

## Chapter 10

### MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY

#### INTRODUCTION

Freedom of housing choice is a hallmark of the housing choice voucher (HCV) program. In general, HUD regulations impose few restrictions on where families may live or move with HCV assistance. This chapter sets forth HUD regulations and MCHA policies governing moves within or outside the MCHA's jurisdiction in two parts:

Part I: Moving with Continued Assistance. This part covers the general rules that apply to all moves by a family assisted under the MCHA's HCV program, whether the family moves to another unit within the MCHA's jurisdiction or to a unit outside the MCHA's jurisdiction under portability.

Part II: Portability. This part covers the special rules that apply to moves by a family under portability, whether the family moves out of or into the MCHA's jurisdiction. This part also covers the special responsibilities that the MCHA has under portability regulations and procedures.

#### PART I: MOVING WITH CONTINUED ASSISTANCE

##### 10-I.A. ALLOWABLE MOVES

HUD lists six regulatory conditions under which an assisted family is allowed to move to a new unit with continued assistance. Permission to move is subject to the restrictions set forth in section 10-I.B.

- The family has a right to terminate the lease on notice to the owner (for the owner's breach or otherwise) and has given a notice of termination to the owner in accordance with the lease [24 CFR 982.354(b)(3)]. If the family terminates the lease on notice to the owner, the family must give the MCHA a copy of the notice at the same time [24 CFR 982.354(d)(1)].
- The lease for the family's unit has been terminated by mutual agreement of the owner and the family [24 CFR 982.354(b)(1)(ii)].

##### MCHA Policy

If the family and the owner mutually agree to terminate the lease for the family's unit, the family must give the MCHA a copy of the termination agreement.

- The owner has given the family a notice to vacate, has commenced an action to evict the family, or has obtained a court judgment or other process allowing the owner to evict the family [24 CFR 982.354(b)(2)]. The family must give the MCHA a copy of any owner eviction notice [24 CFR 982.551(g)].
- The family or a member of the family is or has been the victim of domestic violence, dating violence, sexual assault, or stalking and the move is needed to protect the health or safety of the family or family member [24 CFR 982.354(b)(4)]. This condition applies even when the family has moved out of its unit in violation of the lease, with or without prior notification to the MCHA, if the family or family member who is the victim reasonably believed that they were imminently threatened by harm from further violence if they remained in the unit [24 CFR 982.354(b)(4), 24 CFR 982.353(b)]. The MCHA must adopt an emergency transfer plan as required by regulations at 24 CFR 5.2007(e).

### MCHA Policy

If a family requests permission to move with continued assistance or for an external transfer to another covered housing program operated by the MCHA based on a claim that the move is necessary to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, the MCHA will request that the resident request the emergency transfer using form HUD-5383, and the MCHA will request documentation in accordance with section 16-IX.D of this plan.

The MCHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the family or family member will suffice. In such cases the MCHA will document the waiver in the family's file.

The MCHA may choose to provide a voucher to facilitate an emergency transfer of the victim without first terminating the assistance of the perpetrator.

Before granting an emergency transfer, the MCHA will ensure the victim is eligible to receive continued assistance based on the citizenship or immigration status of the victim.

The MCHA has adopted an emergency transfer plan, which is included as Exhibit 16-3 to this plan and discusses external transfers to other covered housing programs.

- The MCHA has terminated the HAP contract for the family's unit for the owner's breach [24 CFR 982.354(b)(1)(i)].
- The MCHA determines that the family's current unit does not meet the HQS space standards because of an increase in family size or a change in family composition. In such cases, the MCHA must issue the family a new voucher, and the family and MCHA must try to find an acceptable unit as soon as possible. If an acceptable unit is available for the family, the MCHA must terminate the HAP contract for the family's old unit in accordance with the HAP contract terms and must notify both the family and the owner of the termination. The HAP contract terminates at the end of the calendar month that follows the calendar month in which the MCHA gives notice to the owner. [24 CFR 982.403(a) and (c)]

## **10-I.B. RESTRICTIONS ON MOVES**

A family's right to move is generally contingent upon the family's compliance with program requirements [24 CFR 982.1(b)(2)]. HUD specifies two conditions under which a MCHA may deny a family permission to move and two ways in which a MCHA may restrict moves by a family.

### **Denial of Moves**

HUD regulations permit the MCHA to deny a family permission to move under the following conditions:

#### ***Insufficient Funding***

The MCHA may deny a family permission to move either within or outside the MCHA's jurisdiction if the MCHA does not have sufficient funding for continued assistance [24 CFR 982.354(e)(1)]. However, Notice PIH 2016-09 significantly restricts the ability of MCHAs to deny permission to move due to insufficient funding and places further requirements on MCHAs regarding moves denied due to lack of funding. The requirements found in this notice are mandatory.

#### MCHA Policy

The MCHA will deny a family permission to move on grounds that the MCHA does not have sufficient funding for continued assistance if (a) the move is initiated by the family, not the owner or the MCHA; (b) the MCHA can demonstrate that the move will, in fact, result in higher subsidy costs (c) the MCHA can demonstrate, in accordance with the policies in Part VIII of Chapter 16, that it does not have sufficient funding in its annual budget to accommodate the higher subsidy costs; and (d) for portability moves, the receiving MCHA is not absorbing the voucher.

