

Conference Program



More Choices for More Families

6th National Conference on Housing Mobility

July 15-16, 2015

Chicago, Illinois

University of Illinois, Student Center East

750 S. Halsted St., 3rd Floor, Illinois A & B

Sponsored by

**PRRAC, Metropolitan Planning Council, & the
Center on Budget and Policy Priorities**



More Choices for More Families

6th National Conference on Housing Mobility

Conference Agenda

Wednesday, July 15

5:30-7:30PM Reception hosted by the Chicago Area Fair Housing Alliance

Join us for a reception sponsored by the Chicago Area Fair Housing Alliance and HOPE Fair Housing Center. Enjoy refreshments and brief welcoming remarks and connect with public policy experts and leaders in government and non-profits working to advance voucher mobility success in our region and nationally. **At the offices of MPC, 140 S. Dearborn, Suite 1400 (near the hotel).**

Thursday, July 16 (University of Illinois, Student Center East, 750 S. Halsted St., 3rd Floor)

8:30AM Registration and breakfast

9:00AM Welcome

- MarySue Barrett, President, Metropolitan Planning Council
- Eugene Jones, Jr. Acting Chief Executive Officer, Chicago Housing Authority

9:15-9:45AM Why housing mobility is important for children and families

- Margery Austin Turner, *The Urban Institute*
- Dolores Acevedo Garcia, *Brandeis University*

Barbara Samuels, ACLU Maryland, moderator

9:45-11:15AM Understanding voucher families' housing search process

- Stefanie Deluca, Johns Hopkins University
- Seth Embry, Housing Opportunity Program, Philadelphia
- Maria Krysan, University of Illinois-Chicago
- Eva Rosen, Harvard University
- Sheryl Seiling, Cook County Housing Authority

Breann Gala, Metropolitan Planning Council, moderator

11:15AM Break

11:30AM-12:15PM Using place-based strategies to access opportunity areas

- Stephen Norman, King County Housing Authority
- Robin Snyderman, BRicK LLC, Chicago

Antonio Riley, HUD Regional Administrator, moderator

12:15-1:30PM Luncheon discussion: Housing mobility and HUD policy

A conversation with Assistant Secretary Katherine O'Regan (HUD Office of Policy Development and Research) and Assistant Secretary Gustavo Velasquez (HUD Office of Fair Housing); moderated by Phil Tegeler, PRRAC Executive Director

1:30-3:00PM Best practices in assisted housing mobility

- Christine Klepper, Housing Choice Partners, Chicago
- Demetria McCain, Inclusive Communities Project, Dallas
- Peter Rosenblatt, Loyola University-Chicago
- Alison Bell Schuman, Baltimore Regional Housing Partnership
- Heather Schwartz, RAND

Barbara Sard, Center on Budget and Policy Priorities, moderator

3:00-3:15PM Break

3:15-4:30PM Policy opportunities and challenges

- Barbara Sard, Center on Budget and Policy Priorities
- Becky Primeaux, Director, Housing Voucher Management and Operations Division, HUD Office of Public & Indian Housing
- Amy Ginger, Director of Voucher Programs, HUD Office of Public & Indian Housing
- Alexander Polikoff, BPI
- George Williams, Deputy Assistant Secretary for Policy, HUD Office of Fair Housing
- Katherine O'Regan, HUD Assistant Secretary for Policy Development & Research

Ianna Kachoris, MacArthur Foundation, moderator

4:30PM Closing reception



With support from



National Conference on Housing Mobility

Speakers

Initial Remarks - Welcome | 9:00 AM

MarySue Barrett Metropolitan Planning Council, Chicago, IL

MarySue Barrett is an expert on designing effective urban solutions through creative collaboration across governments, businesses and communities. As president of the independent Metropolitan Planning Council (MPC), Ms. Barrett builds bridges between the public and private sectors to solve metropolitan Chicago's urgent planning and development challenges, refining the tactics that can help regions everywhere prepare for the needs of tomorrow.

Ms. Barrett speaks and writes frequently about why and how cities must continually reinvent themselves. She deconstructs Chicago's and MPC's success stories as models for cities across the globe, while offering constructive analysis when we fail to unlock our region's full potential.

Prior to joining MPC, Ms. Barrett served as chief of policy under former Chicago Mayor Richard M. Daley. She counts among her top accomplishments Chicago's early implementation of community policing and the City's successful bid to host the 1996 Democratic National Convention. Tapping her deep knowledge of government, Ms. Barrett recently has led transition committees for Chicago Mayor Rahm Emanuel and Illinois Governor Bruce Rauner.

Eugene Jones Jr. Chicago Housing Authority, Chicago, IL

Eugene Jones, Jr. is the Acting Chief Executive Officer for the Chicago Housing Authority. He is directly responsible for implementing CHA's extensive redevelopment program of public housing and continuing the agency's mixed-income-focused strategic initiative — Plan Forward — to help build strong, vibrant communities throughout Chicago.

He has more than 35 years of service and experience in housing operations, resident services, accounting and finance, auditing, maintenance, new construction, capital construction and Housing Choice Voucher programs. Jones held previous key roles at various housing authorities across the country and in Canada. He is credited for turning around numerous troubled housing authorities to either a standard or high performance.



Panel 1 | 9:15-9:45 AM

Why housing mobility is important for children and families

Moderator: Barbara A. Samuels American Civil Liberties Union, Baltimore, MD

Barbara Samuels is the managing attorney of the Fair Housing Project of the American Civil Liberties Union (ACLU) of Maryland. The project's mission is to use policy advocacy and litigation to expand housing choice in integrated neighborhoods throughout the Baltimore region. Ms. Samuels has been the lead ACLU counsel in *Thompson v. HUD*, a public housing desegregation case that is creating housing opportunities for families in low-poverty and racially integrated neighborhoods throughout Baltimore City and the metro region. Before joining the ACLU in 1993, Ms. Samuels was a legal services housing attorney in Baltimore and Southwest Virginia for 13 years.

Margery Austin Turner The Urban Institute, Washington, D.C.

Margery Turner is senior vice president for program planning and management at the Urban Institute, where she leads efforts to frame and conduct a forward-looking agenda of policy research. A nationally recognized expert on urban policy and neighborhood issues, Ms. Turner has analyzed issues of residential location, racial and ethnic discrimination and its contribution to neighborhood segregation and inequality, and

the role of housing policies in promoting residential mobility and location choice. Among her recent publications is the book *Public Housing and the Legacy of Segregation*.

Before joining Urban, Ms. Turner served as deputy assistant secretary for research at the U.S. Dept. of Housing and Urban Development (HUD) from 1993 through 1996, focusing on problems of racial discrimination, concentrated poverty and economic opportunity in America's metropolitan areas. During her tenure, HUD's research office launched three major social science demonstration projects to test different strategies for helping families from distressed inner-city neighborhoods gain access to opportunities through employment and education.

Dolores Acevedo-Garcia **Brandeis University, Waltham, MA**

Dolores Acevedo-Garcia is Samuel F. and Rose B. Gingold Professor of Human Development and Social Policy, and director of the Institute for Child, Youth and Family Policy at the Heller School for Social Policy and Management, Brandeis University. Her research focuses on the social determinants (e.g. residential segregation, immigrant adaptation) of racial/ethnic inequities in health and the role of social policies in reducing those inequities. She is project director for diversitydatakids.org, a comprehensive database of indicators on child wellbeing and opportunity by race/ethnicity across multiple sectors (e.g., education, health and neighborhoods) and geographies, funded by the Robert Wood Johnson Foundation and the W.K. Kellogg Foundation.

Dr. Acevedo-Garcia is an investigator and member of the Steering Committee on the Housing and Children's Healthy Development Study funded by the National Institute of Child Health and Human Development, U.S. Dept. of Housing and Urban Development and MacArthur Foundation.

Panel 2 | 9:45-11:15 AM

Understanding voucher families' housing search process

Moderator: Breann Gala **Metropolitan Planning Council, Chicago, IL**

Breann Gala joined the Metropolitan Planning Council (MPC) as a research assistant in 2011, was hired as an associate in 2012 and promoted to project manager in 2013. Ms. Gala brings her knowledge of affordable and public housing, transit-oriented development, community engagement and neighborhood stabilization to manage a range of MPC's housing and community development initiatives.

Specifically, she oversees the implementation of two pilots: the Regional Housing Initiative, which is coordinating regional housing authorities to create and expand housing opportunities for low-income families in quality neighborhoods; and a two-year pilot in partnership with the South Suburban Mayors and Managers Association and Metropolitan Mayors Caucus to ensure housing investments in distressed communities in south suburban Cook County are maintained and benefit the community.

Ms. Gala also supports MPC's Corridor Development Initiative (CDI), a community-led planning process that encourages dense, equitable development near transit. She co-authored the CDI report on reutilizing Stewart School in Chicago's Uptown neighborhood.

Stefanie Deluca **Johns Hopkins University, Baltimore, MD**

Stefanie DeLuca is an associate professor of Sociology at the Johns Hopkins University. She earned her Ph.D. in Human Development and Social Policy at Northwestern University, and bachelor's degrees in Psychology and Sociology at the University of Chicago. Her research uses sociological perspectives to inform education and housing policy.

