

# FACT SHEET #12

## Choice Mobility



*Once the property has been converted, residents of most properties will have a new “Choice Mobility” option, which will allow the resident to request a voucher that the household can use to apply HUD rental assistance to a rental unit they choose in the private market.*



### What Is Choice Mobility?

After a public housing property converts through RAD you may have a greater choice in where to live through the “Choice Mobility” option. Choice Mobility gives you the right to request a tenant-based voucher after living at the property for at least one or two years. A tenant-based voucher allows you to rent housing in the private rental market. With this voucher, you may choose to leave your current property if you need to move closer to family, a job, a school, or for any other reason, while continuing to benefit from rental subsidy.

In limited cases, certain public housing properties converted through RAD do not have the choice-mobility option because the PHA does not have a voucher program. You should discuss this with your PHA.



### When Am I Eligible To Request A Tenant-Based Voucher?

It depends on the type of subsidy the property uses after the RAD conversion:

- If the property uses **Project-Based Vouchers (PBV)**, residents can request a tenant-based voucher after living in the property for **1 year after it becomes RAD/ Section 8**.
- If the property uses **Project-Based Rental Assistance (PBRA)**, residents can request a voucher after living in the property for **2 years once it becomes RAD/ Section 8**.



### What Happens After I Request A Voucher?

Residents who request a tenant-based voucher from the PHA will receive priority for the PHA’s next available voucher. You will not need to complete a full Section 8 application and will be able to request a voucher even if the Section 8 waiting list is closed.



### How Do Tenant-Based Vouchers Work?

With a tenant-based voucher 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, the 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)** the 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 a Tenant-Based Voucher?

With a tenant-based voucher, 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 different PHA operates a voucher program. The ability to rent outside of your PHA's region is called portability. You can learn more about voucher portability by going to [HUD's portability webpage](#) and reading the [Housing Choice Voucher Program Handbook on Moves and Portability](#).

When choosing a new place to live with a tenant-based voucher, you may 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.



### Is the PHA Required to Give Me a Tenant-Based Voucher?

Yes, though you may have to wait for the PHA to have an available voucher to provide you. To issue vouchers through choice mobility, the PHA uses vouchers that become available as other families stop using them. Also, PHAs may adopt certain limits to the number of vouchers it uses for choice-mobility. For specific information, consult your PHA. (PHAs that do not have a voucher program will not have a choice mobility option.)



*Chicago, IL: A resident in the newly renovated Fannie Emanuel apartment complex.*