If the MCHA does not have sufficient funding for continued assistance, but the family must move from their unit (e.g., the unit failed HQS), the family may move to a higher cost unit if the move is within the MCHA's jurisdiction. The MCHA, however, will not allow the family to move under portability in this situation if the family wishes to move to a higher cost area.

For both moves within the MCHA's jurisdiction and outside under portability, the MCHA will not deny a move due to insufficient funding if the MCHA previously approved the move and subsequently experienced a funding shortfall if the family cannot remain in their current unit. The MCHA will rescind the voucher in this situation if the family will be allowed to remain in their current unit.

The MCHA will create a list of families whose moves have been denied due to insufficient funding. The MCHA will keep the family's request open indefinitely, and when funds become available, the families on this list will take precedence over families on the waiting list. The MCHA will use the same procedures for notifying families with open requests to move when funds become available as it uses for notifying families on the waiting list (see section 4-III.D).

The MCHA will inform the family of its policy regarding moves denied due to insufficient funding in a letter to the family at the time the move is denied.

### ***Grounds for Denial or Termination of Assistance***

The MCHA may deny a family permission to move if it has grounds for denying or terminating the family's assistance [24 CFR 982.354(e)(2)].

#### MCHA Policy

If the MCHA has grounds for denying or terminating a family's assistance, the MCHA will act on those grounds in accordance with the regulations and policies set forth in Chapters 3 and 12, respectively. In general, it will not deny a family permission to move for this reason; however, it retains the discretion to do so under special circumstances.

### **Restrictions on Elective Moves [24 CFR 982.354(c)]**

HUD regulations permit the MCHA to prohibit any elective move by a participant family during the family's initial lease term. They also permit the MCHA to prohibit more than one elective move by a participant family during any 12-month period. However, such prohibitions, if adopted, do not apply when the family or a member of the family is or has been the victim of domestic violence, dating violence, sexual assault, or stalking and the move is needed to protect the health or safety of the family or family member. (For the policy on documentation of abuse, see section 10-I.A.) In addition, the MCHA may not establish a policy permitting moves only at reexamination [Notice PIH 2016-09].

#### MCHA Policy

The MCHA will deny a family permission to make an elective move during the family's initial lease term. This policy applies to moves within the MCHA's jurisdiction or outside it under portability. There will be an exemption of this policy for enrolled Mobility Program participants.

The MCHA will also deny a family permission to make more than one elective move during any 12-month period. This policy applies to all assisted families residing in the MCHA's jurisdiction.

The MCHA will consider exceptions to these policies for the following reasons: to protect the health or safety of a family member (e.g., lead-based paint hazards, domestic violence, witness protection programs), to accommodate a change in family circumstances (e.g., new employment, school attendance in a distant area), or to address an emergency situation over which a family has no control.

In addition, the MCHA will allow exceptions to these policies for purposes of reasonable accommodation of a family member who is a person with disabilities (see Chapter 2).

## **10-I.C. MOVING PROCESS**

### **Notification**

If a family wishes to move to a new unit, the family must notify the MCHA and the owner before moving out of the old unit or terminating the lease on notice to the owner [24 CFR 982.354(d)(2)]. If the family wishes to move to a unit outside the MCHA's jurisdiction under portability, the notice to the MCHA must specify the area where the family wishes to move [24 CFR 982.354(d)(2)]. The notices must be in writing [24 CFR 982.5].

### **Approval**

#### MCHA Policy

Upon receipt of a family's notification that it wishes to move, the MCHA will determine whether the move is approvable in accordance with the regulations and policies set forth in sections 10-I.A and 10-I.B. The MCHA will notify the family in writing of its determination within 10 business days following receipt of the family's notification.

### **Reexamination of Family Income and Composition**

#### MCHA Policy

For families approved to move to a new unit within the MCHA's jurisdiction, the MCHA will perform a new annual reexamination in accordance with the policies set forth in Chapter 11 of this plan.

For families moving into or families approved to move out of the MCHA's jurisdiction under portability, the MCHA will follow the policies set forth in Part II of this chapter.

### **Voucher Issuance and Briefing**

#### MCHA Policy

For families approved to move to a new unit within the MCHA's jurisdiction, the MCHA will issue a new voucher within 10 business days of the MCHA's written approval to move. No briefing is required for these families. The MCHA will follow the policies set forth in Chapter 5 on voucher term, extension, and expiration. If a family does not locate a new unit within the term of the voucher and any extensions, the family may remain in its current unit with continued voucher assistance if the owner agrees and the MCHA approves. Otherwise, the family will lose its assistance.

For families moving into or families approved to move out of the MCHA's jurisdiction under portability, the MCHA will follow the policies set forth in Part II of this chapter.

### **Housing Assistance Payments [24 CFR 982.311(d)]**

When a family moves out of an assisted unit, the MCHA may not make any housing assistance payment to the owner for any month **after** the month the family moves out. The owner may keep the housing assistance payment for the month when the family moves out of the unit.

If a participant family moves from an assisted unit with continued tenant-based assistance, the term of the assisted lease for the new assisted unit may begin during the month the family moves out of the first assisted unit. Overlap of the last housing assistance payment (for the month when the family moves out of the old unit) and the first assistance payment for the new unit, is not considered to constitute a duplicative housing subsidy.