Some of her work focuses on the long-term effects of programs to help public housing residents relocate to safer neighborhoods and better schools through housing vouchers. She is currently writing a book about the children of Moving to Opportunity, as they transition to adulthood in Baltimore. Ms. Deluca was also awarded a William T. Grant Foundation Scholars Award to study residential mobility, neighborhoods and family life among very poor families in the South. Her work has also been funded by the Department of Housing and Urban Development, the National Science Foundation, the Annie E. Casey Foundation, the Spencer Foundation, the Abell Foundation, the National Academy of Education, the American Educational Research Association and the Department of Education. In March 2006, Ms. Deluca testified in federal court on behalf of the plaintiffs in the Baltimore *Thompson v. HUD* housing desegregation case, using her research on housing programs as the basis for her testimony. She is currently working on a mixed methods study to examine the effects of this housing program on children's educational outcomes.

Seth Embry **Housing Opportunity Program, Philadelphia, PA**

Seth Embry has more than seven years of experience working directly with families and managing affordable housing programs. He is currently the senior housing counselor for

Quadel Consulting's Housing Opportunity Program (HOP) at the Philadelphia Housing Authority, where he oversees HOP's counseling staff, and is responsible for performance management and analysis. Previously, Mr. Embry managed two permanent supportive housing programs for the City of Philadelphia, including an innovative tenant-based rental assistance program. Mr. Embry has extensive experience working to address the housing needs of low and moderate income families including members of vulnerable populations such as those experiencing homelessness or with behavioral health challenges and intellectual disabilities.

Maria Krysan **University of Illinois, Chicago, IL**

Maria Krysan (Ph.D., University of Michigan, 1995), a professor in the Dept. of Sociology and the Institute of Government and Public Affairs, focuses her research on racial residential segregation and racial attitudes. Her investigations of these substantive issues often connect to methodological questions about how to study this sensitive area of social life. Her most recent research focuses on the question of how people end up living where they do—and how this process contributes to or breaks down—patterns of persistent residential segregation.

She is co-author (with H. Schuman, L. Bobo and C. Steeh) of the book *Racial Attitudes in America: Trends and Interpretations* (Harvard University Press, Revised Edition, 1997), and is responsible for a website that updates the data from that book (<http://www.igpa.uillinois.edu/programs/racialAttitudes/>).

Dr. Krysan is also the director of the Chicago Area Study, a funding and training opportunity for UIC graduate students and faculty members that provides cutting-edge, original social science research about the Chicago area to scholars, community-based practitioners, and public policy analysts.

Eva Rosen **Harvard University, Cambridge, MA**

Eva Rosen is a postdoctoral fellow in the Harvard College Fellows program, with a Ph.D. in Sociology and Social Policy from Harvard University (2014). In the fall she will be a post-doctoral fellow at the Poverty and Inequality Research Lab at Johns Hopkins University. Ms. Rosen's research examines the creation, experience and persistence of urban poverty, focusing on housing policy and racial segregation.

Research projects have studied populations including relocated residents of former public housing on Chicago's South Side, families displaced by Hurricane Katrina (the RISK

study), participants in Baltimore's Moving to Opportunity (MTO) experiment, and families across three income groups making residential decisions ("How Parents House Kids"). She is currently co-principal investigator on a project studying landlords in Dallas, Cleveland and Baltimore, called "Landlords and the Geography of Opportunity."

Ms. Rosen recently completed an ethnography of a Baltimore neighborhood with high rates of housing voucher use. She examines the residential decisions and everyday lives of families who live in contexts of scarcity, violence and instability.

Sheryl Seiling **Cook County Housing Authority, Chicago, IL**

Sheryl Seiling is the director of rent assistance for the Housing Authority of Cook County (HACC). She has been an affordable housing practitioner for more than 21 years. In her role, Ms. Seiling has been instrumental in restructuring the Housing Choice Voucher (HCV) Program to better serve its participants. As a result, the HACC's HCV Program has achieved high-performing status from HUD for the past several years and, more importantly, has improved the HACC's reputation in the community.

Ms. Seiling is passionate about providing a place to call home for some of the most vulnerable people in the community. With her leadership, the HACC has implemented preferences in its programs for the homeless, those transitioning from institutionalized settings and those transitioning from permanent supportive housing into the community.

She believes the voucher should be used as a tool to improve opportunities for the participants in the program. She has assisted in developing an internal Community Choice Program that provides mobility counseling services to HCV participants.

Panel 3 | 11:30 AM-12:15 PM

Using project-based vouchers to access opportunity areas

Moderator: Antonio Riley **U.S. Department of Housing and Urban Development, Washington, D.C.**

Antonio R. Riley was appointed by President Barack Obama to serve as the U.S. Department of Housing and Urban Development's (HUD) regional administrator for the six states in HUD's Midwestern Region: Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin.

Mr. Riley is the designated senior executive service leader serving as HUD's liaison to governors, members of Congress, and other statewide and local elected officials, stakeholders and consumers in Region V. He is responsible for overseeing the delivery of HUD programs and services to communities and evaluating their efficiency and effectiveness. Mr. Riley is one of 10 Presidentially Appointed Regional Administrators across the United States.

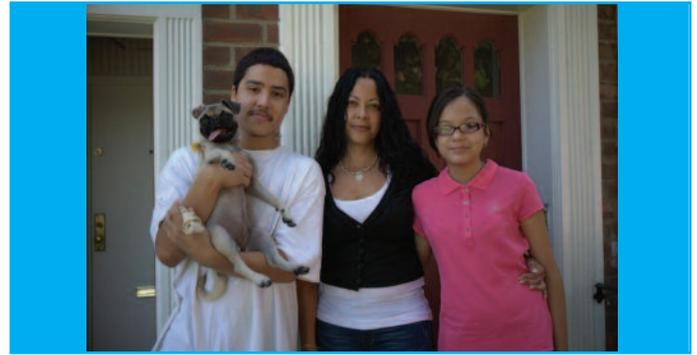
Prior to his new role, Mr. Riley served as executive director of the Wisconsin Housing and Economic Development Authority (WHEDA), the first African-American to head the agency. Mr. Riley oversaw what is considered the second largest bank in the state with a \$3 billion mortgage portfolio. At WHEDA, Mr. Riley focused on the relationship between housing and economic development by developing strategies to increase jobs, make homeownership affordable, and invigorate depressed neighborhoods.

Stephen Norman **King County Housing Authority, Seattle, WA**

Stephen Norman has been executive director of the King County Housing Authority (KCHA), serving the suburban Seattle metropolitan region, for the past 17 years. The Authority provides a mix of assisted and workforce housing, supporting 50,000 community residents daily. KCHA works closely with local behavioral health systems and nonprofit service providers to address homeless and special needs housing issues and with local school districts to coordinate housing and educational efforts for low-income youth. Mr. Norman has an extensive background in the design, financing, development and operation of service-enriched and affordable housing and previously served as an assistant housing commissioner for homeless housing development for the City of New York. Subsequently, he was the founding vice president of the Corporation for Supportive Housing (CSH), where he established CSH's program operations and worked around the country with local governments and nonprofits to develop supportive housing for special-needs populations. He presently serves as President of the Council of Large Public Housing Authorities and as Vice-chair of the CSH board.

Robin Snyderman **BRick LLC, Evanston, IL**

Currently a nonresident senior fellow with the Brookings Institution, Ms. Snyderman is also a founder and principal with the new "collaborative management" and consulting firm, BRick Partners, LLC. With BRick Partners, Ms. Snyderman and her colleagues have supported a number of catalytic initiatives for the Illinois Attorney General, the



Regional Housing Initiative and other local and national leaders working to align public and private sector priorities and resources at the appropriate, place-based scale. A native of the Chicago area, Ms. Snyderman served as vice president of community development for the Metropolitan Planning Council (MPC) from 2006 through 2012, after initially joining as housing director in 1998. While at MPC, Ms. Snyderman managed the launch and growth of several nationally recognized efforts, promoting regional collaborations and securing resources for trailblazing initiatives in the areas of interjurisdictional municipal coordination, employer-assisted housing, public housing reform and local, state and federal policy innovation. Prior to her work at MPC, Ms. Snyderman worked for 10 years with San Francisco's Mission Housing Development Corporation, where she shaped its supportive housing strategy.

