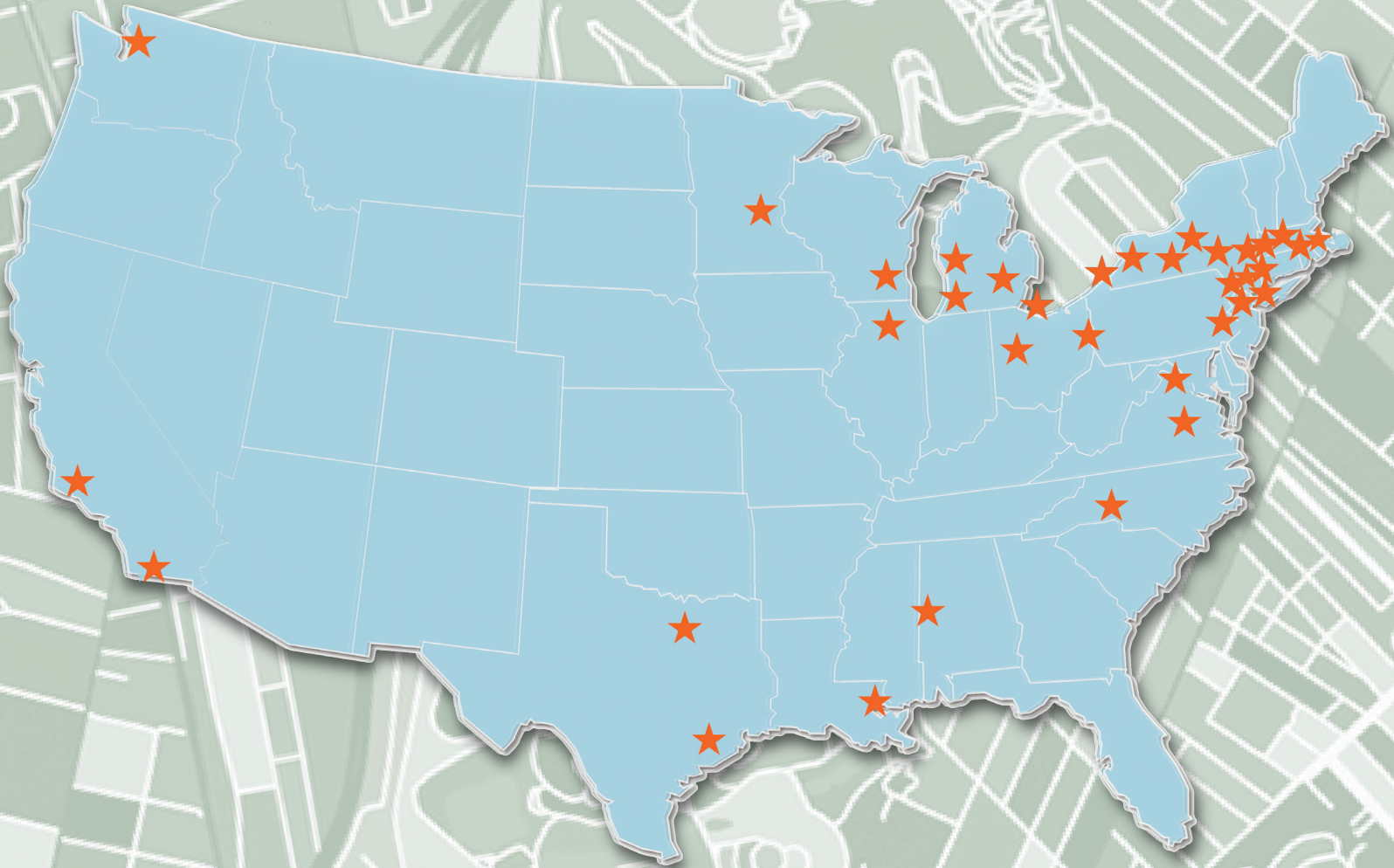


Housing Mobility Programs in the U.S. 2025



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**Mobility
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Housing Mobility Programs in the U.S. 2025

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September 2025

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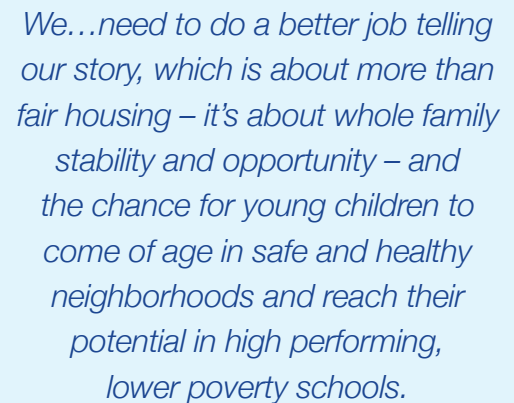
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I. Introduction

The housing mobility movement is at a crossroads. Although housing mobility programs have enjoyed bipartisan support in several recent Congresses, we are not expecting to see any additional federal funding in the near future. And potential budget cuts to the Housing Choice Voucher program might tempt some public housing agencies to cut back on exception payment standards, leading to a damaging resegregation trend, as families are priced out of higher performing school districts.

In this new context, we will need to rely more and more on state government and local philanthropic funding to support housing mobility, along with budget flexibility among the 139 “Moving to Work” (MTW) public housing agencies to support mobility staff and higher payment standards. Currently, at least four states are funding housing mobility programs (Massachusetts, Connecticut, New York, and Michigan), with two additional states considering this option. The Columbus housing mobility program has made great strides with philanthropic support, and some of the most successful mobility programs, including the legacy Baltimore program, are operating with MTW funding flexibility.



We...need to do a better job telling our story, which is about more than fair housing – it's about whole family stability and opportunity – and the chance for young children to come of age in safe and healthy neighborhoods and reach their potential in high performing, lower poverty schools.

We also need to do a better job telling our story, which is about more than fair housing – it's about whole family stability and opportunity – and the chance for young children to come of age in safe and healthy neighborhoods and reach their potential in high performing, lower poverty schools. It is also about helping formerly exclusionary communities to become more inclusive, which benefits everyone.

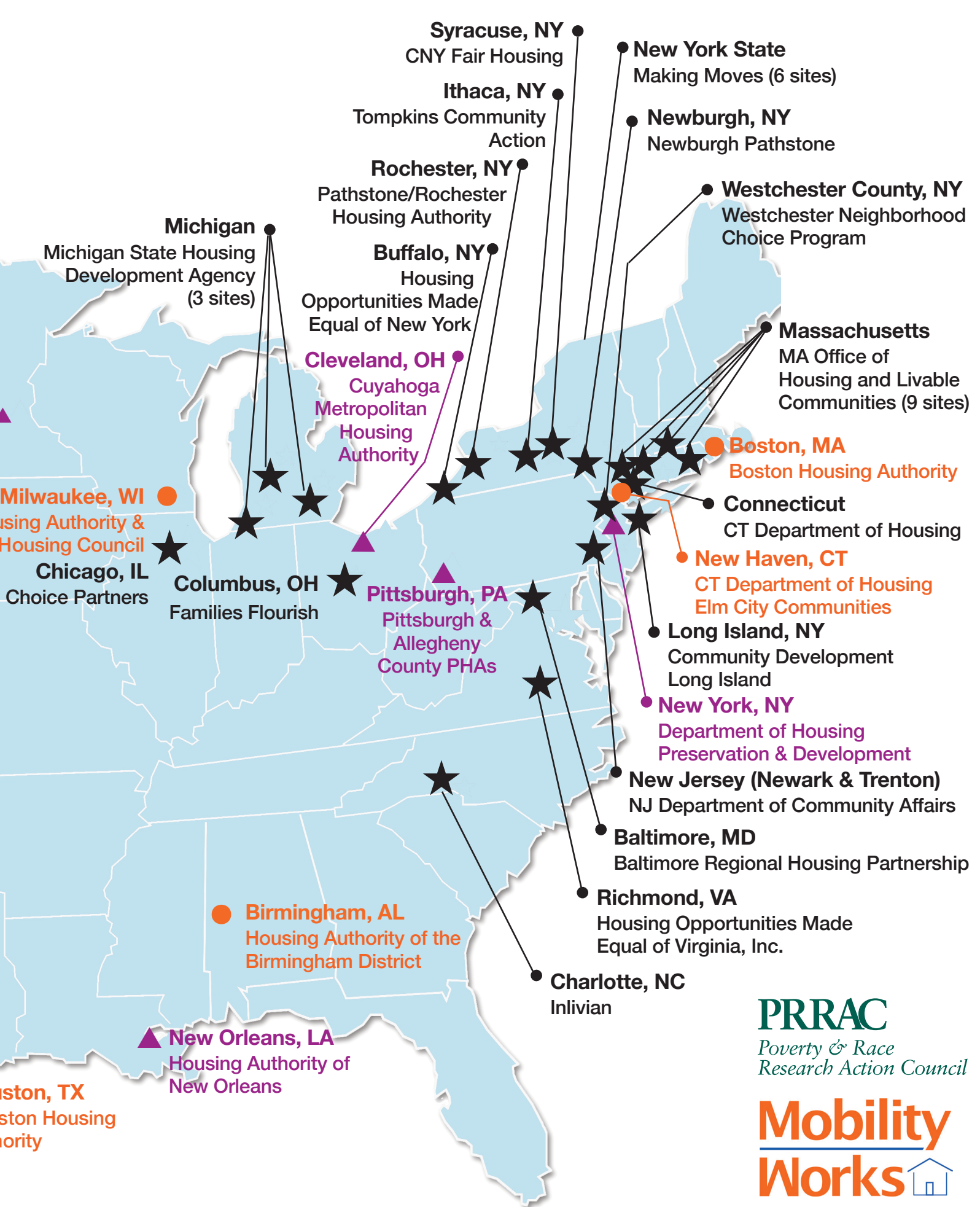
This report gives an overview of over 40 mobility programs currently operating in the U.S., with a few notes about their size and funding sources. The practice of housing mobility has become somewhat standardized by now, with a mix of mobility counseling, landlord recruitment, and search assistance perfected over several decades in Chicago, Baltimore, and Dallas, codified in the powerful 2018 Seattle CMTO study, and subsequently incorporated in HUD's Community Choice Demonstration. Some programs are going above and beyond, with active participant advisory boards, innovative post-move programming, and ongoing communications efforts to share program benefits with a wider audience. We have publicized this important work where we could.

Finally, we hope that the programs listed here will consider this report to be a living document, reflecting your latest successes and innovations. Please keep in touch and we look forward to seeing you at an upcoming mobility conference, training institute, or community of practice session!



Housing Mobility Programs in the U.S.





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II. About this Report

This report is intended to be a resource for policymakers, a community-building tool for practitioners, and a starting point for researchers who are interested in learning more about housing mobility; it is not a formal research report.

This report's findings and data are primarily based on information collected during the summer of 2024. Some programs, however, provided updated information in the summer of 2025, which is specifically noted in their individual profiles.

The methodology of the report includes a survey distributed to all the programs in 2024, follow-up calls and emails in 2025, and review of program documentation on the PHA website and at HUD. General data on each region is pulled from census data, rental housing data websites, from the Brown University “Diversity and Disparities Index.” For voucher-related data, we relied on a March 2025 report from the Center on Budget and Policy Priorities, “Where Households Using Federal Rental Assistance Live: More Can Be Done to Promote Neighborhood Choice.” Data marked as “N/A” either does not exist, is not applicable to the program, or was not provided despite our requests.