### **Zero HAP Families Who Wish to Move [24 CFR 982.455]**

A participant who is not receiving any subsidy, but whose HAP contract is still in force, may request a voucher to move to a different unit. The MCHA must issue a voucher to move unless it has grounds to deny assistance under the program regulations. However, if the MCHA determines no subsidy would be paid at the new unit, the MCHA may refuse to enter into a HAP contract on behalf of the family.

#### MCHA Policy

If a zero HAP family requests to move to a new unit, the family may request a voucher to move. However, if no subsidy will be paid at the unit to which the family requests to move, the MCHA will not enter into a HAP contract on behalf of the family for the new unit.

## PART II: PORTABILITY

### 10-II.A. OVERVIEW

Within the limitations of the regulations and this plan, a participant family or an applicant family that has been issued a voucher has the right to use tenant-based voucher assistance to lease a unit anywhere in the United States providing that the unit is located within the jurisdiction of a MCHA administering a tenant-based voucher program [24 CFR 982.353(b)]. The process by which a family obtains a voucher from one MCHA and uses it to lease a unit in the jurisdiction of another MCHA is known as portability. The MCHA that issues the voucher is called the **initial MCHA**. The MCHA that has jurisdiction in the area to which the family wants to move is called the **receiving MCHA**.

The receiving MCHA has the option of administering the family's voucher for the initial MCHA or absorbing the family into its own program. Under the first option, the receiving MCHA provides all housing services for the family and bills the initial MCHA for the family's housing assistance payments and the fees for administering the family's voucher. Under the second option, the receiving MCHA pays for the family's assistance with its own program funds, and the initial MCHA has no further relationship with the family. The initial MCHA must contact the receiving MCHA via email or other confirmed delivery method to determine whether the receiving MCHA will administer or absorb the initial MCHA's voucher. Based on the receiving MCHA's response, the initial MCHA must determine whether they will approve or deny the portability request [Notice PIH 2016-09].

MCHAs commonly act as both the initial and receiving MCHA because families may move into or out of their jurisdiction under portability. Each role involves different responsibilities. The MCHA will follow the rules and policies in section 10-II.B when it is acting as the initial MCHA for a family. It will follow the rules and policies in section 10-II.C when it is acting as the receiving MCHA for a family.

In administering portability, the initial MCHA and the receiving MCHA must comply with financial procedures required by HUD, including the use of HUD-required forms [24 CFR 982.355(e)(5)].

MCHAs must also comply with billing and payment deadlines. HUD may reduce an administrative fee to an initial or receiving MCHA if the MCHA does not comply with HUD portability requirements [24 CFR 982.355(e)(7)].

## **10-II.B. INITIAL MCHA ROLE**

### **Allowable Moves under Portability**

A family may move with voucher assistance only to an area where there is at least one MCHA administering a voucher program [24 CFR 982.353(b)]. If there is more than one MCHA in the area, the initial MCHA provides the family with the contact information for the receiving MCHAs that serve the area, and the family selects the receiving MCHA. The family must inform the initial MCHA which receiving MCHA it has selected. If the family prefers not to select the receiving MCHA, the initial MCHA will select the receiving MCHA on behalf of the family [24 CFR 982.255(b)].

Applicant families that have been issued vouchers as well as participant families may qualify to lease a unit outside the MCHA's jurisdiction under portability. HUD regulations and MCHA policy determine whether a family qualifies.

### ***Applicant Families***

Under HUD regulations, most applicant families qualify to lease a unit outside the MCHA's jurisdiction under portability. However, HUD gives the MCHA discretion to deny a portability move by an applicant family for the same two reasons that it may deny any move by a participant family: insufficient funding and grounds for denial or termination of assistance. If a MCHA intends to deny a family permission to move under portability due to insufficient funding, the MCHA must notify HUD within 10 business days of the determination to deny the move [24 CFR 982.355(e)].

#### MCHA Policy

In determining whether or not to deny an applicant family permission to move under portability because the MCHA lacks sufficient funding or has grounds for denying assistance to the family, the initial MCHA will follow the policies established in section 10-I.B of this chapter. If the MCHA does deny the move due to insufficient funding, the MCHA will notify HUD in writing within 10 business days of the MCHA's determination to deny the move.

In addition, the initial MCHA may establish a policy denying the right to portability to nonresident applicants during the first 12 months after they are admitted to the program [24 CFR 982.353(c)].

#### MCHA Policy

If neither the head of household nor the spouse/cohead of an applicant family had a domicile (legal residence) in the initial MCHA's jurisdiction at the time that the family's initial application for assistance was submitted, the family must lease a unit within the initial MCHA's jurisdiction for at least 12 months before requesting portability.

The MCHA will consider exceptions to this policy for purposes of reasonable accommodation (see Chapter 2) or reasons related to domestic violence, dating violence, sexual assault, or stalking.

### ***Participant Families***

The initial MCHA must not provide portable assistance for a participant if a family has moved out of its assisted unit in violation of the lease [24 CFR 982.353(b)]. The Violence against Women Act of 2013 (VAWA) creates an exception to this prohibition for families who are otherwise in compliance with program obligations but have moved to protect the health or safety of a family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking and who reasonably believed they were imminently threatened by harm from further violence if they remained in the unit [24 CFR 982.353(b)].

