**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 units across the country need 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 repair units without depending on additional money from the government.

RAD allows PHAs to convert a public housing property’s HUD funding to either:

- **Section 8 project-based voucher (PBV):** or
- **Section 8 project-based rental assistance (PBRA).**

This conversion of funding type lets PHAs borrow money to make needed repairs.

**What is Choice Mobility?**

In addition to improved, better quality housing, you will have a **greater choice in where to live** through the RAD **Choice Mobility** option. In public housing, PBV, and PBRA, your rental assistance is tied to a specific unit and stays with the unit even after you move.

However, if your property converts through RAD, after one or two years, you may request a **Housing Choice Voucher (HCV)**. An HCV allows you to choose housing where you want to live, and the voucher moves with you when you move. This option is referred to as Choice Mobility.

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.

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**FACT SHEETS FOR PUBLIC HOUSING RESIDENTS**

This series of fact sheets will help public housing residents learn about RAD. All fact sheets are posted on RAD’s website at [www.hud.gov/rad](http://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.
**FACT SHEET #9: CHOICE MOBILITY**

**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. However, the PHA may limit the use of its annual turnover vouchers used for Choice Mobility and it may limit moves by eligible households to meet other local housing needs.

HUD may allow certain PHAs not to offer residents the Choice Mobility option if they are:

- Public housing-only agencies – PHAs that do not operate an HCV program, or
- Combined agencies – PHAs that operate both public housing and HCV programs that have more than one-third of their turnover vouchers reserved for specific local housing needs, for example 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.