We have made every effort to present a consistent data format for each program described. However, a specific challenge was gathering comparable and up-to-date data for the Black/White Dissimilarity Index. For most programs, we used the Dissimilarity Index for the Metropolitan Statistical Area (MSA), which was calculated using 2020 Census data. In a few cases, only county-level data was available. For these, the index was calculated using data from the American Community Survey (2019-2023).¹

¹ <https://www.cbpp.org/research/housing/where-households-using-federal-rental-assistance-live>



III. State and local mobility programs

★ Baltimore, MD

REGIONAL CONTEXT

Total Voucher Families with Children in the region (CBPP 2024)	11,971
Share of Voucher Families with Children in Low Poverty Tracts	42%
Share of Voucher-Affordable Units in Low Poverty Tracts	39%
Average Rental Vacancy Rate (2023)	9.4
Black-White Dissimilarity Index	59.9
Exception payment standards or SAFMRs?	EPS
SOI discrimination laws?	Statewide
MTW status?	Yes - original group



The Baltimore Regional Housing Partnership (BRHP) administers the Baltimore Housing Mobility Program (BHMP). Created by the historic housing desegregation class action lawsuit, *Thompson v. HUD*, the Program provides HCVs for families to rent private homes in opportunity areas in Anne Arundel, Baltimore, Carroll, Harford, and Howard Counties, as well as Baltimore City. Since 2003, BRHP has provided vouchers along with pre- and post-move counseling to over 5,000 families with young children. BRHP also partners with regional public housing authorities to administer a Regional Project Based Voucher Initiative, an effort to develop long-term affordable, hard units of housing in opportunity areas. At this time the initiative has produced 150 project-based units. Through BRHP's partnership with Mobility Works, they have consulted for cities who were starting their own mobility programs such as New York City, Buffalo, Charlotte, and Pittsburgh, and they have shared their housing search tool with multiple programs around the country. Additionally, BRHP has been able to use their platform to advocate on behalf of their clients in order to expand housing opportunities and equity in the Baltimore region; most recently, through partnership with other Maryland housing organizations, BRHP played a role in advancing the HOME Act, a source of income discrimination bill, to adoption at the state and local levels.

PROGRAM DESCRIPTORS

Geographic scope of program:	Baltimore six-county region
Number of dedicated mobility staff:	60
Average caseload:	>40
How are eligible mobility areas defined:	Family recruitment priorities: Families with children younger than 8
Taking new voucher families or existing families?	Both
Program annual budget:	Between \$1,000,000 and \$5,000,000



PROGRAM DESCRIPTORS CONTINUED

Funding sources:	MTW Flexibility (primary), HUD Administrative Fees, Other HUD Funding, Philanthropy/Foundations, Individual Donations
Administrative structure:	BRHP is a nonprofit contracted to the Housing Authority of Baltimore City to administer 4,388 vouchers as well as the housing mobility components of the program.
Number of families served (past 12 months):	4,327
Number of families who move to eligible areas (past 12 months):	589
Participant financial supports:	Security Deposit, Transportation Costs (Public Transportation, Car Repair, etc.)
Landlord incentives and services:	Incentive fees occasionally offered to lease to tenants
HCV program adjustments:	regional administration of voucher permitted, additional search time, expedited inspections, Electronic Processes, Exception Payment Standards - Range of payment standards from 90-135% FMR
Member of Mobility Works Network?	✓

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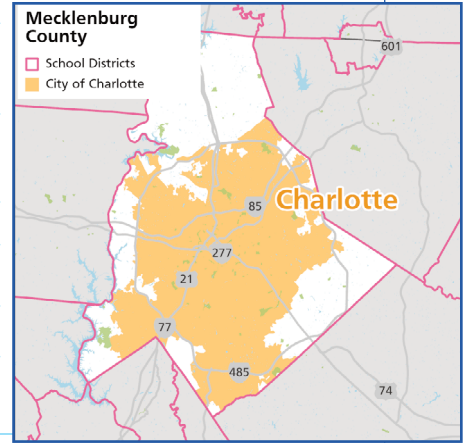
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REGIONAL CONTEXT

Total Voucher Families with Children	6,397
Share of Voucher Families with Children in Low Poverty Tracts:	20%
Share of Voucher-Affordable Units in Low Poverty Tracts	37%
Average Rental Vacancy Rate (2023):	6.5
Black-White Dissimilarity Index:	49.7
Exception payment standards or SAFMRs:	Mandatory SAFMR
SOI discrimination laws:	City-financed housing only
MTW status	Yes - original group



The housing mobility program at Inlivan (the Charlotte Housing Authority) began several years ago as a program to assist public housing families in Rental Assistance Demonstration (RAD) redevelopment sites who wished to exercise their “choice mobility” rights to move to a lower poverty neighborhood. The Opportunity Housing Program (OHP) is now open to all families in Inlivan’s Housing Choice Voucher program.

PROGRAM DESCRIPTORS

Geographic scope of program:	N/A
Number of dedicated mobility staff:	3 PT
Average caseload:	21-30
How are eligible mobility areas defined:	N/A
Family recruitment priorities:	Current HCV households, households with children under 18
Taking new voucher families or existing families?	Existing
Program annual budget:	N/A
Funding sources:	MTW Flexibility, HUD Administrative Fees
Administrative structure:	Public housing authority
Number of families served (past 12 months):	N/A
Number of families who moved to eligible areas (past 12 months):	N/A
Participant financial supports:	Transportation Costs (Public Transportation, Car Repair, etc.), Child-Related Expenses (School Supplies, Afterschool Programs (e.g. Sports, Theatre, Band), Summer Programs/Camps, Adult Education and Training Costs
Landlord incentives and services:	N/A



PROGRAM DESCRIPTORS CONTINUED

HCV program adjustments:	Single HCV Point of Contact, Electronic Processes (Recertification, Inspections, Housing Search Tools), Exception Payment Standards (150% Fair Market Rent)
Member of Mobility Works Network?	✓

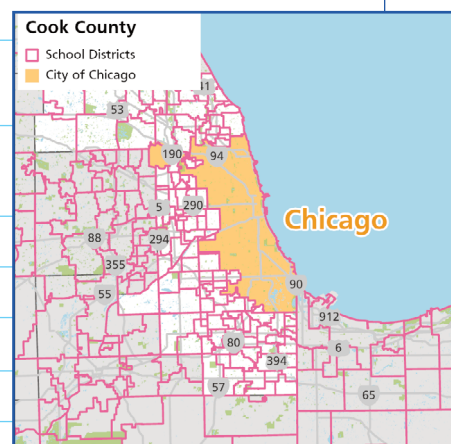
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★ Chicago, IL > UPDATED 2025

REGIONAL CONTEXT

Total Voucher Families with Children	33,766
Share of Voucher Families with Children in Low Poverty Tracts	21%
Share of Voucher-Affordable Units in Low Poverty Tracts	38%
Average Rental Vacancy Rate (2023):	5.6
Black-White Dissimilarity Index:	73.8
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	Yes - original group



Housing Choice Partners (HCP) was created in 1995 to promote racial and economic diversity in housing and disrupt the cycle of intergenerational poverty. HCP seeks to expand housing choice for very low-income families receiving vouchers so that no neighborhood is out of their reach. Since its inception, HCP has helped more than 3500 families find housing that would otherwise be inaccessible. HCP began engaging with the Chicago Housing Authority in 2003 during its Plan For Transformation and helped to relocate hundreds of families to lower poverty areas throughout Chicago and the Cook County region. HCP continued providing relocation mobility services until 2011. From 2011 until present, HCP has contracted with CHA to provide mobility counseling to HCV participants.

PROGRAM DESCRIPTORS

Geographic scope of program:	City of Chicago
Number of dedicated mobility staff:	16 FT
Average caseload:	25-30



PROGRAM DESCRIPTORS CONTINUED

How are eligible mobility areas defined:	Mobility Areas within the City of Chicago are community areas that have less than 20% poverty, lower than average reports of violent crime, and offer more access to job opportunities
Family recruitment priorities:	Current HCV Households, Households with Children Under 16
Taking new voucher families or existing families?	New & Existing
Program annual budget:	\$1,000,001 - \$5,000,000
Funding sources:	State Funding, Local Funding, Philanthropy/Foundations, Local Funding
Administrative structure:	Nonprofit organization contractually partnered with Chicago Housing Authority
Number of families served (past 12 months):	1,100
Number of families who moved to eligible areas (past 12 months):	400
Participant financial supports:	Application Fees, Security Deposit, Child-Related Expenses (School Supplies, Afterschool Programs (e.g. Sports, Theatre, Band), Summer Programs/Camps)
Landlord incentives and services:	Leasing Bonus
HCV program adjustments:	Single HCV Point of Contact, Exception Payment Standards (150% Fair Market Rent)
Member of Mobility Works Network?	✓
Any evaluation or assessment plan?	The contractor conducts frequent participant satisfaction surveys and provides monthly performance reports which highlight key program metrics.

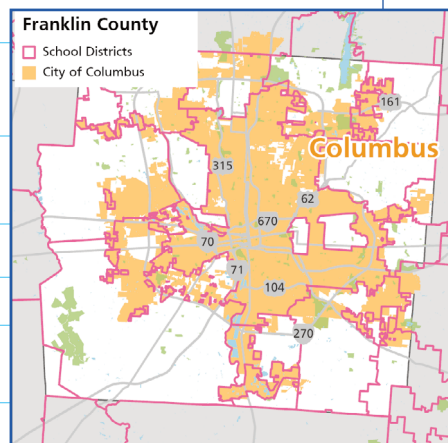
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REGIONAL CONTEXT

Total Voucher Families with Children	6,877
Share of Voucher Families with Children in Low Poverty Tracts	14%
Share of Voucher-Affordable Units in Low Poverty Tracts:	35%
Average Rental Vacancy Rate (2023):	5.8
Black-White Dissimilarity Index:	59.2
Exception payment standards or SAFMRs:	Mandatory/but N/A to this program
SOI discrimination laws:	Local - [list towns]
MTW status	No



Families Flourish (Flourish), previously known as Move to PROSPER, is an independent mobility program that does not involve Housing Choice Vouchers. Beginning in July 2022, Flourish began accepting 16-18 families twice a year into its program. Currently, 103 families have been accepted into the three-year program, with a retention rate of 90%.

A team from The Ohio State University's City and Regional Planning Department and Measurement Resources is evaluating the impact of this new mobility model on the first 100 families who join the program after July 2022 and move to higher opportunity areas. This expansion follows the successful pilot housing mobility program which began as an initiative of The Ohio State University's City and Regional Planning department. OSU's Kirwan Institute for the Study of Race and Ethnicity and the OSU College of Social Work, among others, assisted in developing the curriculum.

The pilot began with 10 families, headed by low- waging earning single parents, moving into new homes in higher opportunity areas in August of 2018. Due to the success of the pilot as measured in July of 2022, where the average income from employment increased by 58% (\$29,000 to \$46,000) annually and eight of the nine graduate families remained in their homes after the end of the program, Flourish expanded. Flourish is now a 501(c)(3) nonprofit organization. Families have a choice of moving into housing owned by partnering landlords and move to higher-resourced neighborhoods and school districts throughout Central Ohio. Importantly, Flourish has created a comprehensive life-coaching model that focuses on developing the families in four key areas: housing stability, financial capability, improved health outcomes, and education and career goals. Adults in the program are required to participate in monthly life coaching and programs for 3 years with Flourish providing limited rental support to enable the move. Flourish's goal is to have the coaching program replicated and available for use by other organizations.

