

RENTAL ASSISTANCE DEMONSTRATION (RAD)

FACT SHEET #9: CHOICE MOBILITY

WHAT IS RAD?

The **Rental Assistance Demonstration (RAD)** is a program of the Department of Housing and Urban Development (HUD) that seeks to **preserve affordable housing**.

Public housing across the country needs more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to stabilize, **rehabilitate**, or replace properties.

WHAT IS CHOICE MOBILITY?

Once the property has converted, residents of most properties will have a new "choice mobility" option, which will allow you, the resident, to request a Housing Choice Voucher (HCV) that

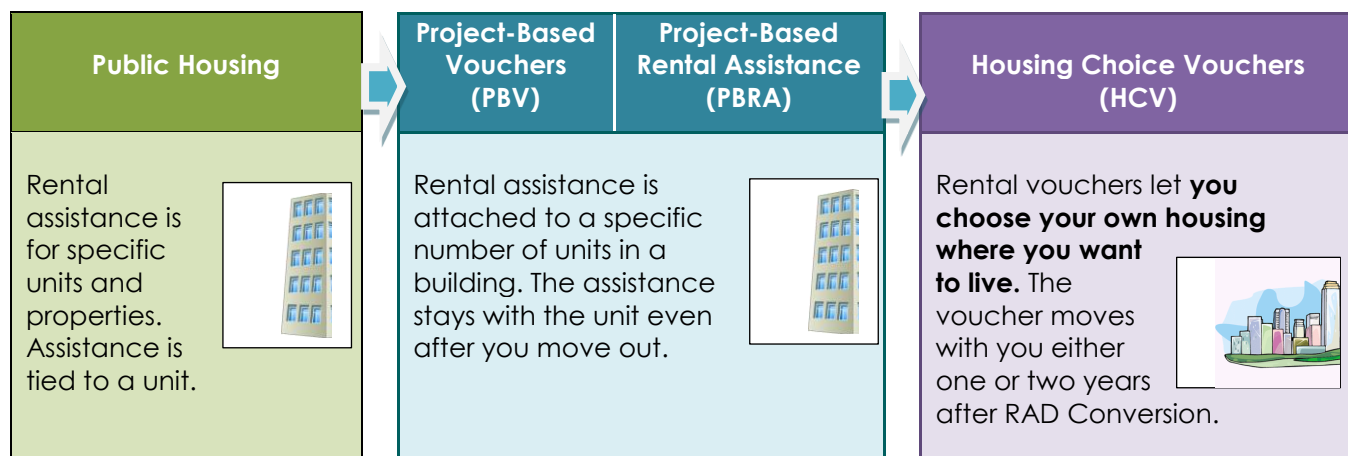
FACT SHEETS FOR PUBLIC HOUSING RESIDENTS

This series of fact sheets is intended to help residents of public housing learn about RAD. All fact sheets are posted on RAD's website at www.hud.gov/rad, under the 'Residents' tab. This fact sheet explains residents' rights related to Choice Mobility, the option to live where you choose with a Housing Choice Voucher.

the household can use to select a rental unit in the private market.

When you make a request, subject to some constraints, the PHA will offer you the next available voucher. When you move out with a voucher, your former unit will be leased to another eligible family off the waiting list.

Under the PBV program, you may request an HCV after living in a RAD property for one year; under the PBRA program, you can request an HCV after you have lived in a RAD property for two years. Tenants exercising their choice mobility rights will receive priority on the PHA's waiting list.



HOW DO HOUSING CHOICE VOUCHERS (HCVs) WORK?

With HCVs, you can choose to rent a unit in the private market with HUD assistance. If the rent for the unit is reasonable and an inspection of the unit shows that the unit meets HUD's housing quality standards, your PHA will approve the unit.

Once approved, (1) you sign a lease with the owner and pay about 30% of your income for rent, and (2) your PHA signs a contract with the owner to pay the difference between the rent you pay and the total rent for the unit.

WHERE CAN I LIVE WITH AN HCV?

With an HCV, you may rent a unit within your PHA's region, or you may choose to rent a unit in another part of the country where a PHA operates an HCV program. The ability to rent outside of your PHA's region is called **portability**.

When choosing a new place to live with an HCV, you can think about things like the quality of schools for your children, access to public transportation, and ability to get to and from places of work.

WILL I QUALIFY FOR AN HCV?

Although RAD allows residents to remain at a RAD property after conversion even if they are over-income, if you want to participate in RAD's Choice Mobility feature, you will need to qualify for a HCV, including the program's income rules. Your PHA will need to make sure that your family qualifies for the HCV program, including meeting any income requirements.

IS THE PHA REQUIRED TO GIVE ME AN HCV?

The PHA will do the best it can to provide you with an HCV, and you will be placed in a priority position on the PHA's waiting list for a voucher. However, the PHA may establish certain limits to the number of vouchers it provides for choice-mobility including:

PBV: for PHAs where the total number of PBV units under HAP contract exceeds 20% of the PHA total authorized vouchers, the PHA may limit the number of choice-mobility vouchers it issues to 75% of its annual turnover vouchers.

PBRA: PHAs may limit the number of vouchers used for choice-mobility to one-third of its annual turnover vouchers and may limit the number of choice-mobility moves from any given property in a year to 15%.

Finally, some properties that have converted under RAD are exempt from the choice-mobility requirement because they lack access to HCVs. Properties are eligible for this exemption if the PHA:

- Does not operate an HCV program, or
- Operates HCV programs, but has more than one-third of their turnover vouchers reserved for veterans or homeless populations.

DEFINITIONS:

- **Choice-Mobility** – Through RAD, the option to obtain a Housing Choice Voucher (HCV) after a certain period of time.
- **Housing Choice Voucher (HCV)** – Rental vouchers that let people choose their own housing in the private rental market.
- **Portability** – The ability to use a HCV to rent a unit within the United States where a PHA operates a voucher program.
- **Turnover Voucher** – A voucher holder gives up their voucher and leaves the HCV program, making an HCV available for another household.