



Metropolitan Development and Housing Agency

701 South Sixth Street • Nashville, Tennessee 37206

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www.nashville-mdha.org

Choice-Mobility Information Sheet

A. Choice-Mobility Right

As a resident in an MDHA Rental Assistance Demonstration (RAD) property, one of the rights you have under the program is called “Choice-Mobility”. Choice-Mobility gives families living at a MDHA RAD property the special opportunity to request a Housing Choice Voucher (HCV) that you can use to move into the private rental market.

B. Eligibility for Choice-Mobility

Under the MDHA PBRA program, all residents may request a Housing Choice Voucher after living in a RAD property for 24 consecutive months.

C. How do Housing Choice Vouchers Work?

With HCVs, you can choose to rent a unit in the private market with HUD assistance. Generally, if the rent for the unit is reasonable and an inspection of the unit shows that the unit meets HUD’s housing quality standards, MDHA will approve the unit and you can sign the lease and move into the unit. You will pay between 30-40% of your income for rent, minus a “utility allowance” used by MDHA, and MDHA will pay the rest of the rent for the unit. You will also be responsible for any utilities not included in your monthly rent. These utilities may include electricity, gas, water, and trash.

D. Requesting Choice-Mobility

If you have lived in your unit for 24 months and would like to request a HCV, please obtain a Choice-Mobility request form from your property manager, complete and submit it to them. The request must be submitted by the Head or Co-Head of Household.

Once your request is received, the property manager will confirm whether you have lived in the property for the length of time required to be eligible and are in good standing with your lease. If you are eligible, you will either be issued a voucher if MDHA has one available or you will be notified that you have been placed on the HCV waiting list with a Choice Mobility Preference. The notice will provide you any available information about the wait time to expect.



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E. MDHA Choice-Mobility Priority List

HCVs are subject to availability. If a voucher is unavailable, you will be placed on the HCV waiting list with a Choice-Mobility Preference. Residents exercising their Choice-Mobility rights will receive highest priority when MDHA is able to issue additional vouchers.

MDHA has established limits to the number of vouchers it provides annually for Choice-Mobility that could cause you to have to wait longer for a voucher.

- Under MDHA RAD program guidelines, the number of Choice-Mobility vouchers issued cannot exceed 33% of the available turnover vouchers. For example, if there were 100 vouchers available, only 33 vouchers would be available to RAD residents who requested them.
- Under MDHA RAD program guidelines, the number of Choice-Mobility vouchers issued cannot exceed 15% of the assisted units in your RAD development. For example, if there were 100 assisted units in your RAD development, only 15 vouchers would be available to RAD residents who requested them.

F. Your right to remain in your RAD unit

If you receive a Choice-Mobility voucher but do not succeed in leasing a rental unit on the open market, you retain the right to stay in your current unit so long as you have not yet provided notice to vacate to your property manager. You should not file a notice to vacate until you have confirmed you have been determined eligible for a voucher unit. MDHA is prohibited from requiring you to provide notice to vacate any earlier than the time required by the lease. This ability to stay in your RAD unit eases the pressure to take any available unit you can find instead of a unit of your choice that meets your needs. You can request another Choice-Mobility voucher later.

G. Where you can live with a Housing Choice Voucher

With a HCV, you may rent a unit within MDHA's jurisdiction (Davidson County), or you may choose to rent a unit in a jurisdiction that is covered by a different public housing authority that operates a HCV program. The ability to rent outside of MDHA's jurisdiction is called portability. This means that you request a HCV from MDHA and request that your HCV be transferred, and then you work with the PHA of your choice to get approval of the unit. When choosing a new place to live with a HCV, you can think



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about things like the quality of schools for your children, access to public transportation, and ability to get to and from places of work. More information on this will be provided when a housing choice voucher is issued.

H. Steps to transition from RAD to a Housing Choice Voucher

Once you have found a unit using a voucher, there are several final steps you will need to complete to finalize the transition to the HCV program. Before leaving your current RAD unit, you will need to:

1. continue to pay your rent on time;
2. send a notice of intent to vacate the unit to a property manager, after MDHA approves the new unit;
3. attend a move-out inspection of your RAD PBRA unit;
4. pay all outstanding debts owed to the property;
5. turn in keys to your current property manager. In addition, keep in mind that you must move out from your unit before the HCV can be used to pay your new landlord, but you should not move until MDHA has inspected and approved the new unit.