PROGRAM DESCRIPTORS

Geographic scope of program:	Currently, Franklin, Delaware and Licking Counties in Ohio with expansion into other areas. The first affiliate, Families Flourish of the Miami Valley, is in Montgomery County.
Number of dedicated mobility staff:	4 ft/3 pt, plus 32 coaches who are available evenings, weekends and on-call
Average caseload:	Social Service Managers serve 2 groups, approximately 30 families; the coaches serve 2-5 families
How are eligible mobility areas defined:	The Flourish team uses the Opportunity Map created by the Ohio Housing Finance Agency and Kirwan Institute for Race and Ethnicity and then analyzes the schools to determine eligible areas. Crime data is reviewed as needed.
Family recruitment priorities:	Working adults who are parenting children ages 13 and under with incomes between 30-55% AMI based on family size; housing insecure; willing to participate in our coaching and programs; willing to move to higher resourced community; children on Medicaid; willing to complete surveys, etc.
Taking new voucher families or existing families?	N/A
Program annual budget:	between \$1-1.9M
Funding sources:	philanthropy, individual donations, corporate support, and state funding
Administrative structure:	Non-profit organization
Number of families served (past 12 months):	72
Number of families who moved to eligible areas (past 12 months):	35
Participant financial supports:	\$500 per month rental support for first 18 months; \$400 per month for final 18 months, all payable to the landlord; availability of emergency funds
Landlord incentives and services:	Collaborative relationship created with landlords with goal of keeping families stably housed, when possible
HCV program adjustments:	program does not use Housing Choice Vouchers
Member of Mobility Works Network?	✓

Contact Information

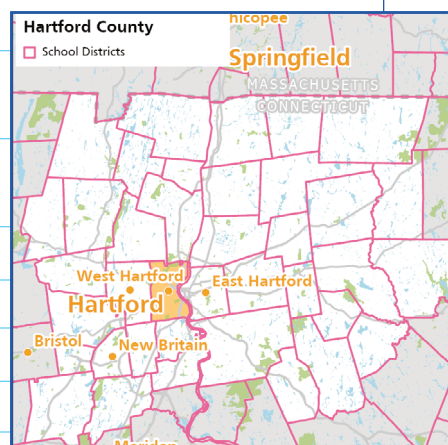
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★ Connecticut Department of Housing/Hartford, CT

REGIONAL CONTEXT

Total Voucher Families with Children	5,629
Share of Voucher Families with Children in Low Poverty Tracts	22%
Share of Voucher-Affordable Units in Low Poverty Tracts:	39%
Average Rental Vacancy Rate (2023):	4.9
Black-White Dissimilarity Index:	59.8
Exception payment standards or SAFMRs:	Mandatory SAFMRs
SOI discrimination laws:	Statewide
MTW status	No



The Connecticut Housing Mobility Program was originally established as part of the settlement of a 2001 fair housing administrative complaint filed by the ACLU of Connecticut and Connecticut Legal Services, and later reinforced by a 2015 public act requiring the establishment of a statewide mobility program. In 2020, the Connecticut Department of Housing awarded My Sister's Place Inc. a contract to develop and administer a mobility counseling program. The program is state funded and serves families with Housing Choice Vouchers and also families in the state-funded Rental Assistance Program. The Mobility Counseling Program provides search assistance with a strong emphasis on mobility moves from areas of very low and low opportunity to areas of high and very high opportunity, and a priority for families with young children.

PROGRAM DESCRIPTORS

Geographic scope of program:	Hartford County
Administrative structure:	nonprofit under contract with state housing agency
Member of Mobility Works Network?	✓

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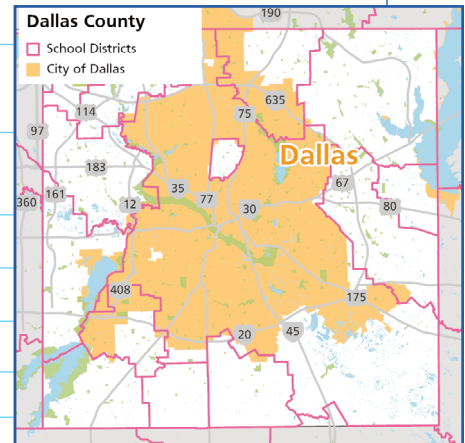
<https://sistersplacect.org/housing-mobility-counseling>



★ Dallas, TX - Inclusive Communities Project ➤ UPDATED 2025

REGIONAL CONTEXT

Total Voucher Families with Children	20,562
Share of Voucher-Affordable Units in Low Poverty Tracts (CBPP 2024):	38%
Share of Voucher-Affordable Units in Low Poverty Tracts	42%
Average Rental Vacancy Rate (2023):	8.5
Black-White Dissimilarity Index:	50.9
Exception payment standards or SAFMRs:	Mandatory SAFMRs
SOI discrimination laws:	none
MTW status	No



The Inclusive Communities Project (ICP) was founded in March 2005, as part of the settlement in the landmark *Walker v. Texas* public housing desegregation case. ICP is one of the 3 “legacy” mobility programs in the country, in Baltimore, Chicago, and Dallas, which are each the product of civil rights litigation that sought to give Black families with low-income access to better living conditions using their housing vouchers.

ICP’s mission is to create and maintain racially and economically inclusive communities, expand fair and affordable housing opportunities for families with low-income, and redress policies and practices that perpetuate the harmful effects of discrimination and segregation. Since 2005, ICP’s Mobility Assistance Program (MAP) has assisted approximately 5,000 families. MAP has given voucher families fair housing and mobility counseling, housing search and move-related financial assistance with a focus on providing those families access to the benefits and opportunities that are available in predominantly white neighborhoods and communities, from which they have been historically excluded primarily because of their race.

PROGRAM DESCRIPTORS

Geographic scope of program:	Dallas metro area
Number of dedicated mobility staff:	one FT, two PT
Average caseload:	N/A
How are eligible mobility areas defined:	With a few exceptions, census Tracts in Collin, Dallas, Denton, Ellis, Kaufman, Rockwall, and Tarrant counties with the percentage of Black or African American population below 43% and poverty rates below 18.2% are designated as Walker Target Areas.
Family recruitment priorities:	none
Taking new voucher families or existing families?	Both
Program annual budget:	prior to 2024, \$500,000-\$750,000



PROGRAM DESCRIPTORS CONTINUED

Funding sources:	Philanthropy/Foundations, Trust Fund
Administrative structure:	Non-profit working with PHA
Number of families served (past 12 months):	183
Number of families who move to eligible areas (past 12 months):	116
Participant financial supports:	We do not provide financial support at this time.
Landlord incentives and services:	N/A
Member of Mobility Works Network?	✓

Contact Information

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★ *Massachusetts Executive Office of Housing and Livable Communities (SNOMass) ➤ UPDATED 2025*

Berkshire County: Berkshire Housing Development Corporation

North Shore-Merrimack Valley: Community Teamwork, Inc.

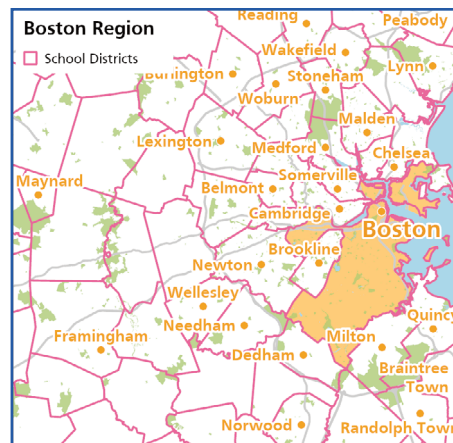
Cape Cod: Housing Assistance Corporation

Metro Boston: Metro Housing | Boston

South Shore: NeighborWorks Housing Solutions

Worcester County: RCAP Solutions

Metro West-Framingham: South Middlesex Opportunity Council



Hampshire, Hampden, and Franklin Counties: Way Finders

The Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) program is an initiative within the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) that aims to reduce the number of Housing Choice Voucher (HCV) families with young children living in high-poverty neighborhoods, consistent with the principle of family choice, and to expand the opportunities for families with young children to move to and remain in high-opportunity neighborhoods with high-performing schools. The program offers pre-and post-move mobility counseling and financial support to participants, including 1-1 counseling, warm referrals, unit listings, community resource information, assistance with schools, and peer support opportunities. For landlords SNO Mass provides financial incentives and a single point of contact and helps to build and support landlord and tenant relationships. SNO Mass developed a customized housing search tool for participants and staff to determine whether potential units are located in an Opportunity Area and what the payment standard is within that community.

SNO Mass was initially piloted in 2019 in two regions of the state (the Lowell/Lawrence metropolitan area and the Springfield metropolitan area). In 2021, the program was expanded statewide and is now offered to all of EOHLC's eligible HCV families. Since 2019, over 1000 families have received mobility counseling, and over 250 families have moved to Opportunity Areas. A study of the SNO Mass program and participant outcomes was published in 2023, "Supporting Neighborhood Opportunity in Massachusetts: A study of housing mobility program outcomes" (PRRAC and Mobility Works, June 2023).³

PROGRAM DESCRIPTORS

Geographic scope of program:	The state of Massachusetts
Number of dedicated mobility staff:	13 full-time staff members (and 2 managers part time, and one management staff member and HCV support staff including PT management, IT and administrative support).

³ https://www.prrac.org/wp-content/uploads/2023/07/SNO-Mass-Outcomes-Report_6.30.2023.pdf



PROGRAM DESCRIPTORS CONTINUED

Average caseload:	More than 40
How are eligible mobility areas defined:	Since 2019 eligible areas are census tracts defined as high and very high opportunity according to the Child Opportunity Index (COI). Starting in the fall of 2025 the program will use zip codes designated as opportunity areas/non opportunity areas using the COI 3.0.
Family recruitment priorities:	Current HCV households; Households with children under age 18.
Taking new voucher families or existing families?	Existing families.
Program annual budget:	Between \$1,000,000 and \$5,000,000.
Funding sources:	MTW flexibility
Administrative structure:	State Public Housing Agency that contracts with 9 regionally based nonprofits to administer the HCV and SNO Mass program across the state.
Number of families served (past 12 months):	400
Number of families who move to eligible areas (past 12 months):	60
Participant financial supports:	\$4500 per participant for: moving costs, security deposit, utility arrears; transportation costs, child related expenses, adult education and training, driver's license renewal fees..
Landlord incentives and services:	Leasing bonus offered to all landlords in two installments, \$1,200 at lease execution and another \$1,200 if property owner renews the lease, leases to another SNO Mass participant, or if any damages caused by the tenant exceed the security deposit.
HCV program adjustments:	Single HCV Point of Contact; SAFMR; higher payment standard (120% of SAFMR or 120% of metro based FMR as compared to 110% SAFMR for all voucher holders); Expedited Inspections; Expedited paperwork.
Member of Mobility Works Network?	✓

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<https://www.mass.gov/info-details/supporting-neighborhood-opportunity-in-massachusetts-sno-mass-program>



★ *Michigan State Housing Development Agency (MSHDA)*

The Michigan Housing Choice Voucher Mobility Program was launched in September 2023 in three Michigan counties: Kent County (Grand Rapids area), and Oakland & Macomb Counties (directly north of Detroit). The program began enrolling families in January 2024. The two-year pilot is supported through the state's Housing and Community Development Fund, via the American Rescue Plan.

