR 983 and 24 CFR 982 and THDA's PBV requirements in the Administrative Plan at https://publications.tnsosfiles.com/rules_filings/05-03-25.pdf.
2. Applicants must utilize the PBV Application located at <https://thda.org/help-for-renters-section-8/pbv-page> and submit a complete PBV Application and all required supporting documentation by the Application Deadline utilizing the Electronic Data Transfer. Instructions for EDT are available on <https://thda.org/help-for-renters-section-8/pbv-page>



3. All projects awarded PBV may have an environmental review performed by THDA. If required, THDA must request the authorization of the release of funds from HUD for all PBV awardees. Applicants will be responsible for gathering the information required for the environmental reviews. HUD's regulations at 24 CFR 58.22 currently prohibit applicants from committing or spending HUD or non-HUD funds on any activity that could have an adverse environmental impact or limit the choice of reasonable alternatives prior to completion of an environment review once a project has become "federal." This prohibition on "choice-limiting actions" prohibits physical activity, including acquisition, rehabilitation, and construction, as well as contracting for or committing to any of these actions. The restriction on undertaking or committing funds for choice-limiting actions does not apply to undertakings or commitments of non-federal funds before a project participant has applied for HUD funding. A party may begin a project in good faith as a private project and is not precluded from later deciding to apply for federal assistance. However, when the party applies for federal assistance, including the project-based voucher, it will generally need to cease further choice-limiting actions on the project, using either federal or non-federal funds, until the environmental review process is complete through issuance of the release of funds. Therefore, the Environmental Review covers the entire project, not just the portion funded by HUD. Except under very limited circumstances, no funds, including both Federal and non-Federal resources, may be committed or expended on a project prior to the release of funds under the Environmental Review process. Any such expenditure will make the entire project ineligible for funding under THDA's PBV program.
4. Rehabilitated and Newly Constructed units will require a subsidy layering review when an award of PBV is combined with other governmental housing assistance from Federal, State, or local agencies, including assistance such as tax concessions or tax credits. The subsidy layering review is intended to prevent excessive public assistance for housing by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from Federal, State or local agencies, including assistance such as tax concession or tax credits.

III. SELECTION CRITERIA

1. Applications for PBV will be reviewed and selected on a first-come/first-served basis.
2. The THDA seeks to award up to 350 Project Based Vouchers in this offering.

IV. THDA DECLARATIONS.

1. THDA is under no obligation to select any project that submits an application under this Notice.
2. No incomplete PBV Applications will be considered.



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3. THDA may rescind a selection at any time if it is found that the application or the supporting documentation contained any error, misinformation, omissions, or the like.
4. THDA will review PBV Applications in the order they are received until the Application Deadline or until there are enough eligible units selected to fulfill the number of units sought under this Notice, whichever comes first.
5. Applications that are incomplete applications will be returned and may be corrected and re-submitted until the Application Deadline or until there are enough eligible units selected to fulfill the number of units sought under this Notice, whichever comes first.



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