Choice Mobility in the Rental Assistance Demonstration

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Panelists:
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RAD Choice Mobility

Project-Based Vouchers

Resident may request next available voucher after one year w/ no limitations

Project-Based Rental Assistance

Resident may request next available voucher after two years

Voucher agency may limit to:

--- Not more than 15% of project in any year
--- Not more than 33% of voucher turnover due to RAD
Program Review of RAD Choice-Mobility

Brian Knudsen
Senior Research Associate
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Methodology

1. Interviews concerning choice-mobility with PHA officials

2. Document review:
   • Materials from PHA interviewees
   • FOIA requests of separate PHAs
Primary sections

1. Do PHAs have a Choice-Mobility plan in effect?
   • Policies / Procedures for distributing C-M vouchers
   • Waitlist management, including caps

2. Information provided to RAD tenants?
   • PHAs make residents aware of C-M rights?
   • PHAs provide housing mobility services to C-M voucher holders?
FWHS Policy
Residents of Rental Assistance Demonstration (RAD) projects must be provided Choice Mobility options in the form of a Tenant Based Voucher the later of (a) 24 months from the date of execution of the Housing Assistance Payment contract or (b) 24 months after the move-in date. FWHS will prioritize applicants for vouchers available to one-third its turnover vouchers annually. If the number of eligible residents exceeds the number of available turnover vouchers, residents will be placed on a Choice Mobility Waiting List in the order in which their request is received by the Assisted Housing Department.

b. If a family transfers within the same covered RAD project, their 24-month clock does not reset. They will be eligible to request a Choice Mobility voucher at the later of: (24) months from the date of execution of the HAP or (b) 24 months after the move-in date. A family may request the choice mobility voucher at any time after completing the 24-month requirement. They remain eligible as long as they continue living in the same covered RAD project.

2. At the time of the initial lease signing, and annually during the family’s recertification, the property manager will provide a copy of the Choice Mobility policy to the family and explain the Choice Mobility option. The property manager will provide clear direction and guidance regarding how to request a Choice Mobility voucher.

3. If a resident in a RAD unit desires to exercise the Choice Mobility option, the resident must submit a request via the designated form (Appendix 1) to the property manager 90 days prior to the eligibility date.

4. The property manager determines whether the resident meets the 24-month residency requirement and sends a referral form (Appendix 2) to the FWHS Assisted Housing Admissions Office.

5. FWHS will establish a Choice Mobility waiting list for all eligible families that request a voucher. The waiting list will be managed by the FWHS Assisted Housing Admissions Office.

6. Once the request is received and processed onto the Choice Mobility waiting list, the Admissions Office will send the family a notice acknowledging receipt of the voucher request (see Appendix 3). This is the family’s confirmation that they are on the Choice Mobility waiting list.
Choice-Mobility Plan?

• How balance distribution of C-M vouchers and regular HCVs?
  • Best practices for turnover voucher caps?
  • How maintain the caps, given other list preferences/priorities?
  • Scenarios when HA does not institute cap?
Provide Choice-Mobility Info to RAD tenants?

• Best example: FWHS Policy and Procedures
  • Receive 1\textsuperscript{st} at lease signing
  • Again at recertification
Provide Choice-Mobility Info to RAD tenants?
Provide Choice-Mobility Info to RAD tenants?

**RAD Right to Move**

**RAD Residents:**

You may be eligible to go on the waiting list for a voucher.

If you were living at **Property Name** at RAD conversion you may be eligible for a voucher as early as __________.

If you are interested in a tenant based voucher, please contact your Property Management office for a Pre-Application. If you have any questions please contact your Property Management Office.

Property Management will submit completed applications to the Housing Choice Voucher (HCV) Program (formerly known as Section 8).

Tenant based vouchers are subject to availability. If a tenant based voucher is unavailable, you will be placed on the RAD Right to Move waiting list.
Information to tenants, etc.

• C-M voucher recipients need to know they can keep RAD unit if unsuccessful w/ voucher

• Over half of our PHAs report providing exception rents or SAFMRs