PROGRAM DESCRIPTORS

Geographic scope of program:	Kent, Macomb, and Oakland counties
Number of dedicated mobility staff:	4 FT, 4 Part-time
Average caseload:	N/A
How are eligible mobility areas defined:	The pilot uses the "Justice 40" index (U.S. Department of Energy)
Family recruitment priorities: Taking new voucher families or existing families?	Families with children under the age of 17 Existing voucher families
Program annual budget:	\$1.5M over two years
Funding sources:	Michigan Housing and Community Development Fund, American Rescue Plan.
Administrative structure:	Contracts with nonprofits in selected counties, which work with county administrators of state's Housing Choice Vouchers
Number of families served (first 8 months):	74 families enrolled in first 8 months
Number of families who move to eligible areas (first 8 months):	13
Participant financial supports:	Up to \$3500, covering security deposits, application fees, moving expenses, utility deposits and arrears, etc.
Landlord incentives and services:	\$1500 landlord incentive per family
HCV program adjustments:	Exception payment standards in opportunity areas
Member of Mobility Works Network?	✓

Contact Information

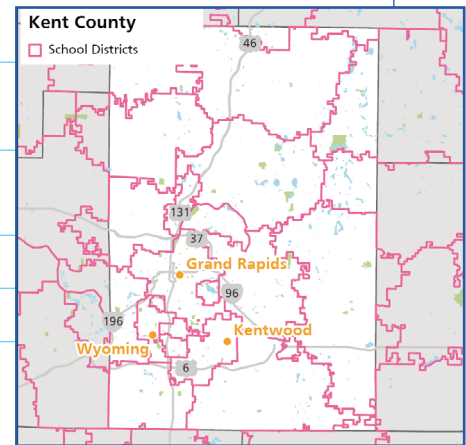
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★ Kent County: Family Promise of West Michigan

REGIONAL CONTEXT

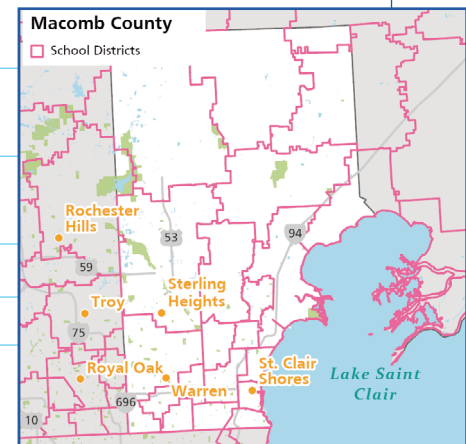
Total Voucher Families with Children	3,446
Share of Voucher Families with Children in Low Poverty Tracts	18%
Share of Voucher-Affordable Units in Low Poverty Tracts	42%
Average Rental Vacancy Rate (2024):	3.7
Black-White Dissimilarity Index:	60
Exception payment standards or SAFMRs:	Exception Payment Standards based on SAFMR
SOI discrimination laws:	Statewide and local (Grand Rapids, Kentwood, Wyoming)
MTW status	No



★ Macomb County: Community Housing Network

REGIONAL CONTEXT

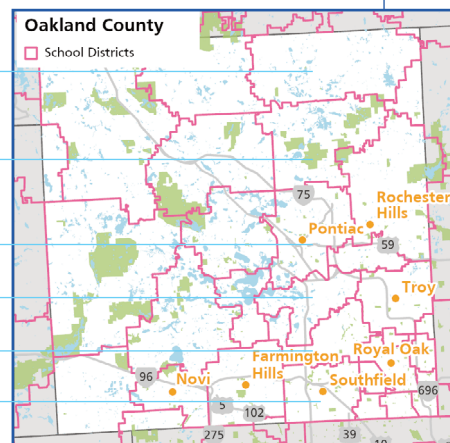
Total Voucher Families with Children	10,985 (Detroit metro)
Share of Voucher Families with Children in Low Poverty Tracts:	11% (Detroit metro)
Share of Voucher-Affordable Units in Low Poverty Tracts	35% (Detroit metro)
Average Rental Vacancy Rate (2023):	8.6
Black-White Dissimilarity Index:	51
Exception payment standards or SAFMRs:	Exception Payment Standards based on SAFMR
SOI discrimination laws:	Statewide
MTW status	No



★ Oakland County: Community Housing Network

REGIONAL CONTEXT

Total Voucher Families with Children	10,985 (Detroit metro)
Share of Voucher Families with Children in Low Poverty Tracts:	11% (Detroit metro)
Share of Voucher-Affordable Units in Low Poverty Tracts	35% (Detroit metro)
Average Rental Vacancy Rate (2023):	8.6
Black-White Dissimilarity Index:	65
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	No



★ NJ Department of Community Affairs

The New Jersey Department of Community Affairs, Division of Housing and Community Resources, administers a Housing Choice Voucher program of over 22,000 vouchers across the state. The Division is planning to launch a pilot housing mobility program for its voucher families in the Newark and Trenton regions in late 2025, with the possibility of later expansion to other regions in the state.

★ Newark

REGIONAL CONTEXT

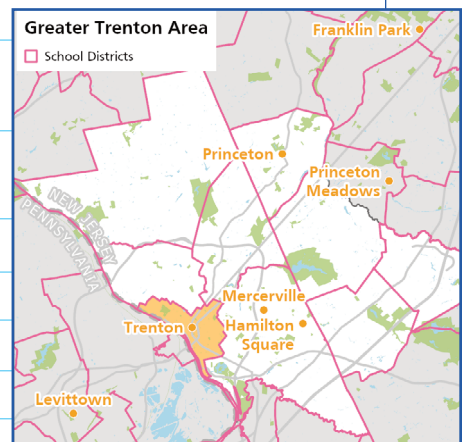
Total Voucher Families with Children	15,077
Share of Voucher Families with Children in Low Poverty Tracts:	3,234
Share of Voucher-Affordable Units in Low Poverty Tracts	N/A
Average Rental Vacancy Rate (2024):	4-7 (NY Metro)
Black-White Dissimilarity Index:	.834
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	No



★ Trenton

REGIONAL CONTEXT

Total Voucher Families with Children	5,579
Share of Voucher Families with Children in Low Poverty Tracts:	2,283
Share of Voucher-Affordable Units in Low Poverty Tracts	N/A
Average Rental Vacancy Rate (2023):	N/A
Black-White Dissimilarity Index:	.711
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	No



Contact Information

Coleen Velez, Director of Special Programs, NJDCA/Division of Housing and Community Resources
coleen.velez@dca.nj.gov



★ *NY State Homes and Community Renewal (Making Moves)*

➤ *UPDATED 2025*

The Making Moves program (MMP) is funded by New York State Homes and Community Renewal (NYHCR) with technical assistance from Enterprise Community Partners. MMP is administered in five regions of New York State by local housing voucher administration agencies and two fair housing organizations: Community Development Long Island (CDLI) in Nassau and Suffolk Counties, Tompkins Community Action (TCAAction) in Tompkins County, The Housing Council at Pathstone in Rochester and in Orange and Dutchess Counties, Housing Opportunities Made Equal (HOME) in Erie and Niagara Counties, and CNY Fair Housing in Syracuse. The program initially started in 2019 as a pilot in Buffalo and Long Island. While all of the sites offer the same foundational services MMP is intentional about providing local flexibility at each site and supporting a state-wide community of practice across the sites.

The program provides the following supports and services at each MMP site: 1:1 mobility counseling, warm referrals to service providers (e.g. credit counseling), mobility focused workshops (e.g. financial literacy, fair housing, housing search etc.), information about eligible MMP neighborhoods (e.g. community characteristics, amenities and local resources), housing search assistance (credit/background checks, help completing a rental resume, customized online housing search tool, unit referrals), financial supports for participants, expedited leasing and inspections processes, landlord incentives, landlord outreach and development, landlord tenant negotiation, and peer support activities.

How eligible mobility areas are defined: Between 2019 and 2025 the program designated metro area neighborhoods with low poverty rates and above average school performance as eligible well-resourced areas (WRAs). In 2025-26 the program will use the Neighborhood Resource Index (NRI), a tool developed by NYHCR for ranking neighborhood resources across New York State. It combines 22 metrics, organized by 4 aspects of neighborhood characteristics (economic, educational, demographic, and housing and amenities), to generate a single composite score for each census tract. Additional local factors are considered on a site-by-site basis.

PROGRAM DESCRIPTORS

Geographic scope of program:	Six regions in the state of New York.
Number of dedicated mobility staff:	2-5 per site (FT)
Average caseload:	CDLI (more than 40); HOME (31-40) ;TCA (1-20) Pathstone (1-20); Rochester (31-40); Syracuse (the program will begin in September 2025).
How are eligible mobility areas defined:	See above.
Family recruitment priorities:	Current HCV households; Households with children under age 18; FSS participation.
Taking new voucher families or existing families?	Both new and existing families.
Program annual budget:	Between \$1,000,000 and \$5,000,000.
Funding sources:	Section 8 administrative fees (NY state).
Administrative structure:	Not for profit agencies.



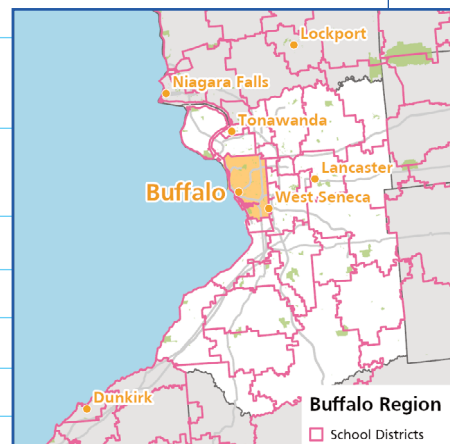
PROGRAM DESCRIPTORS CONTINUED

Number of families served (past 12 months):	252
Number of families who move to eligible areas (past 12 months):	122
Participant financial supports:	Flexible supports for movers (may include security deposit; application fees; transportation; utilities arrears; rental arrears; child related expenses; summer programs, brokers fees, moving costs, storage, credit/background checks, education and training supports, storage.)
Landlord incentives and services:	Leasing bonus, unit upgrade bonus, renters' insurance; landlord guarantor program.
HCV program adjustments:	Additional search time; single HCV point of contact; electronic processes; SAFMR exception payment standards; expedited inspections.

★ Buffalo, NY

REGIONAL CONTEXT

Total Voucher Families with Children:	5,132
Share of Voucher Families with Children in Low Poverty Tracts:	13%
Share of Voucher-Affordable Units in Low Poverty Tracts:	33%
Average Rental Vacancy Rate (2023):	9.3%
Black-White Dissimilarity Index:	65.3
Exception payment standards or SAFMRs:	Mandatory SAFMR
SOI discrimination laws:	Statewide
MTW status:	No



Housing Opportunities Made Equal, Inc. (“HOME”) is a full service fair housing center serving Erie County and Western New York through education, advocacy, enforcement of fair housing laws, and the Making Moves Program (formerly called the Mobility Assistance Program). Making Moves serves families with Housing Choice Vouchers from three public housing agencies in the Erie and Niagara County area – the Rental Assistance Corporation, Belmont Housing Resources, and the Buffalo Municipal Housing Authority.