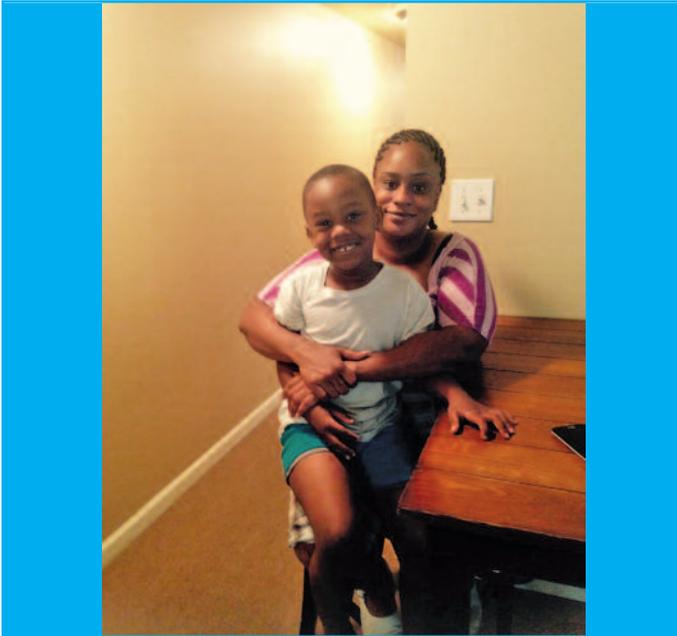
Lunch & Keynote Speaker **12:15 – 1:30 PM**

Housing mobility and HUD policy

Moderator: Philip Tegeler **Poverty and Race Research Action Council** **(PRRAC), Washington, D.C.**

Philip Tegeler is the executive director of Poverty & Race Research Action Council (PRRAC), a civil rights policy organization based in Washington, D.C. PRRAC's mission is to promote research-based advocacy on structural inequality issues, with a specific focus on the causes and consequences of housing and school segregation. Mr. Tegeler previously worked as a civil rights litigator with the Connecticut ACLU. He has written extensively on the application of civil rights law to federal housing and education policy, including, most recently, "The 'Compelling Government Interest' in School Diversity: Rebuilding the Case for an Affirmative Government Role," *University of Michigan Journal of Law Reform* (August 2014); "Affirmatively Furthering Fair Housing at HUD: A First Term Report Card," *Journal of Affordable Housing & Community Development Law* (May

2013) (co-author); and “The Future of Race Conscious Goals in National Housing Policy,” in *Public Housing and the Legacy of Segregation* (Turner, Popkin & Rawlings, eds., Urban Institute Press).



Katherine O’Regan
U.S. Department of Housing and Urban Development, Washington, D.C.

Katherine O’Regan serves as assistant secretary for policy development and research at the U.S. Department of Housing and Urban Development (HUD). In this capacity, she leads a team of experienced social scientists and researchers who help inform both the development and implementation of policy to improve life in American communities through conducting, supporting and sharing research, surveys, demonstrations, program evaluations and best practices. She was confirmed by the U.S. Senate on April 28, 2014.

Ms. O’Regan’s research broadly focuses on low income communities and affordable housing policy. She has studied how low-income neighborhoods change, what happens to residents when they do, and what stimulates economic improvement. She has also examined the impacts of crime in urban settings and how it both shapes and is shaped by residential decisions. Her recent research includes work on a variety of affordable housing topics, from the Low Income Tax Credit and its spatial implications for residents and housing markets, to whether the presence of housing voucher households contributes to neighborhood crime rates.

Gustavo Velasquez
U.S. Department of Housing and Urban Development, Office of Fair Housing, Washington, D.C.

Gustavo Velasquez is the assistant secretary for Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development, where he leads the president’s efforts to combat housing discrimination and to affirmatively further fair housing. Prior to his nomination, Velasquez was executive director of the Latino Economic Development Center (LEDC), a nonprofit organization based in Washington, D.C. dedicated to helping thousands of Latinos and other immigrants, as well as underserved populations, gain the necessary skills and capital to start and maintain their own businesses. LEDC also advocates for and supports communities to secure affordable and accessible housing.

Before his mayoral appointments in the District of Columbia government, Mr. Velasquez was director of operations and director of the Division of Families and Neighborhood Development at Congreso de Latinos Unidos, the leading social service provider to Latinos in Philadelphia. In this capacity, he managed large-scale programs in the areas of housing counseling, workforce development, and financial capability for the most vulnerable communities of Philadelphia and its surrounding area.

He has served in numerous boards and advisory groups at local and national levels, with an emphasis on civil rights and educational organizations, as well as issues for the advancement of Latinos in the United States.

PANEL 4 | 1:30 – 3:00 PM

Best practices in assisted housing mobility

Moderator: Barbara Sard
Center on Budget and Policy Priorities, Washington, D.C.

Barbara Sard rejoined the Center on Budget and Policy Priorities (CBPP) as vice president for housing policy in 2011 after 18 months as senior advisor on rental assistance to U.S. Department of Housing and Urban Development (HUD) Secretary Shaun Donovan. She previously held the director’s position at the Center between 1997 and 2009.

Prior to working at CBPP, Ms. Sard was the senior managing attorney of the Housing Unit at Greater Boston Legal Services, where she worked for more than 19 years. She has written extensively on welfare, homelessness and housing

issues and is considered a leading expert on the housing voucher program, rental assistance and issues concerning the intersection of housing and welfare policy.

Heather Schwartz
RAND Corporation, New Orleans, LA

Heather Schwartz, Ph.D., Education Policy, Columbia University, is a policy researcher at the RAND Corporation in New Orleans, Louisiana. Ms. Schwartz studies the effects of concentrated poverty in schools and neighborhoods on children. To that end, she researches both housing and education reforms intended to narrow income and racial achievement gaps. She currently leads studies on preschool quality measurement, the cost of a rapid housing program for the homeless, improving feedback from principals to teachers about instruction, and the preservation for affordable rental housing. Her methodological skills include survey design, cost analyses, collecting focus group and interview data, and quantitative analysis of large secondary data sets.

Christine Klepper
Housing Choice Partners & HCP Consulting, Chicago, IL

Christine Klepper has been with the Housing Choice Partners (HCP) for 20 years. HCP is a local administering agency for the State of Illinois Rental Housing Support Program and is dedicated to promote racial and economic diversity in housing throughout the Chicago metropolitan area. HCP's main activity is providing housing search assistance (or mobility counseling) to low-income families who have a federal Housing Choice Voucher. Ms. Klepper has nearly 40 years' experience in housing. Her first project was in the mid-1970s when she was involved the introduction of the voucher program and mobility counseling to landlords in the Chicago suburbs as part of the nationally acclaimed Gautreaux Assisted Housing Program, the forerunner for mobility programs across the nation.

Pioneer of regional housing mobility and relocation initiatives, Ms. Klepper has spoken at national and local conferences and is a partner in HCP Consulting, which provides technical assistance to government, agencies and policy makers to affirmatively further fair housing.

Demetria McCain
Inclusive Communities Project, Dallas, TX

Demetria McCain serves as the vice president & deputy director for the Inclusive Communities Project (ICP). ICP is an affordable fair housing organization that works for the creation and maintenance of thriving racially and economically



inclusive communities, expansion of fair and affordable housing opportunities for low income families and redress for policies and practices that perpetuate the harmful effects of discrimination and segregation. One of her duties includes oversight of ICP's Mobility Assistance Program (MAP), which focuses much of its housing mobility counseling efforts on families with HUD Housing Choice Vouchers.

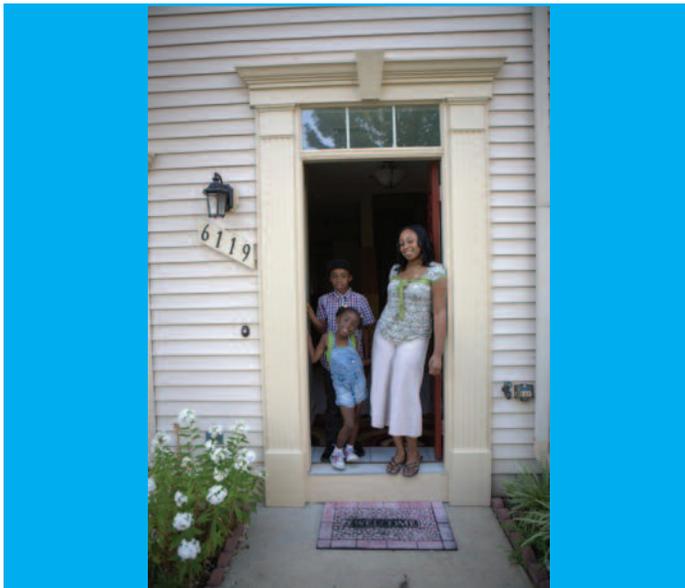
Ms. McCain previously worked as staff attorney for the Neighborhood Legal Services Program in Washington, D.C. and the National Housing Law Project in Oakland, Calif. She serves on the boards of the Poverty & Race Research Action Council, the North Texas Fair Housing Center and the Dallas Bethlehem Center.

Peter Rosenblatt
Loyola University, Chicago, IL

Peter Rosenblatt's research focuses on housing policy and urban inequality. He uses mixed methods to understand the way individuals respond to constraints and opportunities in the housing market. He recently co-published a report on the Milwaukee County Security Deposit Assistance Program with Jennifer Cossyleon. Mr. Rosenblatt's work has resulted in multiple publications for both academic and policy audiences, and includes studies of policy interventions such as Moving to Opportunity and HOPE VI.