#### **MCHA Policy**

The MCHA will determine whether a participant family may move out of the MCHA's jurisdiction with continued assistance in accordance with the regulations and policies set forth here and in sections 10-I.A and 10-I.B of this chapter. The MCHA will notify the family of its determination in accordance with the approval policy set forth in section 10-I.C of this chapter.

### **Determining Income Eligibility**

#### ***Applicant Families***

An applicant family may lease a unit in a particular area under portability only if the family is income eligible for admission to the voucher program in that area [24 CFR 982.353(d)(1)]. The family must specify the area to which the family wishes to move [24 CFR 982.355(c)(1)].

The initial MCHA is responsible for determining whether the family is income eligible in the area to which the family wishes to move [24 CFR 982.353(d)(1), 24 CFR 982.355(9)]. If the applicant family is not income eligible in that area, the MCHA must inform the family that it may not move there and receive voucher assistance [Notice PIH 2016-09].

#### ***Participant Families***

The income eligibility of a participant family is not redetermined if the family moves to a new jurisdiction under portability [24 CFR 982.353(d)(2)].

### **Reexamination of Family Income and Composition**

No new reexamination of family income and composition is required for an applicant family.

#### **MCHA Policy**

For a participant family approved to move out of its jurisdiction under portability, the MCHA generally will conduct a reexamination of family income and composition only if the family's annual reexamination must be completed on or before the initial billing deadline specified on form HUD-52665, Family Portability Information.

The MCHA will make any exceptions to this policy necessary to remain in compliance with HUD regulations.

## **Briefing**

The regulations and policies on briefings set forth in Chapter 5 of this plan require the MCHA to provide information on portability to all applicant families that qualify to lease a unit outside the MCHA's jurisdiction under the portability procedures. Therefore, no special briefing is required for these families.

### MCHA Policy

No formal briefing will be required for a participant family wishing to move outside the MCHA's jurisdiction under portability. However, the MCHA will provide the family with the same oral and written explanation of portability that it provides to applicant families selected for admission to the program (see Chapter 5).

The MCHA will provide the name, address, and phone of the contact for the MCHAs in the jurisdiction to which they wish to move. If there is more than one MCHA with jurisdiction over the area to which the family wishes to move, the MCHA will advise the family that the family selects the receiving MCHA and notify the initial MCHA of which receiving MCHA was selected. The MCHA will provide the family with contact information for all of the receiving MCHAs that serve the area. The MCHA will not provide any additional information about receiving MCHAs in the area. The MCHA will further inform the family that if the family prefers not to select the receiving MCHA, the initial MCHA will select the receiving MCHA on behalf of the family. In this case, the MCHA will not provide the family with information for all receiving MCHAs in the area.

The MCHA will advise the family that they will be under the receiving MCHA's policies and procedures, including screening, subsidy standards, voucher extension policies, and payment standards.

## **Voucher Issuance and Term**

An applicant family has no right to portability until after the family has been issued a voucher [24 CFR 982.353(b)]. In issuing vouchers to applicant families, the MCHA will follow the regulations and procedures set forth in Chapter 5.

### MCHA Policy

For participating families approved to move under portability, the MCHA will issue a new voucher within 10 business days of the MCHA's written approval to move.

The initial term of the voucher will be 60 days.

## **Voucher Extensions and Expiration**

### MCHA Policy

The initial MCHA will approve **no** extensions to a voucher issued to an applicant or participant family porting out of the MCHA's jurisdiction except under the following circumstances: (a) the initial term of the voucher will expire before the portable family will be issued a voucher by the receiving MCHA, (b) the family decides to return to the initial MCHA's jurisdiction and search for a unit there, or (c) the family decides to search for a unit in a third MCHA's jurisdiction. In such cases, the policies on voucher extensions set forth in Chapter 5, section 5-II.E, of this plan will apply, including the requirement that the family apply for an extension in writing prior to the expiration of the initial voucher term.

To receive or continue receiving assistance under the initial MCHA's voucher program, a family that moves to another MCHA's jurisdiction under portability must be under HAP contract in the receiving MCHA's jurisdiction within 90 days following the expiration date of the initial MCHA's voucher term (including any extensions). (See below under "Initial Billing Deadline" for one exception to this policy.)

### **Preapproval Contact with the Receiving MCHA**

Prior to approving a family's request to move under portability, the initial MCHA must contact the receiving MCHA via email or other confirmed delivery method to determine whether the receiving MCHA will administer or absorb the family's voucher. Based on the receiving MCHA's response, the initial MCHA must determine whether it will approve or deny the move [24 CFR 982.355(c)(3)].

### MCHA Policy

The MCHA will use email, when possible, to contact the receiving MCHA regarding whether the receiving MCHA will administer or absorb the family's voucher.

### **Initial Notification to the Receiving MCHA**

After approving a family's request to move under portability, the initial MCHA must promptly notify the receiving MCHA via email or other confirmed delivery method to expect the family [24 CFR 982.355(c)(3); 24 CFR 982.355(c)(7)]. The initial MCHA must also advise the family how to contact and request assistance from the receiving MCHA [24 CFR 982.355(c)(6)].