Contact Information

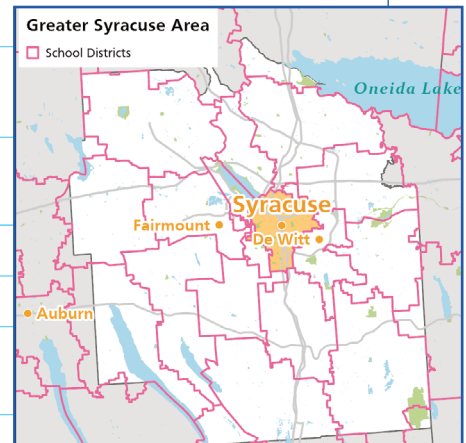
Adrienne Kosis, Program Manager
 akosis@homeny.org
<https://www.homeny.org/>



★ *Syracuse, NY*

REGIONAL CONTEXT

Total Voucher Families with Children in region:	2,633
Share of Voucher Families with Children in Low Poverty Tracts(CBPP 2024):	13%
Share of Voucher-Affordable Units in Low Poverty Tracts:	22%
Average Rental Vacancy Rate (2024):	4.3
Black-White Dissimilarity Index:	60.5
Exception payment standards or SAFMRs	EPS
SOI discrimination laws:	Statewide
MTW status:	No



CNY Fair Housing is a private, non-profit organization founded in 1991, dedicated to eliminating housing discrimination, promoting open communities, and ensuring equal access to housing opportunities for all people in Central and Northern New York, including through the Making Moves Program. Making Moves serves families with Housing Choice Vouchers from two public housing agencies, the Syracuse Housing Authority and Christopher Community, Inc., in Onondaga County, New York.

Contact Information

Sally Santangelo, Executive Director | ssantangelo@cnyfairhousing.org

★ *Rochester, NY*

REGIONAL CONTEXT

Total Voucher Families with Children in region:	4,432
Share of Voucher Families with Children in Low Poverty Tracts (CBPP 2024)	18%
Share of Voucher-Affordable Units in Low Poverty Tracts	30%
Average Rental Vacancy Rate (2024):	4.9
Black-White Dissimilarity Index:	59.4
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	No



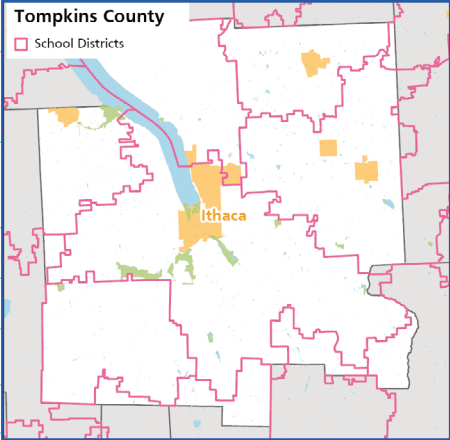
The Rochester Making Moves mobility program is administered by the Housing Council at Pathstone, a nonprofit housing agency working in cooperation with the Rochester Housing Authority. The Housing Council and RHA had previously been part of HUD’s Community Choice Demonstration (CCD), but left that program in 2024. The new Making Moves program was launched in the spring of 2025.

Contact Information

Maria Sharp, Director of Rental Services
msharp@pathstone.org
<https://www.thehousingcouncil.org>

★ *Tompkins County, NY*

REGIONAL CONTEXT

Total Voucher Families with Children in region:	N/A	
Share of Voucher Families with Children in Low Poverty Tracts (CBPP 2024):	N/A	
Share of Voucher-Affordable Units in Low Poverty Tracts:	N/A	
Average Rental Vacancy Rate (2023):	N/A	
Black-White Dissimilarity Index:	22	
Exception payment standards or SAFMRs:	EPS	
SOI discrimination laws:	Statewide	
MTW status:	No	

TCAction, a local non-profit and HCR voucher administrator, is the local administrator for MMP at this site. The main office is located in Ithaca and staff began enrolling families in March of 2024. They are serving NY state voucher holders and also have an MOU with the Ithaca Housing Authority to serve their families.

Contact Information

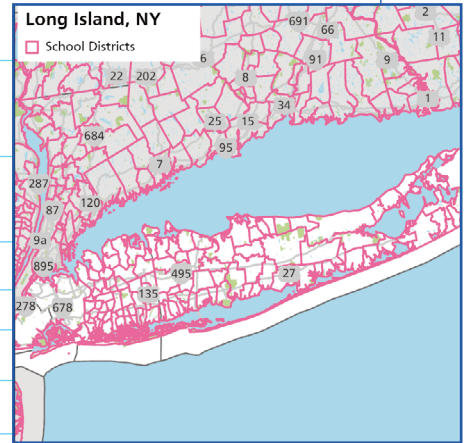
Tonia Landon, Housing Program Director
tonia.landon@tcaction.org
<https://tcaction.org/>



★ Long Island, NY

REGIONAL CONTEXT

Total Voucher Families with Children	74,417 (New York City metro)
Share of Voucher Families with Children in Low Poverty Tracts:	17% (New York City metro)
Share of Voucher-Affordable Units in Low Poverty Tracts:	33% (New York City metro)
Average Rental Vacancy Rate:	Suffolk Cty 59 (2024) Nassau Cty 78 (2025)
Black-White Dissimilarity Index:	59
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status:	No



The Long Island Making Moves Program began enrolling families in 2020. The program is administered by Community Development Long Island (CDLI) and was originally funded by Enterprise Community Partners-NY with a grant from the New York State Attorney General's office. The program is now supported directly by the NY State Division of Housing and Community Renewal, with oversight from Enterprise Community Partners. Participants are primarily families with Housing Choice Vouchers administered by the State of New York in Suffolk and Nassau Counties, but is also available to other families with vouchers on Long Island.

Contact Information

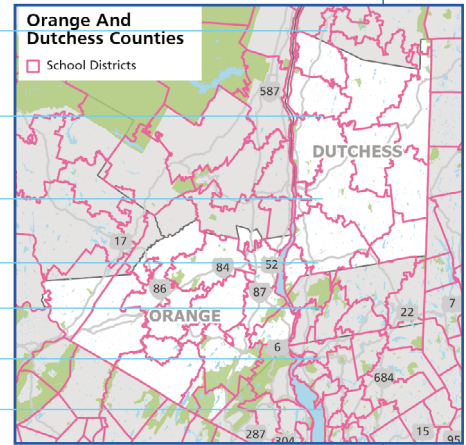
Rebecca Downs, MSW, Assistant Director of Suffolk County
 Rental Assistance and Mobility & Rental Assistance
rdowns@cdcli.org
<https://www.cdcli.org/>



★ Orange and Dutchess County, NY

REGIONAL CONTEXT

Total Voucher Families with Children:	N/A
Share of Voucher Families with Children in Low Poverty Tracts:	N/A
Share of Voucher-Affordable Units in Low Poverty Tracts:	N/A
Average Rental Vacancy Rate (2024):	Orange Cty 48 Dutchess Cty 49
Black-White Dissimilarity Index:	43.8
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status:	No



The Making Moves program in Orange and Dutchess Counties is administered by the Housing Council at Pathstone, and seeks to assist families with vouchers living in higher poverty neighborhoods, including neighborhoods in Poughkeepsie and Newburgh. The program primarily serves families with vouchers administered by New York State, but services are also available to families with vouchers administered by local PHAs in the region.

Contact Information

Trisha Isaman, Assistant Director

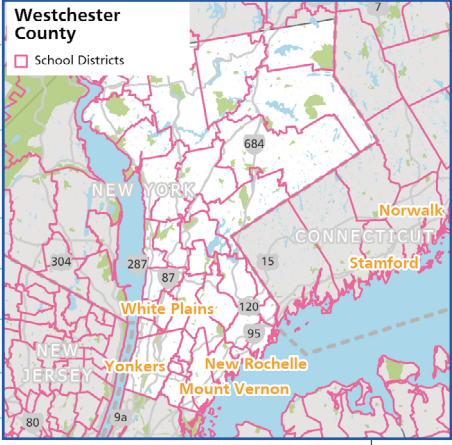
tisaman@pathstone.org |

<https://www.thehousingcouncil.org/our-team>



REGIONAL CONTEXT

Total Voucher Families with Children:	74,417 (New York City metro)
Share of Voucher Families with Children in Low Poverty Tracts:	17% (New York City metro)
Share of Voucher-Affordable Units in Low Poverty Tracts:	33% (New York City metro)
Average Rental Vacancy Rate (2023):	4.7
Black-White Dissimilarity Index:	63
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status:	No



The Westchester Neighborhood Choice Program (WNCP), funded by NY State Homes & Community Renewal, developed out of the prior Enhanced Section 8 Outreach Program (ESOP). ESOP was created in 1993 as a part of the settlement in *Giddins v. HUD*. ESOP was phased out in 2016, and WNCP absorbed the cases that program previously handled. WNCP offers several services to clients to help them secure and remain in suitable housing. The program offers post-move counseling, housing search support, landlord tenant mediation, lease negotiations and individualized customer service for landlords, as well as connections to social services for tenants and credit counseling through program part-ners. WNCP also emphasizes pre-move counseling, ensuring clients are prepared with as much information as possible before making a move.

PROGRAM DESCRIPTORS

Geographic scope of program:	Westchester County
Number of dedicated mobility staff:	5 FT
Average caseload:	21-30
How are eligible mobility areas defined:	NY State well-resourced areas map (less than 10% poverty and above-average school performance)
Family recruitment priorities:	Age of children (younger than 13), FSS participants, Current HCV households, Households on HCV Waitlist
Taking new voucher families or existing families?	Current families
Program annual budget:	N/A
Funding sources:	HUD administrative fees, state funding
Administrative structure:	Consulting firm that administers an HCV program Number of families served (past 12 months): 100
Number of families who move to eligible areas (past 12 months):	28



PROGRAM DESCRIPTORS CONTINUED

Participant financial supports:	Security deposit, broker fees, utilities arrears, stipend reimbursement
Landlord incentives and services:	Landlord Incentive equal to one month of rent
HCV program adjustments:	Single HCV Point of Contact, Expedited Inspections, Electronic Processes (inspections, annual recertification, initial lease up), Small Area Fair Market Rents, Exception Payment Standards (110% Fair Market Rent)
Member of Mobility Works Network?	✓

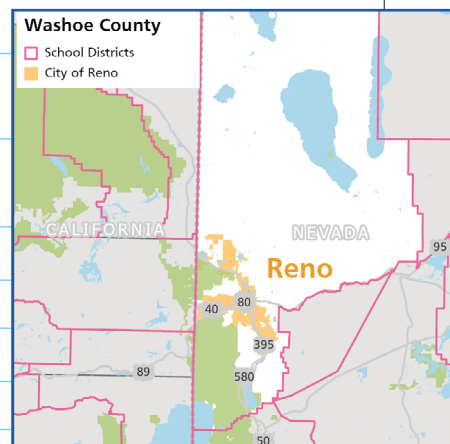
Contact Information

Jocelyn Perez, Mobility Counseling Program Director
 jperez@cvrnewyork.com
<https://wncp.cvrnewyork.com>

★ Reno, NV ➤ UPDATED 2025

REGIONAL CONTEXT

Total Voucher Families with Children:	
Share of Voucher Families with Children in Low Poverty Tracts:	
Share of Voucher-Affordable Units in Low Poverty Tracts:	
Average Rental Vacancy Rate (2023):	N/A
Black-White Dissimilarity Index:	33.8
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	none
MTW status:	Yes - original group



The Reno Housing Authority's Mobility Demonstration is focused on the implementation of the "choice-mobility" guarantee of the Rental Assistance Demonstration. RHA offers qualified Public Housing families who otherwise lack mobility options the opportunity to move to low poverty neighborhoods with greater economic opportunities. Many of these moves are facilitated by the securing of project-based vouchers in low poverty areas within RHA's area of operation.