Alison Bell Schuman
Baltimore Regional Housing Partnership, Baltimore, MD

Alison Bell Schuman is the Executive Director of the Baltimore Regional Housing Partnership (BRHP), a nonprofit organization that implements the Thompson v. HUD Settlement, providing high-quality mobility counseling and housing choice voucher services to almost 3,000 low-income families. Prior to joining BRHP in 2014, Ms. Schuman was a consultant for Nan McKay and Associates, a leading affordable housing consulting firm, where she focused on the Moving to Work demonstration as well as HCV program administration and



compliance for Public Housing Authorities across the country. Before working at NMA for more than five years, Ms. Schuman worked for the Council of Large Public Housing Authorities, the Atlanta Housing Authority and the Georgia Governor's Office of Planning and Budget.

PANEL 5 | 3:15 – 4:30 PM

Policy opportunities and challenges

Moderator: Ianna Kachoris
MacArthur Foundation, Chicago, IL

Ianna Kachoris is program officer for housing and policy research at the John D. and Catherine T. MacArthur Foundation. She oversees the Foundation's multi-year, \$25 million How Housing Matters to Families and Communities research initiative. Ms. Kachoris joined the Foundation in 2010 after directing Pew's Economic Mobility Project. Prior to her time at Pew, Ms. Kachoris served as Senior Policy Advisor to Senator Edward M. Kennedy on issues ranging from housing and community development to telecommunications, research and development, international trade and economic policy. She also managed the Fannie Mae Foundation's Midwest office, and worked on cross-jurisdictional housing issues for the Metropolitan Planning Council in Chicago. She began her career as an analyst with the U.S. Department of Health and Human Services Office of Evaluation and Inspections, conducting program evaluations of federal programs including TANF, Head Start, Medicaid and Medicare.

Barbara Sard
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Becky Primeaux
U.S. Department of Housing and Urban
Development, Washington, D.C.

Becky Primeaux is the Director of the Housing Voucher Management and Operations Division (HVMOD) at HUD Headquarters in Washington, DC. HVMOD develops policy and guidance for the HCV and Mod Rehab programs and provides training and technical assistance for monitoring and improving the delivery of housing voucher programs. Previous to her current position, she was the Director of the Public Housing Management and Operations Division which implemented policy and guidance for the public housing programs, the counterpart to her current job. Prior to moving to Washington, D.C., she was a Senior Housing Specialist in the Fort Worth Office of Public Housing for 16 years. Ms. Primeaux has been with HUD for 24 years and 21 of those have been with PIH.

Amy Ginger
U.S. Department of Housing and Urban
Development, Washington, D.C.

Amy Ginger is the Director of the Office of Housing Voucher Programs at HUD Headquarters in Washington, DC and has leadership and oversight responsibilities for the Financial Management Division, the Financial Management Center, the Management and Operations Division and the Quality Assurance Division. Prior to joining HUD in June 2015, she was a Senior Manager at Quadel Consulting where she provided oversight and technical assistance for Housing Choice Vouchers (HCV) consulting contracts and HCV program management subsidiary operations. She has held Director and

Manager level positions at a large Moving to Work HCV program and has experience administering and monitoring all aspects of the HCV program. Ms. Ginger has managed one of the nation's largest voluntary mobility programs for over three years, and has provided technical assistance and consulting to other mobility initiatives. Her areas of expertise include operations management, regulatory compliance and serving special populations.

Alexander Polikoff
Business and Professional People for the Public Interest (BPI), Chicago, IL

Alexander Polikoff served as executive director of the Business and Professional People for the Public Interest (BPI), a Chicago law and policy center, from 1970 to 99, and continues on BPI's staff as lead counsel for the plaintiff class in BPI's ongoing *Gautreaux* public housing litigation. Mr. Polikoff has served as a director and general counsel of the Illinois Division of the American Civil Liberties Union (ACLU), and is a former national ACLU board member. For both BPI and ACLU he has carried on litigation in the civil rights and housing fields, including a successful argument before the United States Supreme Court in the *Gautreaux* litigation.

Mr. Polikoff is the author of a number of articles and book chapters on housing, civil liberties and urban affairs, and of *Housing the Poor: The Case for Heroism* (1977), *Waiting for Gautreaux: A Story of Segregation, Housing, and the Black Ghetto* (2006), and *The Path Still Open: A Greater Chance for Peace Than Ever Before* (2009). In 2006 he received the Lifetime Achievement Award from *The American Lawyer* magazine.

George Williams
U.S. Department of Housing and Urban Development, Washington, D.C.

George D. Williams, Sr., serves in the federal senior executive service position of Deputy Assistant Secretary for the Office of Policy, Legislative Initiatives and Outreach, U.S. Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity. The Office is responsible for the formulation and communication of all departmental fair housing and civil rights policy to the public, the press, Congress and executive branch agencies. The Office oversees the development of policy justifications for all HUD-funded fair housing activities, proposed legislation, Congressional testimony documents and responses to the White House and the Office of Management and Budget. His Office will have major responsibility for oversight of the implementation of HUD's Affirmatively Furthering Fair Housing (AFFH) Initiative.

Prior to his appointment as Deputy Assistant Secretary, Mr. Williams was Director of the Civil Rights Compliance and Disability Rights Division, with HUD's Office of Fair Housing and Equal Opportunity, Washington D.C. He also served as the Regional Director of the Office of Fair Housing and Equal Opportunity in both Denver, CO and in San Francisco, CA. He was appointed by The U.S. District Court for the Northern District of California as a subject matter expert and Special Monitor for the implementation of a major fair housing and civil rights consent decree involving The City of San Francisco and the San Francisco Housing Authority.



Katherine O'Regan
U.S. Department of Housing and Urban Development, Washington, D.C.

Katherine O'Regan serves as assistant secretary for policy development and research at the U.S. Department of Housing and Urban Development (HUD). In this capacity, she leads a team of experienced social scientists and researchers who help inform both the development and implementation of policy to improve life in American communities through conducting, supporting and sharing research, surveys, demonstrations, program evaluations and best practices. She was confirmed by the U.S. Senate on April 28, 2014.

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Housing Mobility Programs in the U.S.





Current Housing Mobility Programs in the U.S.

Baltimore, Maryland – Baltimore Housing Mobility Program

Since 2003, the Baltimore Housing Mobility Program (BHMP) has helped over 2,800 families move to higher opportunity neighborhoods. The settlement from the 1995 Thompson v. HUD desegregation lawsuit led to the creation of the Baltimore Housing Mobility Program, which began to offer counseling in 1996 through a partial consent decree offering tenant-based vouchers to 1,342 families. The program was expanded in 2012 as part of the final settlement in the Thompson case, adding an additional 2,600 vouchers.

The Baltimore Regional Housing Partnership, a nonprofit organization, administers BHMP and outlines a set of geographic criteria in order for voucher holders to participate in the program. The original target neighborhoods were “areas less than 10 percent poor...less than 30 percent black...[and] with no more than 5 percent of residents in subsidized housing.” The targeting criteria were recently amended, using a multi-faceted opportunity map of the region. Participants must stay in their new residence for a year and “remain in eligible areas for at least two years.” The Baltimore Housing Mobility Program gives preference to families with children under the age of eight.

An important component of BHMP is the program’s work with landlords. “Landlord education and outreach” help to increase access to higher opportunity neighborhoods. As part of pre-move counseling, participants have the chance to tour different communities and attend workshops. After the move, BHMP provides counseling for two years and offers “second-move counseling.” BHMP helps with financial planning and connects participants to quality schools, transportation, and employment resources in their new neighborhoods. More than two-thirds of participating households “remain in integrated, low-poverty communities.”

<http://www.brhp.org>

Buffalo, New York – Housing Opportunities Made Equal of New York

Housing Opportunities Made Equal (HOME) is a nonprofit that offers a housing mobility program through the Greater Buffalo Community Housing Center (CHC), serving HCV holders in Erie County. Since 1963, HOME has worked to advance fair housing “through education, advocacy, the enforcement of fair housing laws and the creation of housing

opportunities.” A settlement in 1996 from the *Comer v. Kemp* case led to the establishment of the Community Housing Center and an increased number housing subsidies. The Community Housing Center became a HOME program in 1999 and has helped 2,167 people move to higher opportunity neighborhoods and has supported over 4,500 families.

In order to be eligible for CHC’s services, families must be first-time HCV holders and must currently reside in a neighborhood with a poverty level greater than 30 percent. CHC provides individual counseling and workshops for families. Participants attend an initial “mobility meeting,” which covers “renter’s rights and protections under fair housing laws, how to identify good housing and how to meet landlords’ screening criteria.” This meeting also discusses the advantages of high-opportunity neighborhoods, which the organization defines as areas with a poverty level below 25 percent. CHC provides financial incentives for opportunity moves by offering a \$400 security deposit grant.

In addition to one-on-one counseling, voucher holders can learn about housing options by calling or visiting the organization. CHC has a resource room with a “mobility library,” which contains binders with information about different neighborhoods in the Buffalo area, including transportation accessibility, churches, schools, and grocery stores.

Participants also have access to a computer and telephone at the Community Housing Center so that they can view online listings and call landlords. The organization also helps families tour units by providing escorted searches on an as-requested basis. Upon housing selection, the CHC will also review rental agreements and leases when requested.

