



Rental Assistance Demonstration Frequently Asked Questions

What is RAD and how will it affect me? Rental Assistance Demonstration, known as RAD, is a U.S. Department of Housing and Urban Development (HUD) pilot program, authorized by Congress allowing Public Housing Agencies, including the Metropolitan Development and Housing Agency (MDHA), to convert your Section 9 public housing property to Section 8 project-based rental assistance. The process of how MDHA receives payment from HUD should have no impact on you as a tenant. After the process is complete, HUD will provide a rental subsidy to keep your apartment as low-income housing indefinitely.

Why is MDHA doing RAD? RAD is a central part of MDHA's rental housing preservation strategy. The conversion is important because it allows MDHA to hold the declaration of trust on property and gives the agency authority to mortgage it to make much-needed capital improvements and rebuild aging structures. It ensures the long-term affordability and vitality of your home.

What Davidson County public housing properties has the U.S. Department of Housing and Urban Development approved for RAD? The U.S. Department of Housing and Urban Development has approved MDHA's request to convert its entire portfolio to RAD.

Will I have to reapply for housing to stay in (or return to) my neighborhood? There is no initial requalification or rescreening as part of the RAD conversion, but you must continue to abide by all the terms of your current lease.

Will MDHA sell the public housing property where I live to a private developer? No. MDHA has no intention of selling any public housing property; instead, our staff is working to increase our public housing stock. All current public housing in Davidson County will remain affordable to low-income individuals and families. By agreeing to the initial contract with HUD, MDHA is required to renew for subsequent 20 year contracts indefinitely.

Will my rent increase? For nearly all residents, rent will be established just as it is now. For most residents, you will still pay 30 percent of your adjusted income to rent, less an allowance for tenant paid utilities.

Do I still have to do community service? Once the RAD conversion is finalized, you will not be required to do community service. However, the process could take two years. Until advised otherwise, community service is required.

Will MDHA still offer the same social services, like Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency (ROSS), after the RAD conversion? MDHA will make individual counseling available throughout the process to help residents navigate this and other issues. Current FSS and ROSS participants will continue their current contracts on those programs after their housing is converted under RAD. MDHA will continue to make payments to escrow accounts until the end of the Contract of Participation. However, residents not previously enrolled in these programs will not be eligible to participate after RAD conversion.

Will we have the option to request a transfer after the RAD conversion? After your public housing property has been converted to project-based rental assistance, RAD offers residents Housing Choice Mobility. Residents may request to be placed on the waiting list for housing choice vouchers. Once a housing choice voucher is available, the resident may move to any location that will accept the voucher for payment of rent and meets HUD housing quality standards.

How will RAD affect my position on the Section 8 waiting list? If you have applied for Section 8 tenant-based vouchers, your application will continue to be processed no matter what happens with RAD.

If this document does not answer your question, please call 615-780-7064, send an email to RAD@Nashville-MDHA.org or visit www.Nashville-MDHA.org



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