PROGRAM DESCRIPTORS

Geographic scope of program:	Washoe County
Number of dedicated mobility staff:	N/A
Average caseload:	N/A
Pre-move services offered:	Information on Neighborhoods (e.g. Community Profiles, Lists of Services, Amenities And Resources)
Post-move services offered:	referrals to social services, employment and training, workforce development programs
How are eligible mobility areas defined:	"low poverty"
Family recruitment priorities:	Public Housing families with children who are currently in good standing are offered the opportunity to move into one of the Mobility Demonstration properties.
Taking new voucher families or existing families?	Existing public housing families
Program annual budget:	N/A
Funding sources:	MTW
Administrative structure:	PHA
Number of families served (past 12 months):	23
Number of families who move to eligible areas (past 12 months):	12
Participant financial supports:	Each property has been assigned a Project Based-Voucher to provide continued assistance to those families who choose to participate.
Landlord incentives and services:	available incentives include leasing bonus, damages coverage, referral bonus, vacancy payments
HCV program adjustments:	N/A
Member of Mobility Works Network?	

Contact Information

Kim Anhalt, MTW Initiatives & Housing Policy Manager

kanhalt@renoha.org

<https://www.renoha.org/mtw/>



REGIONAL CONTEXT

Total Voucher Families with Children	3,387
Share of Voucher Families with Children in Low Poverty Tracts:	26%
Share of Voucher-Affordable Units in Low Poverty Tracts	37%
Average Rental Vacancy Rate (2023):	4.9%
Black-White Dissimilarity Index:	50.4
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	No



Housing Opportunities Made Equal of Virginia, Inc. (HOME) is a nonprofit with a goal of ensuring equal access to housing for all people. The Move to Opportunity program began in January 2014. The program offers housing counseling and education about homeownership, foreclosure prevention, tenancy, financial literacy, and reverse mortgage, and engages in research and advocacy work to advance fair housing throughout Virginia. From 2014 through the end of 2021, HOME provided mobility counseling to 1604 families, and facilitated 384 successful moves.

PROGRAM DESCRIPTORS

Geographic scope of program:	Greater Richmond
Number of dedicated mobility staff:	2 FT, 1 PT
Average caseload:	>40
How are eligible mobility areas defined:	N/A
Family recruitment priorities:	Households on HCV Waitlist
Taking new voucher families or existing families?	Existing
Program annual budget:	\$250,001 - \$500,000
Funding sources:	State Funding (Primary), Local Funding, Philanthropy/Foundations
Administrative structure:	Nonprofit organization partnered with 3 local PHAs. Primarily working with the Richmond Redevelopment & Housing Authority, which provides 98% of clients.
Number of families served (past 12 months):	249
Number of families who moved to eligible areas (past 12 months):	81
Participant financial supports:	Occasional security deposit funds available for clients with children

PROGRAM DESCRIPTORS CONTINUED

Landlord incentives and services:

HCV program adjustments: N/A

Member of Mobility Works Network? ✓

Contact Information

Brenda Hicks, Deputy Director of Counseling and Education

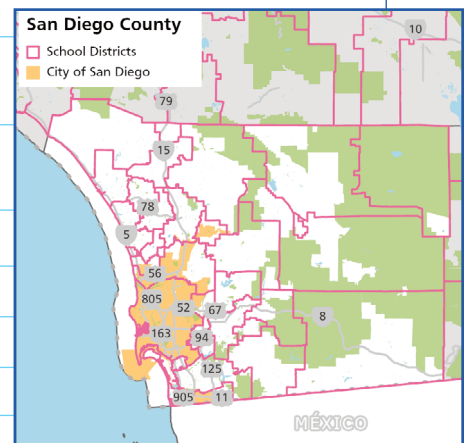
bhicks@homeofva.org

<https://homeofva.org/who-we-are/staff-and-board/>

★ San Diego, CA

REGIONAL CONTEXT

Total Voucher Families with Children:	8,659
Share of Voucher Families with Children in Low Poverty Tracts:	31%
Share of Voucher-Affordable Units in Low Poverty Tracts:	40%
Average Rental Vacancy Rate (2024):	5.2
Black-White Dissimilarity Index:	44.8
Exception payment standards or SAFMRs:	Mandatory SAFMR
SOI discrimination laws:	Statewide
MTW status:	Yes - original group



According to the San Diego Housing Commission’s website, the “Choice Communities Initiative...provides families that receive rental assistance with more flexibility to choose to live in neighborhoods that offer more opportunities for transportation, schools, and employment. Exception payment standards adapted from the Small Area FMRs help provide access to lower poverty areas, pre- and post-move mobility counseling is offered, and participating families can also receive no-interest loans to support security deposits.” No further information was available from the PHA.

Contact Information

SDHC Mobility Counselor

(619) 578-7131

mobility@sdhc.org

<https://sdhc.org/wp-content/uploads/2024/01/Choice-Communities-Initiative.pdf>



IV. Programs with HUD Mobility Services Grant Funding

The seven programs participating in the Housing Mobility Related Services program are all following the basic parameters of the 2023 funding notice⁴, which includes a set of minimum required services similar but not identical to the services provided by participating PHAs in the Community Choice Demonstration:

- Pre-move services, including development of an individualized plan, explanation of the program's opportunity map⁵ and the communities covered, individualized coaching, and outside referrals to financial coaching or legal services.
- Housing search assistance, including identification of available properties, individualized assistance with housing search (including transportation), and availability of an online search tool to identify units in designated opportunity areas.
- Outreach and education to area landlords, and maintenance of a list of available properties.
- Lease-up assistance, including assistance in completion of forms, ensuring rent reasonableness determination are accurate, and expediting the inspection and lease-up process.
- Security deposit assistance for units in opportunity areas, and flexible family assistance up to \$600
- Voucher policies including higher payment standards in opportunity areas, and extending minimum voucher search times.

Beyond these minimum requirements, PHAs are also permitted to include neighborhood and unit tours, post-move services, participant workshops, and landlord incentives otherwise permitted by HUD. PHAs may also include other variations on this basic model, so long as approved by HUD.⁶ PHAs may also choose to subcontract with a non-profit service provider, and may also collaborate across PHAs as part of the program. To the extent there are such variations in basic program design, these will be noted below, by program.

4 Housing Mobility-Related Services, FR-6700-N-87 (8/30/23), https://www.hud.gov/sites/dfiles/SPM/documents/Full-Announcement_FR-6700-N-87.pdf. Additional guidance is provided in the Housing Mobility Toolkit, developed by HUD for the Community Choice Demonstration, <https://www.hudexchange.info/programs/public-housing/housing-mobility-toolkit/>.

5 The minimum requirement for the HMRS opportunity map is less than 10% family poverty, but PHAs are free to modify this definition subject to HUD approval, so long as it is not more inclusive.

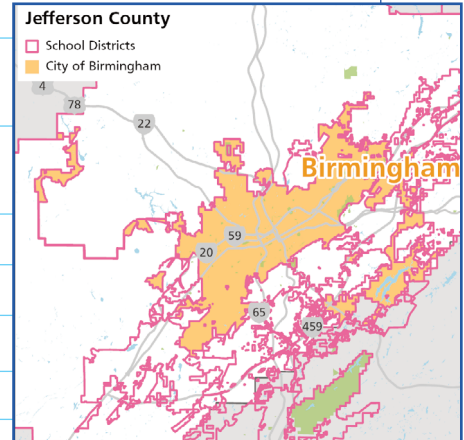
6 HUD specifies that landlord incentives must be consistent with HUD PIH Notice 2022-18.



● BIRMINGHAM, AL

REGIONAL CONTEXT

Total Voucher Families with Children	4,818
Share of Voucher Families with Children in Low Poverty Tracts:	9%
Share of Voucher-Affordable Units in Low Poverty Tracts	26%
Average Rental Vacancy Rate (2023):	12.3%
Black-White Dissimilarity Index:	61.4
Exception payment standards or SAFMRs:	Mandatory SAFMR
SOI discrimination laws:	none
MTW status	No



Contact Information

Jennifer Leonard, Director - HCV Programs
 jleonard@habd.net
<https://habd.org>

● BOSTON, MA

REGIONAL CONTEXT

Total Voucher Families with Children	22,710
Share of Voucher Families with Children in Low Poverty Tracts:	36%
Share of Voucher-Affordable Units in Low Poverty Tracts	48%
Average Rental Vacancy Rate (2023):	2.5%
Black-White Dissimilarity Index:	57.4
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	No



The Expanding Choice in Housing Opportunity 'ECHO' pilot program is the Boston Housing Authority's housing mobility program. Launched in the fall of 2018, the program emphasizes family choice and works to expand the options available to voucher-holders. Program services are focused on helping families navigate the rental process with a voucher by giving voucher-holders the chance to move to communities they



previously have not had access to. Clients are connected with voucher-friendly landlords and provided access to 1-on-1 counseling and a custom housing search tool. This tool was designed to help families discover housing opportunities by identifying neighborhoods that best meet their needs. The program refers to these neighborhoods as Expanded Choice Communities (ECC). These areas are determined through an analysis of school quality and public safety metrics. Families are able to move to non-ECC communities within the program. The full program comprises 5 years of engagement.

Contact Information

Nick Kelly, Director of Strategic Initiatives and Innovation

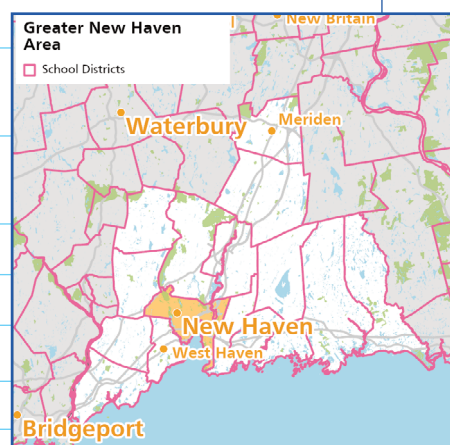
nicholas.kelly@bostonhousing.org

[https://www.bostonhousing.org/en/Section-8-Leased-Housing/Voucher-Programs/Expanding-Choice-in-Housing-Opportunities-\(ECHO\).aspx](https://www.bostonhousing.org/en/Section-8-Leased-Housing/Voucher-Programs/Expanding-Choice-in-Housing-Opportunities-(ECHO).aspx)

CONNECTICUT DEPARTMENT OF HOUSING/ELM CITY COMMUNITIES - NEW HAVEN

REGIONAL CONTEXT

Total Voucher Families with Children	5,744
Share of Voucher Families with Children in Low Poverty Tracts:	21%
Share of Voucher-Affordable Units in Low Poverty Tracts	32%
Average Rental Vacancy Rate (2023):	3.3%
Black-White Dissimilarity Index:	58.5
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Statewide
MTW status	



The Connecticut Department of Housing, which administers a statewide Housing Choice Voucher program, teamed up with Elm City Communities (the New Haven Housing Authority) to receive a Housing Mobility Services grant from HUD. Families with both state-administered and locally administered HCVs are eligible to participate. In the New Haven area, the program is also administered by HOME, Inc., a local non-profit housing agency.