To support the selection process and increase access to higher opportunity areas, CHC reaches out to landlords and maintains a landlord database. Landlords learn about the organization through mailings and trainings, and are invited to list their units with Community Housing Center.

For families that moved to areas of greater opportunity, CHC provides post-move services. The GO! Program works with participants to establish short- and long-term goals after their move. The organization makes referrals and connects households to local community agencies that provide services such as job training and placement, credit counseling, and adult education.

<http://www.homeny.org>

Chicago Metro, Illinois – Housing Choice Partners

Housing Choice Partners (HCP) is a nonprofit based in Illinois whose mission is to reduce intergenerational poverty by promoting expanded housing choice for low-income households. Since 1995, HCP has provided services to nearly 17,000 households through programs such as mobility counseling, relocation of public housing residents, Good Neighbor workshops, consulting to assist others in developing mobility programs, and a Rental Housing Support Program through the State of Illinois (a project-based subsidy program similar to the voucher program). About 11,000 people have participated in an HCP mobility counseling program of some kind. Nearly 3,000 moves to opportunity areas have been made throughout the Chicago-land region as a result – about 26% of housing choice voucher households participating in mobility programming. This means that nearly 3,000 households have been able to use their voucher not just to pay the rent, but to improve their lives.

HCP officially partnered with the Chicago Housing Authority (CHA) in 2003, during the CHA's Plan for Transformation, which resulted in thousands of public housing units coming down and new mixed-income replacement housing being built. At this time, HCP worked with nearly 1,000 public housing families who decided to take a housing choice voucher as their relocation option. Of those 1,000 clients, about 45 percent moved to opportunity or low-poverty areas with less crime, better schools, and a better quality of life.

Under HCP's current CHA mobility program, counselors help HCV participants identify and tour communities of opportunity, defined by the CHA as areas with less than 20 percent poverty and less than 5 percent CHA housing saturation, or economically improving areas. HCP provides workshops for clients on home maintenance, financial management, tenant rights and responsibilities, as well as classes on how to find a good school and how to be active participants in their new community. The program supports the move-in process by offering financial assistance to some participants through a grant of up to \$500 to be used toward a security deposit. After the move, HCP counselors provide follow-up supportive services within the first year, which includes assisting with landlord or other issues and connecting clients to needed social services. Retention is important, and HCP can help with future moves within opportunity areas. HCP also conducts education and outreach to landlords and real estate agents about the HCV program. Services are offered in both English and Spanish.

HCP's other programming includes assisting with the Housing Authority of Cook County (HACC) mobility program through a Community Development Block Grant, managing a State of Illinois project-based subsidy program, administering income certifications and inspections as would a PHA. The organization is also contracted with the Joliet and Will County Housing Authority for relocation and mobility services.

HCP also recently completed a three-year demonstration program with the Metropolitan Planning Council and seven Chicagoland housing authorities, including Chicago Housing Authority, DuPage Housing Authority, Housing Authority of Cook County, Lake County Housing Authority, McHenry County Housing Authority, Oak Park Housing Authority, Waukegan Housing Authority, to test strategies around regional mobility, portability, and project-based units to expand housing choice. The regional effort was supported by HUD, with evaluation support provided to RAND Corporation by the MacArthur Foundation. Finally, HCP launched its own consulting services to assist Public Housing Authorities, entitlement jurisdictions and others around the country in developing similar programs.

<http://www.hcp-chicago.org>

Cincinnati, Ohio – Housing Opportunities Made Equal, Ohio

Housing Opportunities Made Equal (HOME) of Ohio began its Mobility Program in 1984 after receiving six years of funding from a consent decree from the *Hutchins v. Cincinnati Metropolitan Housing Authority* case. The program continues to help housing choice voucher holders move to higher opportunity neighborhoods in the greater Cincinnati area. In order to participate in the program, families must be willing and able to move to areas with a poverty level below 15 percent and stay in their new unit for one year. Participating households receive vouchers from the Cincinnati Metropolitan Housing Authority and the Hamilton County Tenant-Based Assistance Program (TBA).

HOME's Mobility Program in Ohio offers workshops, financial assistance, landlord-tenant support, and listings of available housing. HOME personnel serve as intermediaries between tenants, landlords, and Section 8 staff members from the Cincinnati Metropolitan Housing Authority. In addition, the program connects with schools to help children transition into their new community. Between 2012 and 2015, HOME's Mobility Program has provided counseling to 642 families, supplied financial assistance to 94 households, and facilitated 272 moves to higher opportunity communities.

The program has a landlord outreach specialist who recruits landlords and offers introductory trainings on the housing choice voucher program. The organization also hosts a workshop called, “The Heart of Your Business,” which convenes and supports landlords involved in the mobility program. Between 2012 and 2015, the program has recruited 184 landlords.

<http://www.cincyfairhousing.com>

Connecticut: Bridgeport, Waterbury, Bridgeport, Danbury, and Stamford – New Opportunities

New Opportunities is a community action nonprofit organization that provides an array of services which include housing mobility counseling, rental search assistance, and tenant education to eligible Housing Choice Voucher and RAP program participants. New Opportunities’ Housing Mobility Counseling and Search Assistance program is one of the many services that advances the organization’s mission “to improve the quality of life for economically disadvantaged individuals by providing the necessary resources to increase the standard of living, foster self-improvement, and maximize self-empowerment.” Since 2010, New Opportunities has assisted hundreds of families through their housing mobility program. “Needs assessments and referrals” comprise an important component of this program, since the organization directs participants to resources such as “energy assistance, food banks, security deposit resources, charitable foundations, credit counseling, furniture resources, [and] legal services.” In addition, New Opportunities organizes education and outreach to recruit landlords, facilitates empowering tenant education, and assists in negotiating rental amounts. The “tenant education” service element includes topics such as credit, budgeting, and money management; local communities and their resources; interviewing, communication, and negotiation skills; tenant and landlord rights and responsibilities; fair housing laws and discrimination; etc. The “search assistance” component involves facilitating mobility moves from areas of concentrated poverty into less impacted areas by providing targeted unit searches. Bilingual communication, both written and oral, is provided to non-English-speaking participants.

<http://www.newoppinc.org/housing-mobility>

Connecticut: Hartford – Housing Education Resource Center

The Housing Education Resource Center (HERC) was established in 1980 as the Housing Coalition for the Capitol Region. Its original purpose was to promote affordable housing throughout the region, to serve as a resource for local

supporters of such housing, and to develop and disseminate educational materials addressing some of the barriers to affordable housing development. HERC began providing mobility counseling services in 1992. Beginning in 2002, HERC began providing mobility counseling supported by a state contract and has served nearly 500 households.

HERC’s mobility counseling participants receive comprehensive counseling, assistance and support services that enable them to explore their housing options throughout the region with the goal of improving their living situation and environment. Clients receive tenant education, budget and credit education and advice, housing search assistance, referrals to other service providers, and a variety of other services aimed at facilitating relocation from high- to low-poverty neighborhoods. HERC provides a Tenant Education Workshop, which includes education and training on credit repair, budgeting, and money Management, amenities in new communities, communications skills, tenant rights and responsibilities, fair housing, and housing searches. HERC then provides a family needs assessment to identify client needs and goals, related referrals, and housing search assistance.

<http://www.herc-inc.org/>

Connecticut: New Haven – Home, Inc.

HOME INC operates its Housing Counseling and Regional Mobility Programs under a contract with the State of Connecticut, and collaborates closely with the state’s rental subsidy administrators and housing authorities. These programs seek to maximize the use of available housing subsidies and to offer housing opportunities in low-poverty areas of South Central and Southeastern Connecticut. Participation is purely voluntary, for both the resident and the eventual landlord. HOME INC assists participants by maintaining a list of available homes, preparing them for their search, orienting them to available services, helping them resolve outstanding credit problems, and assisting landlords with government programs.

The three Connecticut housing mobility programs were originally established as part of the settlement of a fair housing case filed by the ACLU of Connecticut and state legal services programs.

<http://www.homeinc-ct.org>

Cook County, Illinois – Housing Authority of Cook County

The Housing Authority of Cook County provides housing mobility counseling through the Community Choice Program

(CCP). This program aims to help housing choice voucher holders move to “high-performing communities” in suburban Cook County. For CCP, these opportunity areas are characterized by low crime rates, quality schools, low poverty levels, housing stability, job access, numerous community resources, and diverse resident demographics. With the support of CCP, 40 households have moved to higher opportunity areas. There are currently 40 families enrolled in the program, and 38 are in the process of finding housing.

CCP helps voucher holders search for homes and also refers families to different residences. The program distributes resource materials and organizes workshops. To date, 96 people have attended one of CCP’s workshops. CCP also recruits landlords and connects them to families with housing choice vouchers. Participants can attend a housing fair where they meet landlords who have available units. Voucher holders can also tour a housing unit. The program assists with paperwork and expedites the inspection process to facilitate a quick move-in process. In addition, CCP works with families to develop a “personalized action plan.” Families are welcome to reach out the organization as they transition into their new home, and CCP visits the household 90 days after the move.

