

Ralph M. Perrey, Executive Director



Housing Choice Voucher Program

Frequently Asked Questions (FAQ) and Answers

Portability

Is THDA billing or absorbing?

THDA is currently absorbing all incoming portables except for Veterans Affairs Supportive Housing (VASH) vouchers. VASH will be billed.

Do you have the Family Self-Sufficiency (FSS) program?

Yes.

How do I transfer my voucher to Tennessee?

The process starts with your case worker at your current housing authority. Contact them directly and tell them where you want to take your voucher.

What documents do my Caseworker need to send to THDA?

A copy of your voucher; HUD Form 52665; most recent HUD Form 50058; verification of your income; copies of your family members' birth certificates, IDs, and Social Security Cards; your current phone number and **email address**. **(THDA's primary form of communication is email.**



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All participants must have a working email address and will be required to use the THDA Rent Café portal for all certifications.).

Where do they send all those documents?

Email to THDARAPortability@thda.org.

What happens after my case worker sends my voucher to THDA?

A member of THDA's portability team will contact you within 10 business days after receiving your documents by sending an invitation to your email address to log in and register for the THDA Rent Café portal and complete your Intake Certification. The email will come from CDR@Yardi.com, so please be on the lookout for it. If you do not see it, you may want to check your spam folder. You will complete some more forms and submit all documents through the portal. Once all documentation is received and reviewed by your assigned Specialist. You will be issued the voucher and sent notification to go into the Portal to sign and receive the voucher and further instructions. You can then start searching for a home in Tennessee. ***Please do not call or email THDA to ask about your status until at least 10 business days have passed since your housing authority sent your documents.**

*** Ask your case worker for verification whether they emailed your documents to THDA as instructed above.**

Do I have to make this appointment in-person?

No, THDA does not conduct any in-person appointments.



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What size voucher will I receive?

The maximum number of persons who may share a sleeping room is two and the number of bedrooms allocated is determined as follows:

- I. Two adults of the same or opposite genders, with or without a familial relationship, will be issued a one bedroom, except a high school student who turns 18 will not be subject to this rule until the recertification after they graduate or should have graduated.
- II. Two minors of the opposite gender will be issued one bedroom until one of the minors reaches the age of ten (10) years old.
- III. Two minors of the same gender will be issued one bedroom regardless of age.
- IV. A minor with a single, custodial parent will be given one bedroom until the child reaches the age of four (4).
- V. A single, pregnant head of household is considered a two-person family but will be issued one bedroom until the child reaches the age of four (4).
- VI. Minor children of any age will be issued a bedroom separate from a non-custodial parent or other adult

How much is my voucher worth?

Please note that vouchers do not have monetary value. You will be given information so that you can go onto the THDA Affordability calculator and see if you may qualify for your desired unit (<https://thda.maxrent.org/>) based on your family composition and family income. THDA's current payment standards are listed on the THDA website: <https://thda.org/rental-housing-partn/hcv-landlords-and-owners/>



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Where can I live?

THDA's jurisdiction can be found on the THDA website:

<https://dogvxws799i6n.cloudfront.net/wp-content/uploads/THDA-Coverage-Map-2025-Updated.pdf>

What if I want to live in Shelby, Davidson, or Rutherford Counties?

You would have to port your voucher to a different housing authority that covers those areas.

Where should I search for housing?

THDA's housing market is exceptionally challenging for renters with vouchers. THDA cannot steer you to any specific housing options, nor can we assist you in your housing search once you arrive here. You may find this resource helpful to start your search but be vigilant for scams.

<https://www.tnhousingsearch.org>

What if I need help completing these different tasks?

If you or anyone in your household is a person with disabilities and requires a specific accommodation in order to fully comply with this notice or if you are a victim or threatened victim of domestic violence, dating violence, or stalking, you have certain protections under the Violence Against Women Act (VAWA), please contact 615.815.2165 or RARRequest@thda.org.



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