### MCHA Policy

Because the portability process is time-sensitive, the MCHA will notify the receiving MCHA by phone, fax, or email to expect the family. The initial MCHA will also ask the receiving MCHA to provide any information the family may need upon arrival, including the name, fax, email address, and telephone number of the staff person responsible for business with incoming portable families and procedures related to appointments for voucher issuance. The MCHA will pass this information along to the family. The MCHA will also ask for the name, address, telephone number, fax and email of the person responsible for processing the billing information.

## **Sending Documentation to the Receiving MCHA**

The initial MCHA is required to send the receiving MCHA the following documents:

- Form HUD-52665, Family Portability Information, with Part I filled out [Notice PIH 2016-09]
- A copy of the family's voucher [Notice PIH 2016-09]
- A copy of the family's most recent form HUD-50058, Family Report, or, if necessary in the case of an applicant family, family and income information in a format similar to that of form HUD-50058 [24 CFR 982.355(c)(7), Notice PIH 2016-09]
- Copies of the income verifications backing up the form HUD-50058, including a copy of the family's current EIV data [24 CFR 982.355(c)(7), Notice PIH 2016-09]

### MCHA Policy

In addition to these documents, the MCHA will provide the following information, if available, to the receiving MCHA:

Social security numbers (SSNs)

Documentation of SSNs for all nonexempt household members whose SSNs have not been verified through the EIV system

Documentation of legal identity

Documentation of citizenship or eligible immigration status

Documentation of participation in the earned income disallowance (EID) benefit

Documentation of participation in a family self-sufficiency (FSS) program

The MCHA will notify the family in writing regarding any information provided to the receiving MCHA [HCV GB, p. 13-3].

### **Initial Billing Deadline [Notice PIH 2016-09]**

The deadline for submission of initial billing is 90 days following the expiration date of the voucher issued to the family by the initial MCHA. In cases where suspension of the voucher delays the initial billing submission, the receiving MCHA must notify the initial MCHA of delayed billing before the billing deadline and document the delay is due to the suspension. In this case, the initial MCHA must extend the billing deadline by 30 days.

If the initial MCHA does not receive a billing notice by the deadline and does not intend to honor a late billing submission, it must notify the receiving MCHA in writing. The initial MCHA may report to HUD the receiving MCHA's failure to comply with the deadline.

If the initial MCHA will honor the late billing, no action is required.

#### MCHA Policy

The initial MCHA's decision as to whether to accept late billing will be based on internal MCHA factors, including the initial MCHA's leasing or funding status. If the MCHA has not received an initial billing notice from the receiving MCHA within the billing deadline and does not intend to honor the late billing, it will contact the receiving MCHA to inform them that it will not honor a late billing submission and will return any subsequent billings that it receives on behalf of the family. In this case, the MCHA will send the receiving MCHA a written confirmation of its decision by mail.

Among other considerations as to whether to accept late billing will be if the family includes a person with disabilities and the late billing is a result of a reasonable accommodation granted to the family by the receiving MCHA.

### **Monthly Billing Payments [24 CFR 982.355(e), Notice PIH 2016-09]**

If the receiving MCHA is administering the family's voucher, the receiving MCHA bills the initial MCHA for housing assistance payments and administrative fees. When reimbursing for administrative fees, the initial MCHA must promptly reimburse the receiving MCHA for the lesser of 80 percent of the initial MCHA ongoing administrative fee or 100 percent of the receiving MCHA's ongoing administrative fee for each program unit under contract on the first day of the month for which the receiving MCHA is billing the initial MCHA under portability. If the administrative fees are prorated for the HCV program, the proration will apply to the amount of the administrative fee for which the receiving MCHA may bill [24 CFR 982.355(e)(2)].

The initial MCHA is responsible for making billing payments in a timely manner. The first billing amount is due within 30 calendar days after the initial MCHA receives Part II of form HUD-52665 from the receiving MCHA. Subsequent payments must be **received** by the receiving MCHA no later than the fifth business day of each month. The payments must be provided in a form and manner that the receiving MCHA is able and willing to accept.

The initial MCHA may not terminate or delay making payments under existing portability billing arrangements as a result of overleasing or funding shortfalls. The MCHA must manage its tenant-based program in a manner that ensures that it has the financial ability to provide assistance for families that move out of its jurisdiction under portability and are not absorbed by receiving MCHAs as well as for families that remain within its jurisdiction.

#### MCHA Policy

The initial MCHA will utilize direct deposit to ensure that the payment is received by the deadline unless the receiving MCHA notifies the initial MCHA that direct deposit is not acceptable to them. If the initial MCHA extends the term of the voucher, the receiving MCHA's voucher will expire 30 calendar days from the new expiration date of the initial MCHA's voucher.

### **Annual Updates of Form HUD-50058**

If the initial MCHA is being billed on behalf of a portable family, it should receive an updated form HUD-50058 each year from the receiving MCHA. If the initial MCHA fails to receive an updated 50058 by the family's annual reexamination date, the initial MCHA should contact the receiving MCHA to verify the status of the family. The initial MCHA must continue paying the receiving MCHA based on the last form HUD-50058 received, unless instructed otherwise by HUD. The initial MCHA may seek absorption of the vouchers by following steps outlined in Notice PIH 2016-09.

### **Denial or Termination of Assistance [24 CFR 982.355(c)(17)]**

At any time, either the initial MCHA or the receiving MCHA may make a determination to deny or terminate assistance with the family in accordance with 24 CFR 982.552 and 24 CFR 982.553. (For MCHA policies on denial and termination, see Chapters 3 and 12, respectively.)

