

Choice-Mobility Information Sheet

A. Choice-Mobility Right

As a resident in a Rental Assistance Demonstration (RAD) property, one of the rights you have under the program is called “Choice-Mobility”. Choice-Mobility gives families living at a TVHS RAD property the special opportunity to request a Housing Choice Voucher that you can use to move into the private rental market.

B. Eligibility for Choice-Mobility

Under the PBV program, all residents may request a Housing Choice Voucher after living in a RAD property for 1 year.

C. How do Housing Choice Vouchers Work?

With Housing Choice Vouchers, you can choose to rent a unit in the private market with HUD assistance. Generally, if the rent for the unit is reasonable and an inspection of the unit shows that the unit meets HUD’s housing quality standards, TVHS will approve the unit and you can sign the lease and move into the unit. You will pay about 30% of your income for rent, minus a “utility allowance” used by TVHS, and TVHS will pay the rest of the rent for the unit. You will also be responsible for any utilities not included in your monthly rent. These utilities may include water, trash, and heat.

D. Requesting Choice-Mobility

If you have lived in your unit for 1 year if PBV, and would like to request a Housing Choice Voucher, please obtain a Choice-Mobility request form from TVHS and submit it to TVHS. The request must be submitted by the Head or Co-Head of Household. Once your request is received, TVHS will confirm whether you have lived in the property for the length of time required to be eligible. If you are eligible, you will either be issued a voucher if TVHS has one available or you will be notified that you have been placed on a Choice Mobility Priority List. The acknowledgement letter will provide you any available information about the wait time to expect.

E. TVHS Choice-Mobility Priority List

Housing Choice Vouchers are subject to availability. If a voucher is unavailable, you will be placed on the Choice-Mobility Priority List. Residents exercising their Choice-Mobility rights will receive highest priority when TVHS is able to issue additional vouchers. TVHS may establish certain limits to the number of vouchers it provides annually for Choice-Mobility that could cause you to have to wait longer for a voucher. Under RAD program guidelines, the number of Choice-Mobility vouchers issued cannot exceed 20% of the available vouchers. For example, if there were 100 vouchers available, only 20 vouchers would be available to RAD residents who requested them.

F. Your right to remain in your RAD unit

If you receive a Choice-Mobility voucher but do not succeed in leasing a rental unit on the open market, you retain the right to stay in your current unit so long as you have not yet provided notice to vacate to the owner. You should not file a notice to vacate until you have confirmed a voucher unit. This ability to stay in your RAD unit eases the pressure to take any available unit you can find instead of a unit of your choice that meets your needs. You can request another Choice-Mobility voucher later.

A best practice is for TVHS to clearly inform you throughout the Choice-Mobility process that you may stay in your current RAD unit while you search for housing and may stay even if your housing search fails. TVHS is prohibited from requiring you to provide notice to vacate any earlier than the time required by the lease. It is a best practice for owners’ leases to require only a short period of notice to vacate and to allow you to rescind your notice to vacate or to find an alternative housing option if you have been unable to lease another unit using Choice Mobility.

G. Where you can live with a Housing Choice Voucher

With a Housing Choice Voucher, you may rent a unit within TVHS’s jurisdiction, or you may choose to rent a unit in a jurisdiction that is covered by a different public housing authority that operates a Housing Choice Voucher program. The ability to rent outside of TVHS’s jurisdiction is called portability. This means that you request a Housing Choice Voucher from TVHS and request that your Housing Choice Voucher be transferred, and then you work with the PHA of your choice to get approval of the unit. When choosing a new place to live with a Housing Choice Voucher, 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.

H. Steps to transition from RAD to a Housing Choice Voucher Once you have found a unit using a voucher, there are several final steps you will need to complete to finalize the transition to the Housing Choice Voucher program. Before leaving your current RAD unit, you will need to:

1. continue to pay your rent on time;
2. send a notice of intent to vacate the unit to a property manager, after TVHS approves the new unit;
3. attend a move-out inspection;
4. pay all outstanding debts to the property owner;
5. turn in keys to your current property manager.

In addition, keep in mind that you must move out from your unit before the Housing Choice Voucher can be used to pay your new landlord, but you should not move until the PHA has approved the new unit.

To contact HUD about RAD, email rad@hud.gov or <http://hud.gov/RAD/residents/PublicHousingResidents>

Choice-Mobility Voucher Request Form

Date: _____ Client Number: _____

Head of Household Full Name (Print): _____

Property Name: _____

Present Address: _____

I certify the following:

1. I have lived in my current RAD unit for at least [1 year (PBV)/24 months (PBRA)].
2. Until a voucher is issued, a new unit located and approved, and I move out of my current unit, I will continue to pay rent and comply with all terms of the current lease.
3. I have received the Choice-Mobility Information Sheet from [PHA / Property Manager or Owner].
4. I understand that my name will be placed on [PHA's] Choice-Mobility Priority List if vouchers are unavailable.
5. I understand that I am permitted to use the tenant-based voucher to rent a unit in [PHA] 's jurisdiction or in another part of the country where a different PHA operates an HCV program.

HOH or Co-HOH Signature _____ Date _____

HCV Office Only

Date Received: _____

Date Acknowledgment Letter Sent: _____

Date of RAD conversion: _____

Date of move-in for above client: Eligible? y / n

Admission Office Representative Signature: _____