



Basic steps toward a comprehensive housing mobility strategy

Mobility Works is a nonprofit, foundation-supported program set up to provide technical assistance in designing and implementing regional housing mobility programs. Our partners include the three largest housing mobility programs in the U.S. (the Baltimore Regional Housing Partnership, the Inclusive Communities Project, and Housing Choice Partners) along with the Center on Budget and Policy Priorities and the Poverty & Race Research Action Council (project administrator). The services that we provide, depending on the level of engagement in a particular region, include assistance with the following key steps in developing a housing mobility program:

1. Developing a profile of existing distribution of Housing Choice Voucher families, in relation to regional rental market and neighborhood poverty concentration; market analysis to identify opportunities.
2. Engaging key stakeholders and, if possible, other PHAs in the region in a joint effort.
3. Establishing an “opportunity map” or “mobility map” with targeted neighborhoods, based on low poverty rates and access to high performing schools, employment opportunities, public health and environmental factors, etc.
4. Selecting a target population to prioritize for a mobility program (we recommend existing HCV families with young children living in high poverty neighborhoods)
5. Establishing program-wide deconcentration metrics (target percent reduction of HCV families with children in high poverty neighborhoods and target percent increase in low poverty or “opportunity” neighborhoods).
6. Selective adoption of Small Area FMRs (at 110% payment standard) in high opportunity zipcodes to expand access to available units.
7. Reviewing portability protocols (if necessary) to ensure regional access for clients; explore inter-PHA portability agreements where necessary.

8. Reviewing PHA HCV policies to promote mobility (expedited inspections, expanded search time, improved apartment listings and client briefings, etc)
9. Developing a basic plan and budget for a housing mobility counselling program
 - > identify potential mobility contractor(s)
 - > number of families to be served
 - > annual target number of mobility area moves
 - > staffing needs for
 - client workshops
 - landlord outreach
 - community tours
 - housing search assistance
 - post move counselling
 - > select contractor or develop RFP; develop performance contract based on number of mobility area moves
 - > draft briefing materials, forms, protocols, job descriptions
 - > draft budget
 - > training for PHA staff(s) on family recruiting – including pre-recertification contact with families
 - > training for housing mobility and landlord recruitment staff
 - > establish procedure for collaboration with mobility counselling program and client referrals to program
 - > briefings for residents in RAD properties
10. Community outreach and education (can also occur in early development stage of program)
11. Identifying potential funding sources (and outreach where appropriate)
 - > federal (housing mobility demonstration)
 - > state housing agency
 - > local (CDBG)
 - > philanthropy & health funders
12. Evaluation and monitoring plan; ensure that appropriate data is tracked for participating families (children's pre and post school data; head of household survey; etc)

For more information on Mobility Works services, contact Philip Tegeler at PRRAC (ptegeler@prrac.org)