## **10-II.C. RECEIVING MCHA ROLE**

If a family has a right to lease a unit in the receiving MCHA's jurisdiction under portability, the receiving MCHA must provide assistance for the family [24 CFR 982.355(10)]. HUD may determine in certain instances that a MCHA is not required to accept incoming portable families, such as a MCHA in a declared disaster area. However, the MCHA must have approval in writing from HUD before refusing any incoming portable families [24 CFR 982.355(b)].

Administration of the voucher must be in accordance with the receiving MCHA's policies. This requirement also applies to policies of Moving to Work agencies. The receiving MCHA procedures and preferences for selection among eligible applicants do not apply to the family, and the receiving MCHA waiting list is not used [24 CFR 982.355(c)(10)]. The family's unit, or voucher, size is determined in accordance with the subsidy standards of the receiving MCHA [24 CFR 982.355(c)(12)], and the receiving MCHA's policies on extensions of the voucher term apply [24 CFR 982.355(c)(14)].

### **Responding to Initial MCHA's Request [24 CFR 982.355(c)]**

The receiving MCHA must respond via email or other confirmed delivery method to the initial MCHA's inquiry to determine whether the family's voucher will be billed or absorbed [24 CFR 982.355(c)(3)]. If the receiving MCHA informs the initial MCHA that it will be absorbing the voucher, the receiving MCHA cannot reverse its decision at a later date without consent of the initial MCHA (24 CFR 982.355(c)(4)).

#### MCHA Policy

The MCHA will use email, when possible, to notify the initial MCHA whether it will administer or absorb the family's voucher.

### **Initial Contact with Family**

When a family moves into the MCHA's jurisdiction under portability, the family is responsible for promptly contacting the MCHA and complying with the MCHA's procedures for incoming portable families. The family's failure to comply may result in denial or termination of the receiving MCHA's voucher [24 CFR 982.355(c)(8)].

If the voucher issued to the family by the initial MCHA has expired, the receiving MCHA must contact the initial MCHA to determine if it will extend the voucher [24 CFR 982.355(c)(13)]. An informal hearing is not required when a voucher has expired without the family leasing a unit.

If for any reason the receiving MCHA refuses to process or provide assistance to a family under the portability procedures, the family must be given the opportunity for an informal review or hearing [Notice PIH 2016-09]. (For more on this topic, see later under "Denial or Termination of Assistance.")

## **Briefing**

HUD allows the receiving MCHA to require a briefing for an incoming portable family as long as the requirement does not unduly delay the family's search [Notice PIH 2016-09].

### MCHA Policy

The MCHA will not require the family to attend a briefing. The MCHA will provide the family with a briefing packet (as described in Chapter 5) and, in an individual briefing, will orally inform the family about the MCHA's payment and subsidy standards, procedures for requesting approval of a unit, the unit inspection process, and the leasing process. The MCHA will suggest that the family attend a full briefing at a later date.

## **Income Eligibility and Reexamination**

The receiving MCHA does not redetermine eligibility for a portable family that was already receiving assistance in the initial MCHA's voucher program [24 CFR 982.355(c)(9)]. If the receiving MCHA opts to conduct a new reexamination for a current participant family, the receiving MCHA may not delay issuing the family a voucher or otherwise delay approval of a unit [24 CFR 982.355(c)(11)].

### MCHA Policy

For any family moving into its jurisdiction under portability, the MCHA will conduct a new reexamination of family income and composition. However, the MCHA will not delay issuing the family a voucher for this reason. Nor will the MCHA delay approving a unit for the family until the reexamination process is complete unless the family is an applicant and the MCHA cannot otherwise confirm that the family is income eligible for admission to the program in the area where the unit is located.

In conducting its own reexamination, the MCHA will rely upon any verifications provided by the initial MCHA to the extent that they (a) accurately reflect the family's current circumstances and (b) were obtained within the last 120 days. Any new information may be verified by documents provided by the family and adjusted, if necessary, when third party verification is received.

## **Voucher Issuance**

When a family moves into its jurisdiction under portability, the receiving MCHA is required to issue the family a voucher [24 CFR 982.355(c)(13)]. The family must submit a request for tenancy approval to the receiving MCHA during the term of the receiving MCHA's voucher [24 CFR 982.355(c)(15)].

### ***Timing of Voucher Issuance***

HUD expects the receiving MCHA to issue the voucher within two weeks after receiving the family's paperwork from the initial MCHA if the information is in order, the family has contacted the receiving MCHA, and the family complies with the receiving MCHA's procedures [Notice PIH 2016-09].

#### MCHA Policy

When a family ports into its jurisdiction, the MCHA will issue the family a voucher based on the paperwork provided by the initial MCHA unless the family's paperwork from the initial MCHA is incomplete, the family's voucher from the initial MCHA has expired or the family does not comply with the MCHA's procedures. The MCHA will update the family's information when verification has been completed.

### ***Voucher Term***

The term of the receiving MCHA's voucher may not expire before 30 calendar days from the expiration of the initial MCHA's voucher [24 CFR 982.355(c)(13)]. If the initial MCHA extends the term of the voucher, the receiving MCHA's voucher may not expire before 30 days from the new expiration date of the initial MCHA's voucher [Notice PIH 2016-09].