For greater accessibility, CCP partners with Language Line and has used Russian and Korean language interpreters to help some families move to new homes. In addition to CCP personnel, a staff member from Housing Choice Partners – which offers mobility counseling for the city of Chicago – supports the operation of Cook County’s Community Choice Program.

<http://thehacc.org/hcv/community-choice-program>

Dallas, Texas – The Inclusive Communities Project

The Inclusive Communities Project’s Mobility Assistance Program (MAP) is a housing mobility program that works “to insure that families are made aware of and have access to high quality rental housing in lower poverty, higher opportunity areas of Collin, Dallas, Denton, Ellis, Kaufman, Rockwall and Tarrant counties.” Since 2005, ICP’s Mobility Assistance Program (MAP) has served over 3,000 families who have housing choice vouchers administered by the Dallas Housing Authority.

MAP offers a variety of services that support housing mobility by helping its families locate and access homes in high opportunity areas. Types of assistance range from education/information, housing search assistance, move-related financial assistance, landlord negotiations and bonuses, fair

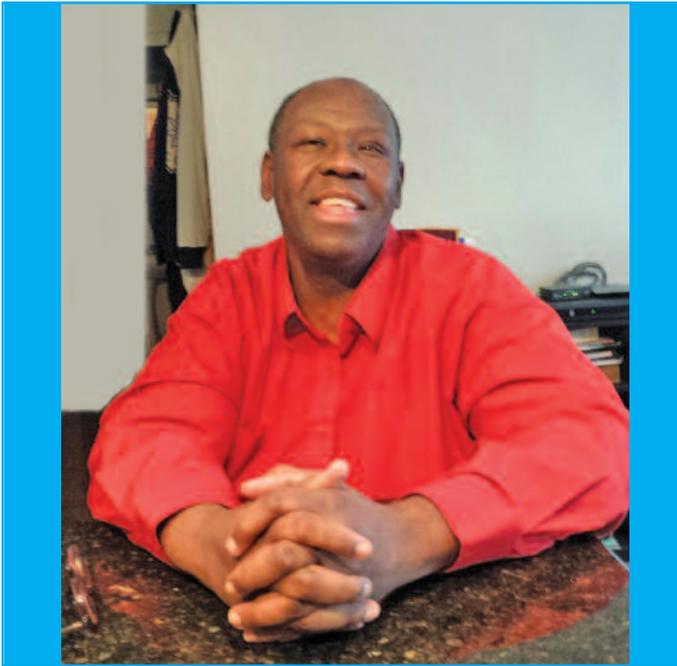
housing counseling, referrals to social service agencies, and other post-move help. ICP counselors regularly attend Dallas Housing Authority relocation briefings to connect with voucher holders.

The Inclusive Communities Project defines high opportunity areas (HOAs) as neighborhoods in which the income falls at or above 80 percent of the area median income, the poverty rate is no more than 10 percent, and the public schools are high performing. MAP created an online application, OpportunityMoves.org, to help families better determine where these types of neighborhoods exist. In order for ICP to verify HOAs, counselors check zoned schools in the area. Elementary schools must be categorized by the Texas Department of Education as having met standards, and high schools must have a four-year graduation rate of 90 percent or greater. For families with children, school quality must be confirmed in order for voucher holders to be eligible for ICP’s financial support, such as application fee and security deposit assistance. Connecting education to housing mobility is an important feature of ICP’s program. As part of the program’s post-move counseling, ICP works with families and schools to support the transition for students.

Looking at January 1, 2015 through May 31, 2015 provides a snapshot of the number of families with whom MAP comes in contact:

MAP’s educational presentations at DHA take place for relocating Housing Choice Vouchers (HCV) families, relocating Walker Settlement Voucher (WSV) families (vouchers bearing payment standards up to 125% of FMRs as part of the Walker remedies), families off the waiting list who are receiving HCVs for the first time, and Veteran Affairs Supportive Housing (VASH) voucher recipients. As of May 31, 2015, there were a total of fifty-nine (59) housing mobility presentations made by MAP (44 HCV, 5 VASH, and 10 WSV). Attendees have totaled 1,549 (1405 HCV/VASH holders and 144 Walker Settlement Voucher holders). Voucher-holding families, who are relocating but did not attend a DHA group briefing, continue to be referred to MAP by DHA. MAP provides one-on-one counseling and education to these families as well, and they are included in these numbers.

Of the 1,405 HCV/VASH families briefed through May 31st, there were 1,022 (about 73%) attendees who signed Interest Forms indicating they wanted to be contacted by ICP to hear more about the opportunities available. Counselors were able to reach 668 heads-of-household by telephone and of these families, 588 (about 88%) continued interest after speaking one-on-one with a counselor. Another 354 either did not return messages/mailings or the counselors were not



able to reach the family at the telephone number provided MAP. The MAP counseling staff includes one counselor who is fluent in Spanish.

<http://inclusivecommunities.net/moving.php>

King County, Washington – King County Housing Authority

The Community Choice Program is a pilot program by the King County Housing Authority (KCHA) designed to help housing choice voucher holders with young children make more informed choices about neighborhood and school quality when deciding to move. Community Choice particularly focuses on serving families with elementary school-aged children, as part of KCHA's increased focus on improving the educational outcomes of children and youth supported by its housing programs. Community Choice helps households move to very high opportunity areas with high quality schools (schools where the third-grade reading level is at least 80 percent and where less than 20 percent of students receive free or reduced lunch). Since KCHA began to offer Community Choice in January 2014, the program has served 58 households and helped nine families move to higher opportunity areas.

The Community Choice Program contracts with the nonprofit Hopelink, which provides pre- and post-move counseling. Hopelink, an established service provider in the local high opportunity communities, helps families connect with schools and serves as an advocate for the family with the school. Hopelink also coordinates landlord outreach.

Participants have access to a range of pre-move services, which include completing family assessments, developing move plans, and focusing on financial planning. As part of the housing search, families learn more about available high-opportunity housing and can tour units. Community Choice assists with paperwork and security deposits, as needed. After the move, the program helps children enroll in school and checks in with families to make sure that they are settled in the new unit and are connected to needed resources, such as transportation, child care, and the food bank. Community Choice offers financial assistance with summer or extracurricular activities for children, such as summer camps and afterschool activities. Community Choice also helps with family development case management, and is available to help with any potential issues with the landlord and/or school. The program contacts families 90 days prior to lease expiration.

<http://www.kcha.org/housing/vouchers/search>

Minneapolis, Minnesota – Minneapolis Public Housing Authority

The Minneapolis Public Housing Authority offers a Mobility Voucher Program, which helps families with children move to low-poverty areas in Minneapolis or in the seven-county

metro area. Participants must have a job or be enrolled in job-training or education program. In addition to attending workshops and on-going support meetings, voucher holders agree to live in their new home for a "minimum of three years." During this three-year period, the MPHA sustains counseling support.

<http://www.mphaonline.org/section-8>

Philadelphia, Pennsylvania – Housing Opportunity Project

The Housing Opportunities Program serves families with housing choice vouchers from the Philadelphia Public Housing Authority. Through this program, participants learn about and move to housing in Opportunity Areas in the city of Philadelphia as well as Chester, Delaware, and Montgomery counties. For HOP, Opportunity Areas are neighborhoods with "socio-economic diversity, low rates of violent crime, job growth, school quality, and the presence of businesses and other features such as transportation." Quadel administers the Housing Opportunity Program, which began program design work in the September 2013 and started working with families in the first quarter of 2014. Over 80 participants have signed leases, with 45 households in Opportunity Areas.

HOP counselors help individual families search for and transition into their new home. Counselors work with participants to “develop an action plan” and “provide housing referrals and introductions to landlords with housing for rent in Opportunity Areas.” With the support of counselors, families tour units to inform their housing search. Counselors foster relationships with landlords to help complete paperwork and facilitate the move-in process. With the support of donations from a collection of nonprofits, HOP financially assists households with paying their security deposit. HOP also offers educational sessions for HCV households. Participants must attend a workshop on managing a budget, understanding tenant rights, negotiating a lease, working with landlords, maintaining a home, and being a good neighbor. Language translation services are available if it would serve a participating family.

After participants have moved into their new home, HOP continues to work with families. Post-move services are aimed at retaining the family in a high-opportunity area and connecting households to community resources.

<http://www.pha.phila.gov/housing/housing-choice-voucher>

Richmond, Virginia – Housing Opportunities Made Equal of Virginia, Inc.

Housing Opportunities Made Equal of Virginia, Inc. (HOME) is a nonprofit that seeks to address individual and structural discrimination in housing. The organization offers housing counseling and education for homeownership, foreclosure prevention, tenancy, financial literacy, and reverse mortgage, as well as engages in research and advocacy work to advance fair housing throughout Virginia. HOME began to offer its Move to Opportunity program in January 2014 and receives funding from the Virginia Department of Housing and Development and the City of Richmond. The program partners with three housing choice voucher administrators in the Richmond Metropolitan area to help families find housing in communities of higher opportunity. HOME’s Move to Opportunity program has provided housing mobility counseling to 221 families and facilitated 37 opportunity moves.