Contact Information

Steve DiLella, Director of Individual and Family Support Program Unit

Steve.DiLella@ct.gov

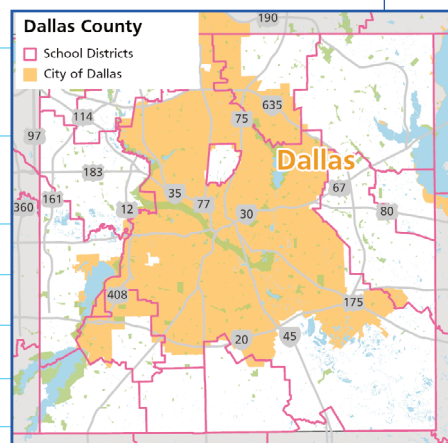
<https://elmcitycommunities.org/prospective-housing-choice-vouchers/>



● DALLAS, TX

REGIONAL CONTEXT

Total Voucher Families with Children	20,562
Share of Voucher Families with Children in Low Poverty Tracts (CBPP 2024)	38%
Share of Voucher-Affordable Units in Low Poverty Tracts	42%
Average Rental Vacancy Rate (2023):	8.5%
Black-White Dissimilarity Index:	51.6
Exception payment standards or SAFMRs:	Mandatory SAFMR
SOI discrimination laws:	none
MTW status	No



The Dallas Housing Authority's housing mobility program, "Children First North Texas," works with the local nonprofit Housing Connector to provide landlord incentives, expedited lease processing, and family support to expand access to low-poverty neighborhoods in the Dallas metro area.

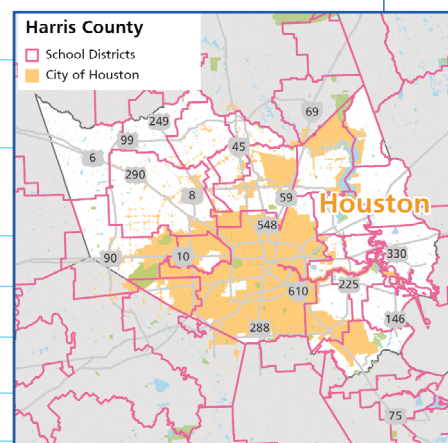
Contact Information

Dr. Myriam Igoufe, Chief Research and Innovation Office
 dr.myriam.igoufe@dhantx.com
<https://dhantx.com/landlords/children-first/>

● HOUSTON, TX

REGIONAL CONTEXT

Total Voucher Families with Children	14,327
Share of Voucher Families with Children in Low Poverty Tracts:	23%
Share of Voucher-Affordable Units in Low Poverty Tracts	29%
Average Rental Vacancy Rate (2023):	10.9%
Black-White Dissimilarity Index:	57.2
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	none
MTW status	Yes - Stepped and Tiered Rent Cohort



The Houston Housing Authority's Housing Mobility Related Services Program helps families with Housing Choice Vouchers relocate to high-opportunity neighborhoods. Mobility Case Managers work with families to understand their individual housing and community needs and support their integration into their new community post-move.

Contact Information

Jordan Jones, Mobility Related Services Program Manager

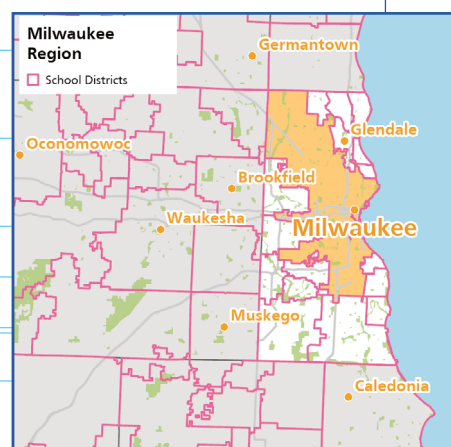
JJones2@housingforhouston.com

<https://hhahmrsp.com/>

MILWAUKEE, WI

REGIONAL CONTEXT

Total Voucher Families with Children	3,305
Share of Voucher Families with Children in Low Poverty Tracts:	11%
Share of Voucher-Affordable Units in Low Poverty Tracts	34%
Average Rental Vacancy Rate (2023):	4.2%
Black-White Dissimilarity Index:	75.1
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Mke County only
MTW status	No



Opportunity MKE is administered by the Metropolitan Milwaukee Fair Housing Council in partnership with the Housing Authority of the City of Milwaukee, the Milwaukee County Housing Authority and the Waukesha Housing Authority. Exception payment standards based on Small Area FMRs have been adopted in a number of opportunity areas, both within and outside of the city. Opportunity MKE was originally funded as part of a mobility research study run by MDRC, called “Supporting Moves to Opportunity,” along with sites in St. Louis and Chicago. The program is now supported through a federal housing mobility services grant.

Contact Information

Erika Sanders, President & CEO

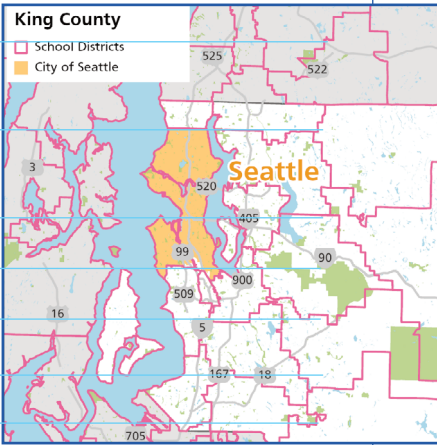
esanders@fairhousingwisconsin.com

<https://www.fairhousingwisconsin.com/opportunity-mke>



● SEATTLE, WA

REGIONAL CONTEXT

Total Voucher Families with Children	14,300	
Share of Voucher Families with Children in Low Poverty Tracts:	44%	
Share of Voucher-Affordable Units in Low Poverty Tracts	57%	
Average Rental Vacancy Rate (2023):	4.1%	
Black-White Dissimilarity Index:	42.4	
Exception payment standards or SAFMRs:	Mandatory SAFMR	
SOI discrimination laws:	Statewide	
MTW status	Yes - original group	

The Seattle Housing Authority and King County Housing Authority originally developed a joint mobility program with the King County Housing Authority, called Creating Moves to Opportunity (CMTO), as part of a multi-phase randomized control trial demonstration from 2018-2020 for families newly receiving a voucher. Primary program services for Phase One consisted of three key components: customized housing search assistance (including education about opportunity areas), landlord engagement and short-term financial assistance. Landlord engagement activities included landlord outreach, mitigation funds and an expedited lease up process. Families offered CMTO services were 3.8 times more likely to lease in an Opportunity Area than families offered standard HCV services (54.3% vs. 14.3%). Extensive interviews with participating families revealed that they attribute this success to: emotional support and communication with staff, increased excitement about opportunity areas, streamlined search process, brokering between program staff and landlords and strategically targeted short-term financial assistance. Complete results from Phase One results were published along with other resources and program information and can be found at <https://opportunityinsights.org/paper/cmto/>. Phase Two evaluated three separate program variations: the same suite of services as Phase One, a cost-optimized streamlined version of the Phase One suite and financial assistance only.

Beginning Fall 2020, Seattle Housing Authority transitioned out of the randomized control trial and integrated the mobility program into its regular operations, including extending the program to movers with continued assistance. The Seattle mobility program is now funded through a federal Housing Mobility Services grant.

Contact Information

TySonia McClain, Housing Services Manager

TySonia.McClain@seattlehousing.org

<https://www.seattlehousing.org/housing/housing-choice-vouchers/creating-moves-opportunity>



V. Programs in the HUD Community Choice Demonstration

The Community Choice Demonstration (CCD) is a HUD-funded study in six metropolitan areas, designed to apply the methodology of the Seattle-King County CMT0 study⁷ in a variety of different regional contexts. Since the study design is generally uniform across the six metro areas, we will provide basic program descriptors below for all seven six, and then note any variance in design from city to city.

The first report on the demonstration, the *Rapid Cycle Evaluation Report: An Early Look at the Community Choice Demonstration* was published in early 2025.⁸ A final report is expected in 2026. More information can be found on the HUD website.⁹

General Program Descriptors	Community Choice Demonstration sites
Geographic scope of program:	regional
Number of dedicated mobility staff:	Approximately 5 in each site
Average caseload:	not available
Pre-move services offered:	1:1 Mobility Counseling; Referrals to Other Service Providers (e.g. Credit Counseling); In-House Workshops (e.g. Financial Literacy, Fair Housing, Housing Search etc.); Information on Neighborhoods (e.g. Community Profiles, Lists of Services, Amenities And Resources) (e) Credit/Background Checks; Help Completing a Rental Resume; Housing Search Services: Online Housing Search Tool; Referrals to Specific Properties or Units; Staff Accompany to Units/Open Houses; Information on Schools or Educational Resources; Support or Accompany on Visits to Community Resources (e.g. Schools)
Post-move services offered:	Additional mobility counseling assistance if needed; Warm Referrals to Social Services; Lists of Community Resources; Help With Issues that Arise with the Landlord, Management Company, or Unit; 1- month check-in, annual and open-door check-ins
How are eligible mobility areas defined:	Multifactor formula including family poverty rate, concentration of HUD-assisted units, school performance, and indicators borrowed from Child Opportunity Index and Opportunity Atlas. ¹⁰
Family recruitment priorities:	HCV families with children - waiting list preference for demonstration for families with at least one child 13 or under and that live in census tracts with a family poverty rate of 30 percent or higher. If not enough families to meet preference, then at least one child 17 or under.
Taking new voucher families or existing families?	both

7 <https://www.povertyactionlab.org/evaluation/creating-moves-opportunity-seattle-king-county>

8 <https://www.huduser.gov/portal/publications/Rapid-Cycle-Evaluation-Report.html>

9 <https://www.huduser.gov/portal/community-choice-demonstration.html>

10 "Research Design, Data Collection, and Analysis Plan (RDDCAP): Evaluation of the Community Choice Demonstration," <https://www.huduser.gov/portal/portal/sites/default/files/pdf/Research-Design-Data-Collection-and-Analysis-Plan.pdf>

PROGRAM DESCRIPTORS CONTINUED

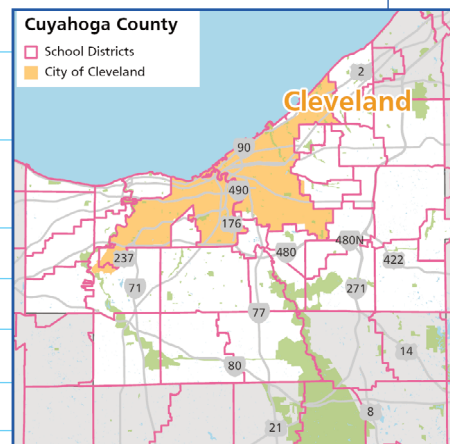
Program annual budget:	varies by site
Funding sources:	Congressional appropriation, Community Choice Demonstration
Administrative structure:	PHAs, with some programs contracting with local nonprofits
Number of families served (past 12 months):	restricted due to current study underway
Number of families who move to eligible areas (past 12 months):	restricted due to current study underway
Participant financial supports:	Application Fees; Security Deposits; Broker Fees (in regions where needed); Moving Costs; other flexible move-related support based on family needs
Landlord incentives and services:	Holding Fee; Leasing Bonus; Risk Mitigation Fund
HCV program adjustments:	Additional Search Time offered; Portability Agreements where needed; Expedited Inspections; Small Area Fair Market Rents and/or Exception Payment Standards

Program website: <https://www.huduser.gov/portal/community-choice-demonstration.html>

▲ CLEVELAND, OH CUYAHOGA COMMUNITY CHOICE DEMONSTRATION

REGIONAL CONTEXT

Total Voucher Families with Children	9,193
Share of Voucher Families with Children in Low Poverty Tracts:	14%
Share of Voucher-Affordable Units in Low Poverty Tracts	28%
Average Rental Vacancy Rate (2023):	4.9%
Black-White Dissimilarity Index:	70
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	No
MTW status	No



The Cuyahoga Metropolitan Housing Authority (CMHA) has an area of operation covering all of Cuyahoga County, which encompasses most of the Cleveland metropolitan area. They are partnering with the Fair Housing Center, based in Cleveland, to staff the mobility demonstration, in collaboration with PHA staff (Mobility Works Network member). In 2020-21, CMHA adopted exception payment standards based on Small Area FMRs for all identified opportunity areas in the County.