#### MCHA Policy

The receiving MCHA's voucher will expire 30 calendar days from the expiration date of the initial MCHA's voucher. If the initial MCHA extends the term of the voucher, the receiving MCHA's voucher will expire 30 calendar days from the new expiration date of the initial MCHA's voucher.

### ***Voucher Extensions [24 CFR 982.355(c)(14), Notice 2016-09]***

Once the receiving MCHA issues the portable family a voucher, the receiving MCHA's policies on extensions of the voucher term apply. The receiving MCHA must inform the initial MCHA of any extension granted to the term of the voucher. It must also bear in mind the billing deadline provided by the initial MCHA. Unless willing and able to absorb the family, the receiving MCHA should ensure that any voucher expiration date would leave sufficient time to process a request for tenancy approval, execute a HAP contract, and deliver the initial billing to the initial MCHA.

#### MCHA Policy

The MCHA generally will not extend the term of the voucher that it issues to an incoming portable family unless the MCHA plans to absorb the family into its own program, in which case it will follow the policies on voucher extension set forth in section 5-II.E.

The MCHA will consider an exception to this policy as a reasonable accommodation to a person with disabilities (see Chapter 2).

### ***Voucher Suspensions [24 CFR 982.303, 24 CFR 982.355(c)(15)]***

If the family submits a request for tenancy approval during the term of the receiving MCHA's voucher, the MCHA must suspend the term of that voucher. The term of the voucher stops from the date that the family submits a request for MCHA approval of the tenancy until the date the MCHA notifies the family in writing whether the request has been approved or denied [24 CFR 982.4(b)] (see Section 5-II.E).

### **Notifying the Initial MCHA**

The receiving MCHA must promptly notify the initial MCHA if the family has leased an eligible unit under the program or if the family fails to submit a request for tenancy approval for an eligible unit within the term of the receiving MCHA's voucher [24 CFR 982.355(c)(16)]. The receiving MCHA is required to use Part II of form HUD-52665, Family Portability Information, for this purpose [Notice PIH 2016-09]. (For more on this topic and the deadline for notification, see below under "Administering a Portable Family's Voucher.")

If an incoming portable family ultimately decides not to lease in the jurisdiction of the receiving MCHA but instead wishes to return to the initial MCHA's jurisdiction or to search in another jurisdiction, the receiving MCHA must refer the family back to the initial MCHA. In such a case the voucher of record for the family is once again the voucher originally issued by the initial MCHA. Any extension of search time provided by the receiving MCHA's voucher is only valid for the family's search in the receiving MCHA's jurisdiction [Notice PIH 2016-09].

### **Administering a Portable Family's Voucher**

#### ***Portability Billing [24 CFR 982.355(e)]***

To cover assistance for a portable family that was not absorbed, the receiving MCHA bills the initial MCHA for housing assistance payments and administrative fees. The amount of the housing assistance payment for a portable family in the receiving MCHA's program is determined in the same manner as for other families in the receiving MCHA's program.

The receiving MCHA may bill the initial MCHA for the lesser of 80 percent of the initial MCHA's ongoing administrative fee or 100 percent of the receiving MCHA's ongoing administrative fee for each program unit under contract on the first day of the month for which the receiving MCHA is billing the initial MCHA under portability. If the administrative fees are prorated for the HCV program, the proration will apply to the amount of the administrative fee for which the receiving MCHA may bill (i.e., the receiving MCHA may bill for the lesser of 80 percent of the initial MCHA's prorated ongoing administrative fee or 100 percent of the receiving MCHA's ongoing administrative fee).

If both MCHAs agree, the MCHAs may negotiate a different amount of reimbursement.

#### **MCHA Policy**

Unless the MCHA negotiates a different amount of reimbursement with the initial MCHA, the MCHA will bill the initial MCHA the maximum amount of administrative fees allowed, ensuring any administrative fee proration has been properly applied.

### ***Initial Billing Deadline***

If a portable family's search for a unit is successful and the receiving MCHA intends to administer the family's voucher, the receiving MCHA must submit its initial billing notice (Part II of form HUD-52665) in time that the notice will be **received** no later than 90 days following the expiration date of the family's voucher issued by the initial MCHA [Notice PIH 2016-09]. This deadline may be extended for 30 additional days if the delay is due to suspension of the voucher's term (see Initial Billing Section). A copy of the family's form HUD-50058, Family Report, completed by the receiving MCHA must be attached to the initial billing notice. The receiving MCHA may send these documents by mail, fax, or email.

#### MCHA Policy

The MCHA will send its initial billing notice by fax or email, if necessary, to meet the billing deadline but will also send the notice by regular mail.

If the receiving MCHA fails to send the initial billing by the deadline, it is required to absorb the family into its own program unless (a) the initial MCHA is willing to accept the late submission or (b) HUD requires the initial MCHA to honor the late submission (e.g., because the receiving MCHA is overleased) [Notice PIH 2016-09].

### ***Ongoing Notification Responsibilities [Notice PIH 2016-09, HUD-52665]***

**Annual Reexamination.** The receiving MCHA must send the initial MCHA a copy of a portable family's updated form HUD-50058 after each annual reexamination for the duration of time the receiving MCHA is billing the initial MCHA on behalf of the family, regardless of whether there is a change in the billing amount.