HOME supports voucher holders through a spectrum of programs, available in both English and Spanish. As part of its pre-move services, the nonprofit offers workshops on managing money and being a “superior tenant.” Participants receive individual counseling to assist in their housing search. HOME also helps with required paperwork and works to “ensure all necessary documentation is completed and the lease is fair.”

HOME’s Move to Opportunity program works closely with landlords. HOME provides brochures and organizes informational sessions on the benefits of the HCV program for landlords. HOME staff members are also available to serve as an intermediary between landlords and tenants if any conflicts develop. The organization conducts preliminary and formal inspections of properties to ensure the unit meets HUD’s housing quality standards.

HOME continues to support families by developing “personalized goals and action plans” in order to help people “with money management, credit recovery, and...plans for future homeownership.” HOME sustains its involvement with families for up to a year after they move.

<http://homeofva.org>

San Diego, California – San Diego Housing Commission

The San Diego Housing Commission (SDHC) supports over 15,100 low-income families with housing choice vouchers through a wide-range of programs. HUD re-designated SDHC as a Moving to Work agency in 2009, and SDHC has implemented a number of rental assistance programs to support San Diegans with housing vouchers. Once determined eligible to receive a voucher, applicants must attend a briefing on the program to explain the lease-up process and their programmatic responsibilities – sessions are available in English, Spanish, and Vietnamese. These briefings also emphasize the advantages of moving to a low-poverty neighborhood and offer information on various communities.

Additional services include facilitating “mobility counseling with the family and providing information about SDHC mobility resources in the community.” SDHC also assists participants with completing paperwork, if necessary, as well as negotiating contract rents with the owner. Beyond rental assistance, SDHC organizes a homeownership program. For eligible HCV holders who have rented for at least a year, this program includes courses on finding a home, negotiating a price, and managing finances.

Through SDHC’s Choice Communities program, HCV holders “move to low-poverty neighborhoods in the City of San Diego that offer a broader selection of schools and more employment opportunities.” SDHC lists nine “Choice Communities” by their zip code. With the support of this program, 263 families have moved from high- and medium-poverty areas into Choice Communities.

SDHC works closely with landlords and community organizations to support the housing voucher program. SDHC provides

informational flyers on the advantages of the HCV program to landlords. In the fiscal year of 2014, SDHC's voucher program supplied "nearly \$145 million to the private sector economy through federal rental assistance payment to more than 5,600 San Diego landlords and property efforts." SDHC holds "formal or informal discussions with property owner groups" as well as "social service agencies."

Beyond supporting the housing search and move-in process, SDHC provides education classes for HCV participants. The Achievement Academy, founded in 2009, offers skills-based education programs at no cost to voucher holders. The Achievement Academy's programs focus on "job training, career planning, and financial literacy education." An MTW Family Self-Sufficiency Program is available to participants as well. Achievement Academy partners with a number of local organizations to support workshops and employment opportunities.

As a Moving to Work agency, one of SDHC's unique programs is its "Path to Success" rent reform program, which re-designs the method used to determine the amount of subsidy rendered on the participant's behalf. Since July 2013, SDHC has implemented "minimum monthly rent payment amounts for participants who are identified as able to work (Work-Able)." SDHC determined the minimum rent amounts using California's minimum wage as a standard, and then calculated the amount of rent affordable to a family working full-time at this rate. SDHC envisions this program as helping to "expand the HCV program to those families on the waiting list" since work-able participants will pay a larger amount for their monthly rent, thus resulting in savings of funds to assist additional families.

www.sdhc.org

Yonkers, New York – Enhanced Section 8 Outreach Program, Inc.

Since 1994, the Enhanced Section 8 Outreach Program has served over 800 families in Westchester County. The non-profit originated as part of a settlement agreement from the 1991 Giddins v. HUD housing discrimination lawsuit.

The organization focuses on neighborhood integration, working closing with landlords throughout Westchester County and regularly reviewing real estate listings to find housing opportunities for English- and Spanish-speaking families. In order to achieve access to low-poverty/minority areas ESOP, has secured 120 percent rent exceptions from HUD and permission to use Small Area Fair Market Rents (SAFMRs).

ESOP sends outreach letters to eligible families periodically, detailing the kinds of services that families holding housing choice vouchers can expect to receive. ESOP does an in-depth interview with families, determining what their housing needs are and what particular obstacles the office would need to address with each family in order to achieve a successful move.

A central component of the program is ESOP's multifaceted and sustained support for families, which continues long after the location of new housing. An integral part of the ESOP relationship with its families is that the access to services continues well after the lease-up in the new home. These services include assistance with obtaining and/or maintaining food stamps, accessing daycare subsidies and health insurance, and providing financial advice on matters such as households' 401(k) and 403(3)(b) plans.

<http://www.nyshcr.org/programs/section8hcv/sec8admins.htm>

New Mobility Programs

Joliet, Illinois – Housing Choice Partners

The nonprofit Housing Choice Partners is providing housing mobility counseling to 112 households that are relocating from a public housing building scheduled to be demolished in Joliet, Illinois. These families have the option to move to another public housing unit or use a housing choice voucher, if qualified. Housing Choice Partners offers counseling services on moving to opportunity areas as an option for relocation. The definition of opportunity areas is based on the Department of Housing and Urban Development's Opportunity Index, which uses census tract information on measures such as school rankings, unemployment rate, poverty rate, job accessibility, transportation accessibility, and health hazards exposure.

Available in both English and Spanish, services include landlord outreach, education on tenant rights and responsibilities, and workshops on how to manage finances, find high-quality schools, and participate in new communities. HCP offers an incentive of \$150 – an amount determined by the public housing authority – toward a new security deposit for relocating to an opportunity area. The program began in January 2015.

<http://www.hcp-chicago.org/2014/program/consulting>

Twin Cities, Minnesota – Metropolitan Council

The Metropolitan Council's Community Choice program will begin to offer housing mobility counseling in the fall of 2015.

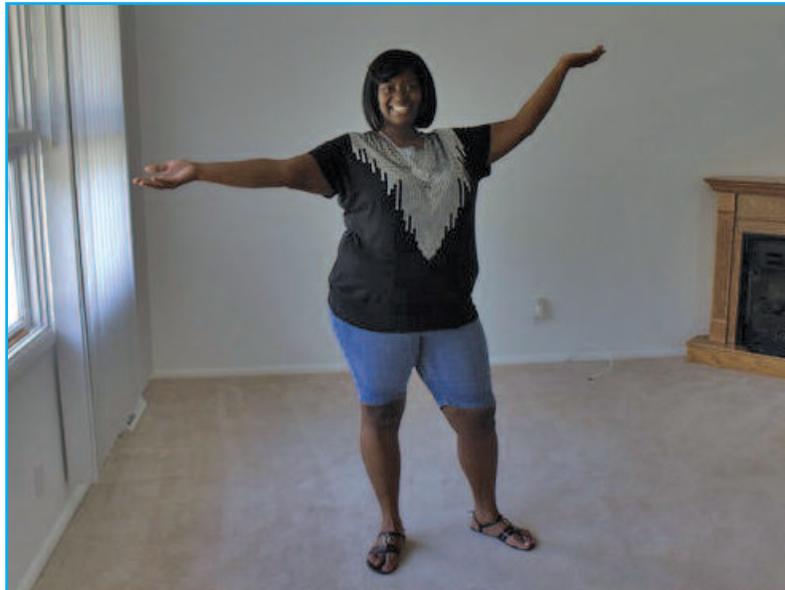
Community Choice emerged out of the Metropolitan Council's commitment to equity and conviction that the region is stronger when residents have access to opportunity and live in communities that provide possibilities for success, prosperity, and a high quality of life.

Community Choice will work closely with landlords by participating in landlord association meetings, connecting with community organizations, and attending landlord/owner workshops. Families will learn more about low-income, high-opportunity areas by looking at neighborhood profiles that highlight community characteristics such as education, transit, and employment. Community Choice will work one-on-one with families to develop individual assessments and goals. The program will offer housing search assistance and budget counseling. Participants will attend workshops on tenant responsibilities and community engagement. Community Choice will connect households to supportive service providers and neighborhood organizations. The program will establish a two-year contract with families but will continue to offer ongoing support based on need.

Interpretative services will be available at no cost for families who would prefer support in a language other than English.