Contact Information

Aleksandra Tyler, Mobility and Landlord Outreach Coordinator | tylera@cmha.net
<https://cuyahogamobility.org/>



▲ LOS ANGELES, CA

REGIONAL CONTEXT

Total Voucher Families with Children	27,489
Share of Voucher Families with Children in Low Poverty Tracts:	15%
Share of Voucher-Affordable Units in Low Poverty Tracts	31%
Average Rental Vacancy Rate (2023):	4.0%
Black-White Dissimilarity Index:	59.7
Exception payment standards or SAFMRs:	Mandatory SAFMR
SOI discrimination laws:	Statewide
MTW status	No



The Community Choice Demonstration in Los Angeles is being run by the Housing Authority of the City of Los Angeles (HACLA). An interagency agreement with the Los Angeles County Development Authority (LADCA), permits HACLA to administer vouchers in the demonstration in areas of Los Angeles County that are not served by other PHAs.

Contact Information

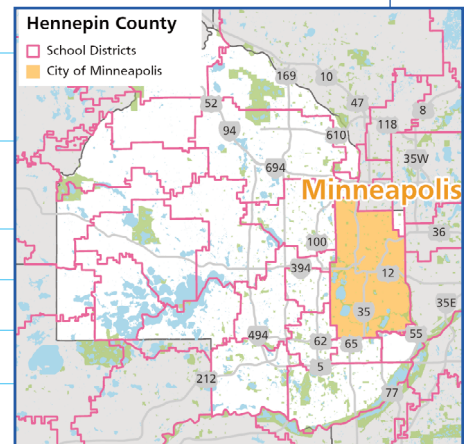
Patricia Mendoza, Assistant Director
patricia.mendoza@hacla.org

<https://www.hacla.org/en/about-section-8/community-choice-demonstration>

▲ MINNEAPOLIS, MN

REGIONAL CONTEXT

Total Voucher Families with Children	11,972
Share of Voucher Families with Children in Low Poverty Tracts:	40%
Share of Voucher-Affordable Units in Low Poverty Tracts	51%
Average Rental Vacancy Rate (2023):	7.9%
Black-White Dissimilarity Index:	47.7
Exception payment standards or SAFMRs:	EPS
SOI discrimination laws:	Local - Minneapolis only
MTW status	Yes - original group




The Minneapolis mobility program is a joint effort of the Minneapolis Public Housing Authority (MPHA), which administers vouchers in the city of Minneapolis, in cooperation with the Metropolitan Council Housing and Redevelopment Authority (Metro HRA), which administers vouchers in most of suburban Hennepin County. MPHA is a Mobility Works Network member.

Contact Information

Alyssa Keil, Assistant Director of HCV
akeil@mplspha.org
<https://metro council.org/Housing/Services/Metro-HRA-Rental-Assistance/Community-Choice-Demonstration-Program.aspx>

▲ NEW ORLEANS, LA

REGIONAL CONTEXT

Total Voucher Families with Children	12,402	
Share of Voucher Families with Children in Low Poverty Tracts:	5%	
Share of Voucher-Affordable Units in Low Poverty Tracts	17%	
Average Rental Vacancy Rate (2023):	9.1%	
Black-White Dissimilarity Index:	60.2	
Exception payment standards or SAFMRs:	EPS	
SOI discrimination laws:	none	
MTW status	No	


The Housing Authority of New Orleans (HANO) is responsible for administering the Housing Choice Voucher program in the city of New Orleans. HANO operates the Community Choice Demonstration in partnership with the Louisiana Fair Housing Action Center (LFHAN is a Mobility Works Network member).

Contact Information

Pradip Singh, HCVP Director
psingh@hano.org
<https://lafairhousing.org/the-community-choice-demonstration/>

▲ NEW YORK CITY, NY

REGIONAL CONTEXT

Total Voucher Families with Children	74,417	
Share of Voucher Families with Children in Low Poverty Tracts:	17%	
Share of Voucher-Affordable Units in Low Poverty Tracts	33%	
Average Rental Vacancy Rate (2023):	4.0%	
Black-White Dissimilarity Index:	73	
Exception payment standards or SAFMRs:	EPS	
SOI discrimination laws:	Statewide	
MTW status	No	

The New York Housing Preservation and Development Department (HPD) is responsible for administering the Community Choice Demonstration in New York City. Prior to enrolling in the Community Choice Demonstration, HPD also ran a pilot housing mobility program in 2021-22 funded by Enterprise Community Partners and the State of New York.

Contact Information

Dinsiri Fikru, Assistant Commissioner, HPD

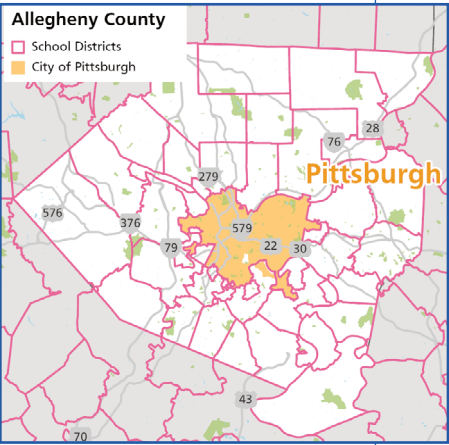
fikrud@hpd.nyc.gov

Program website: [Community Choice - HPD \(nyc.gov\)](https://www.hpd.nyc.gov/community-choice)



▲ PITTSBURGH, PA

REGIONAL CONTEXT

Total Voucher Families with Children	7,615	
Share of Voucher Families with Children in Low Poverty Tracts:	16%	
Share of Voucher-Affordable Units in Low Poverty Tracts	39%	
Average Rental Vacancy Rate (2023):	6.3%	
Black-White Dissimilarity Index:	59.4	
Exception payment standards or SAFMRs:	EPS	
SOI discrimination laws:	Mandatory SAFMR	
MTW status	Yes - original group	

The Pittsburgh mobility program is a joint effort of the Housing Authority of the City of Pittsburgh (HACP, covering the city of Pittsburgh), the Housing Authority of Allegheny County (ACHA, covering all of the suburbs), and the Allegheny County Department of Human Services. Counseling services are provided by the YWCA of Greater Pittsburgh (YWCA of Greater Pittsburgh is a Mobility Works Network member). The mobility program in Pittsburgh had originally launched with a grant from the Pennsylvania Housing Finance Agency.

Contact Information

Kim Longwell, Director of Housing Choice Voucher Program
 klongwell@achousing.org
<https://ywcapgh.org/ccd>



VI. PHAs with 2024 mobility planning grants

In July 2024, HUD distributed small planning grants to 25 PHAs that had expressed interest in developing housing mobility programs.¹¹ There is currently no additional HUD funding for implementation, but we are hopeful that, in some of these locations, state funding may be possible (state governments are already funding mobility programs in Massachusetts, New York, Connecticut, and Michigan).

(* indicates that there is existing mobility program in the PHA or PHA region)

(** indicates Mobility Works Network member)

Housing Authority of the City of Montgomery

Housing Authority of Bessemer

The Housing Authority of the City of Prichard

Wilmington Housing Authority

Housing Authority of the City of St. Petersburg

Housing Authority of the City of Lakeland**

Housing Authority of Boca Raton**

Housing Authority of South Bend

Brockton Housing Authority

Housing Authority of Prince Georges County

Detroit Housing Commission

Newark Housing Authority

State of NJ Dept. of Comm. Affairs* **

Columbus Metropolitan Housing Authority

Akron Metropolitan Housing Authority* **

Lorain Metropolitan Housing Authority

Allentown Housing Authority

Jackson Housing Authority

Pharr Housing Authority

Arlington Housing Authority

Housing Authority of the County of Salt Lake

Housing Authority of Salt Lake City

Housing Authority of Pierce County

¹¹ <https://www.hud.gov/sites/dfiles/OCHCO/documents/2024-05pihn.pdf>



VII. About the Authors

Philip Tegeler is Senior Counsel at the Poverty & Race Research Action Council, and Tessa Delgo-Cyrwus is PRRAC's Policy and Development Associate. We are also grateful for the contributions of Gretchen Weismann, an independent consultant, and Gaurav Bawa and Kristina Garrity, past and current engagement directors for Mobility Works.



VIII. Acknowledgments

We appreciate the help of all the mobility program staff who responded to our original survey, followup calls and emails; to Alicia Mazzara and Erik Garland at the Center on Budget and Policy Priorities who provided data from their March 2025 report for our regional profiles¹²; and to Brendan Goodwin and Jodell Speer at HUD, who helped fill in some gaps on the HUD-funded mobility programs. Thanks to Valerie Rosenberg and Thomas Silverstein, Executive Directors of Mobility Works and PRRAC, respectively, for their overall guidance; thanks to Victoria Beckley for her excellent thumbnail regional maps (which highlight school district boundaries, a primary driver of opportunity); and thanks as always to Mary Pettigrew of ampersand graphic design for her high quality work.

12 “Where Households Using Federal Rental Assistance Live: More Can Be Done to Promote Neighborhood Choice” (Center on Budget and Policy Priorities, March 2025), <https://www.cbpp.org/research/housing/where-households-using-federal-rental-assistance-live>



IX. Appendix A: Bipartisan related bills recently introduced in Congress

CHOICE IN AFFORDABLE HOUSING ACT (S.890, H.R. 1981) (119th Congress)

Sponsors:

Sen. Coons (D-DE)/Cramer (R-ND)

Rep. Cleaver (D-MO)/Lawler (R-NY)

- Improves the Housing Choice Voucher program by reducing inspection delays, create landlord incentives, and expand the use of Small Area Fair Market Rents.
- Such changes could increase voucher holders' housing choices and reduce programmatic barriers to help attract and retain landlords in the program.

FAMILY STABILITY AND OPPORTUNITY VOUCHERS ACT (S.1257, H.R.3776) (118th Congress)

Sponsors:

Sen. Van Hollen (D-MD)/ Sen. Young (R-IN)

Rep. Neguse (D-CO)/ Rep. Fitzpatrick (R-PA)

- Creates 250,000 new housing vouchers with counseling services to help low-income families move to communities of their choice, with quality schools, strong job prospects, and vital resources.







The Poverty & Race Research Action Council (PRRAC) is a civil rights law and policy organization based in Washington, D.C. Our mission is to promote research-based advocacy strategies to address structural inequality. Our current work focuses on housing and education policy, with a goal of developing actionable policies to overcome the mechanisms that continue to reproduce historical patterns of racial and economic segregation and disinvestment.



Mobility Works is a national membership organization that works to promote self-determination among low-income families and expand housing choice and opportunity. It provides training, advocacy, and technical assistance on housing mobility and related issues through a consortium of researchers, practitioners, and policy experts. Its founding members are PRRAC, the Inclusive Communities Project, the Baltimore Regional Housing Partnership, and Housing Choice Partners. Mobility Works has received core support from Funders for Housing & Opportunity, the Kresge Foundation, and the Annie E. Casey Foundation.