#### MCHA Policy

The MCHA will send a copy of the updated HUD-50058 by regular mail no later than 10 business days after the effective date of the reexamination.

**Change in Billing Amount.** The receiving MCHA is required to notify the initial MCHA, using form HUD-52665, of any change in the billing amount for the family as a result of:

- A change in the HAP amount (because of a reexamination, a change in the applicable payment standard, a move to another unit, etc.)
- An abatement or subsequent resumption of the HAP payments
- Termination of the HAP contract
- Payment of a damage/vacancy loss claim for the family
- Termination of the family from the program

The timing of the notice of the change in the billing amount should correspond with the notification to the owner and the family in order to provide the initial MCHA with advance notice of the change. Under no circumstances should the notification be later than 10 business days following the effective date of the change in the billing amount. If the receiving MCHA fails to send Form HUD-52665 within 10 days of effective date of billing changes, the initial MCHA is not responsible for any increase prior to notification. If the change resulted in a decrease in the monthly billing amount, the initial MCHA will offset future monthly payments until the difference is reconciled.

***Late Payments [Notice PIH 2016-09]***

If the initial MCHA fails to make a monthly payment for a portable family by the fifth business day of the month, the receiving MCHA must promptly notify the initial MCHA in writing of the deficiency. The notice must identify the family, the amount of the billing payment, the date the billing payment was due, and the date the billing payment was received (if it arrived late). The receiving MCHA must send a copy of the notification to the Office of Public Housing (OPH) in the HUD area office with jurisdiction over the receiving MCHA. If the initial MCHA fails to correct the problem by the second month following the notification, the receiving MCHA may request by memorandum to the director of the OPH with jurisdiction over the receiving MCHA that HUD transfer the unit in question. A copy of the initial notification and any subsequent correspondence between the MCHAs on the matter must be attached. The receiving MCHA must send a copy of the memorandum to the initial MCHA. If the OPH decides to grant the transfer, the billing arrangement on behalf of the family ceases with the transfer, but the initial MCHA is still responsible for any outstanding payments due to the receiving MCHA.

***Overpayments [Notice PIH 2016-09]***

In all cases where the receiving MCHA has received billing payments for billing arrangements no longer in effect, the receiving MCHA is responsible for returning the full amount of the overpayment (including the portion provided for administrative fees) to the initial MCHA.

In the event that HUD determines billing payments have continued for at least three months because the receiving MCHA failed to notify the initial MCHA that the billing arrangement was terminated, the receiving MCHA must take the following steps:

- Return the full amount of the overpayment, including the portion provided for administrative fees, to the initial MCHA.
- Once full payment has been returned, notify the Office of Public Housing in the HUD area office with jurisdiction over the receiving MCHA of the date and the amount of reimbursement to the initial MCHA.

At HUD's discretion, the receiving MCHA will be subject to the sanctions spelled out in Notice PIH 2016-09.

### ***Denial or Termination of Assistance***

At any time, the receiving MCHA may make a determination to deny or terminate assistance to a portable family for family action or inaction [24 CFR 982.355(c)(17)].

In the case of a termination, the MCHA should provide adequate notice of the effective date to the initial MCHA to avoid having to return a payment. In no event should the receiving MCHA fail to notify the initial MCHA later than 10 business days following the effective date of the termination of the billing arrangement [HUD-52665; Notice PIH 2016-09].

#### MCHA Policy

If the MCHA elects to deny or terminate assistance for a portable family, the MCHA will notify the initial MCHA within 10 business days after the informal review or hearing if the denial or termination is upheld. The MCHA will base its denial or termination decision on the policies set forth in Chapter 3 or Chapter 12, respectively. The informal review or hearing will be held in accordance with the policies in Chapter 16. The receiving MCHA will furnish the initial MCHA with a copy of the review or hearing decision.

## **Absorbing a Portable Family**

The receiving MCHA may absorb an incoming portable family into its own program when the MCHA executes a HAP contract on behalf of the family or at any time thereafter providing that the MCHA has funding available under its annual contributions contract (ACC) [24 CFR 982.355(d)(1), Notice PIH 2016-09].

If the receiving MCHA absorbs a family from the point of admission, the admission will be counted against the income targeting obligation of the receiving MCHA [24 CFR 982.201(b)(2)(vii)].

If the receiving MCHA absorbs a family after providing assistance for the family under a billing arrangement with the initial MCHA, the receiving MCHA must send an updated form HUD-52665 to the initial MCHA no later than 10 business days following the effective date of the termination of the billing arrangement [Notice PIH 2016-09].

### MCHA Policy

If the MCHA decides to absorb a portable family upon the execution of a HAP contract on behalf of the family, the MCHA will notify the initial MCHA by the initial billing deadline specified on form HUD-52665. The effective date of the HAP contract will be the effective date of the absorption.

If the MCHA decides to absorb a family after that, it will provide the initial MCHA with 30 days' advance notice, but no later than 10 business days following the effective date of the termination of the billing arrangement.

Following the absorption of an incoming portable family, the family is assisted with funds available under the consolidated ACC for the receiving MCHA's voucher program [24 CFR 982.355(d)], and the receiving MCHA becomes the initial MCHA in any subsequent moves by the family under portability [24 CFR 982.355(e)(4)].