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<http://www.metrocouncil.org/Housing/Services/Metro-HRA-Rental-Assistance>



National Conference on Housing Mobility

Attendees

Dolores Acevedo Garcia, Brandeis University	Todd Cagnoni, City of Rockford-Community and Economic Development Department	Nancy Firfer, Metropolitan Planning Council	Anne Houghtaling, HOPE Fair Housing Center
Samantha Alvarez, Communities United	Thomas P. Carbo, Howard County Housing	Paul Fischer, Lake Forest College	Mary Howard, Chicago Housing Authority
Margery Austin Turner, The Urban Institute	Michael Chavarria, South Suburban Housing Center	Will Fischer, CBPP	Nadiyah Humber, Suffolk University Law School
Gianna Baker, Housing Action Illinois	Liz Chopra, TEC Services Consulting, Inc.	Patricia Fron, Chicago Area Fair Housing Alliance	Ana Margarita Irizarry, LUCHA
MarySue Barrett, Metropolitan Planning Council	Dhathri Chunduru, Metropolitan Planning Council	Breann Gala, MPC	Dwight Jefferson, HUD
Debbie Barry, Akron Metropolitan Housing Authority	Pete Cimboric, Baltimore Regional Housing Partnership	Rick Garcia, HUD	Nick Jefferson, Communities United
Meena Bavan, HUD	Kathy Clark, South Suburban Housing Center	Salin Geevarghese, HUD	Amy Jo Conroy, HUD
Alison Bell Shuman, Baltimore Regional Housing Partnership	Greg Claycamp, Tacoma Housing Authority	Amy Ginger, HUD	Eric Johnson, Oakland Housing Authority
Jessica Bellinger, HUD	Ron Clewer, Rockford Housing Authority	Anastacia Greene, LAF	Rachel Johnston, Chicago Rehab Network
Audrey Berdahl-Baldwin, PRRAC	Kenneth Coles, DuPage Housing Authority	Barry Greenman	Paul Joice, HUD
Alaina Beverly, University of Chicago	Yolanda Collier, Waukegan Housing Authority	Tushar Gurjal, National Association of Housing and Redevelopment Officials	Antwan Jones, George Washington University
Denille Bezemer, Seattle Housing Authority	Cortney Crockett, Cuyahoga Metropolitan Housing Authority	Rick Guzman, City of Aurora	Jeniece Jones, Housing Opportunities Made Equal of Greater Cincinnati, Inc
Lawrence Blackful Jr, BETHEL Family Resource Center\Strategic Community Solutions	Max Cuddy, University of Illinois at Chicago	Megan Haberle, PRRAC	Eugene Jones, Chicago Housing Authority
Erin Boggs, Open Communities Alliance	Deborah Culpepper, Featherfist	Sarah Hains, Chicago Teachers Union	Willie Jordan, Metro. St. Louis E.H.O.C.
Mirna Bonilla, Quadel Consulting Corporation	Alexandra Curley, The American City Coalition	Christine Haley, Corporation for Supportive Housing	Elizabeth K. Julian, Inclusive Communities Project
Nathan Bossie, HUD	Amy DeHuff, NYU, Student	Julie Hamlin, DuPage County	Andrea Juracek, Housing Choice Partners
Neda Brisport, Open Communities	Stefanie Deluca, Johns Hopkins University	Terry Hardin, Metropolitan Council (Twin Cities)	Ianna Kachoris, MacArthur Foundation
Julie Brown, BPI Chicago	Geraldine DuPaty, Park Forest Housing Authority	Zachary Hardwick, MacArthur Foundation	Peter Kahn, HUD
Stacey Brown, Baltimore Regional Housing Partnership	Sarah Ellis, Housing Partnership Network	King Harris, Harris Holdings Inc.	Linda Kaiser, TEC Services Consulting, Inc.
Emily Brown, BPI	Seth Embry, Housing Opportunity Program, Philadelphia	Dr. Kirk E. Harris, Fathers, Families and Healthy Community and University of Wisconsin at Milwaukee	Amanda Kass, Center for Tax and Budget Accountability
Shameeka Brown, The American City Coalition	James Evans, Quadel Consulting Corporation	meghan harte, City of Chicago	Amy Khare, University of Chicago
Jonathan Burch, Chicago Metropolitan Agency for Planning		Chester Hartman, PRRAC	Sage Kim, UIC
Daniel Bustamante, Greater Houston Fair Housing Center		Deryk Hayes, Rockford Housing Authority	Christine Klepper, Housing Choice Partners
		Allison Helmuth, University of Illinois Chicago	Maria Krysan, University of Illinois, Chicago
		Audrey Henderson, Knowledge Empowerment	Regan Lachapelle, Center on Budget and Policy Priorities
		John Henneberger, Texas Low Income Housing Information Service	
		Brenda Hicks, Housing Opportunities Made Equal of VA	

Rachel Langford, Home Forward (Property Management Team)	Stephen Norman, King County Housing Authority	Lael Robertson, Mid-Minnesota Legal Aid	Megan Spitz, Illinois Housing Development Authority
Jamie Langowski, Suffolk University Law School	David Northern, Lake County Housing Authority	Sherley Rodriguez, Suffolk University Law School	Howard Stanback, Featherfist
Julie LaRocque, Tacoma Housing Authority	Marisa Novara, Metropolitan Planning Council	Eva Rosen, Harvard University	Terry Staudenmaier, Abell Foundation
Judith Liben, Massachusetts Law Reform Institute	Jennifer O'Neil, Consultant	Peter Rosenblatt, Loyola University-Chicago	Abigail Staudt, The Legal Aid Society of Cleveland
Allan Lichtenstein, Legal Services of New Jersey	Katherine O'Regan, HUD	Elizabeth Rosenthal, LAF (Formerly Legal Assistance Foundation of Metropolitan Chicago)	Evelyn Sterling, Village of Park Forest
Juan Carlos Linares, LUCHA	Manuel Ochoa, Enterprise Community Partners	Barbara Samuels, ACLU of Maryland	Mengwei Sun, Metropolitan Planning Council
Alison Lintal, HUD (Office of General Counsel)	Jackie Paige, HCV Participant Council/Resident Advisory Board	Richard Sander, UCLA School of Law	Deidre Swesnik, Open Society Foundation
Rebecca Lopez, Massachusetts Fair Housing Center	Tarrena Parks, Housing Authority of Cook County	Barbara Sard, Center on Budget and Policy Priorities	Dimitra Tasiouras, Circle of Service Foundation
Jordan Lopez, Metropolitan Planning Council	Jeffery Patterson, Cuyahoga Metropolitan Housing Authority	Brendan Saunders, Open Communities	Philip Tegeler, PRRAC
Chrissy Mancini Nichols, Metropolitan Planning Council	Aurie Pennick, Field Foundation	Sherri Scheetz, Akron Metropolitan Housing Authority	Linda Thisted, CECD
Vicki Manson, City of Rockford-Community and Economic Development Department	Brandee Perez, San Antonio Housing Authority	Jessica Schneider, Chicago Lawyers' Committee for Civil Rights Under Law, Inc.	djana todd, HUD
Christie Marra, Virginia Poverty Law Center	John Petruszak, South Suburban Housing Center	Kori Schneider-Peragine, Metropolitan Milwaukee Fair Housing Council	Monica Torres-Linares, Justicia Attorneys
Gail Marshall, Housing Authority of Cook County	Alexander Polikoff, BPI	Alison Schuman, Baltimore Regional Housing Partnership	Etienne Toussaint, PRRAC
Joe Martin, Diversity, Inc	Dan Pontious, Baltimore Metropolitan Council	Heather Schwartz, RAND Corporation	Andree Tremoulet, Portland State University
Nancy McArdle, diversity-datakids.org	Thomas Poupard, Village of Northbrook	Sheryl Seiling, Cook County Housing Authority	Sarita Turner, Policylink
Demetria McCain, Inclusive Communities Project	Becky Primeaux, HUD	Paul Selden, The DCM Project	Jane Vincent, HUD
Lynnette McRae, HUD	Preston Prince, Fresno Housing Authority	Corina Serrano, Metropolitan Council (Twin Cities)	Kate Walz, Shriver Center on Poverty Law
Molly Metzger, Washington University in St. Louis	Stephanie Rabiner, Project Sentinel	Veronica Shirkevich, Housing Authority of Cook County	Cynthia West, Seattle Housing Authority
Michael Mini, ChicagoLand Apartment Association	Jenn Ramirez Robson, King County Housing Authority	Betsy Shuman-Moore, Chicago Lawyers' Committee for Civil Rights Under Law, Inc.	Lindsey Whitlock, Crown Family Philanthropies
Maxine Mitchell, Applied Real Estate Analysis (AREA), Inc.	Barbara Ray, Hired Pen	David Sidney, City of Rockford-Community and Economic Development Department	Amy Wilkerson, Housing Authority of Baltimore City
Richard Monocchio, Housing Authority of Cook County	Jenny Recinos-Trejo, City of Elkhart	Melissa Sloan	Amy Wilkinson, HABC
Ryann Moran, Cabrini Green Legal Aid Clinic	Jose Requena, Metropolitan Planning Council	Heather Smith, Field Foundation	Larry Williams, Housing Authority of the City of Freeport
Tyler Moroles, Minneapolis Public Housing Authority	Guacolda Reyes, The Resurrection Project	Robin Snyderman, BRick LLC, Chicago	George Williams, HUD
Mia Navarro, Tacoma Housing Authority	Luz Reyna, Metropolitan Planning Council	Colin Spady, Quadel Consulting Corporation	David Wilson, Metropolitan Tenants Organization
Kimberly Nevels, HUD/Office of Fair Housing	Taneeka Richardson, Baltimore Regional Housing Partnership		Debra Wray, Lone Star Legal Aid
	Antonio Riley, HUD Regional Administrator, Region V		Lakeshia Wright, South Suburban Mayors and Managers Association
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