

laws. Supporters of the bill hope that borrowers will benefit from the opportunity to learn of alternatives to foreclosure, leading to an increase in the number of loans being modified to lower monthly payments.⁴⁶ Loan modifications have already been rising steadily since the beginning of the year: more than 10,000 home loans were modified in June, up 77% since January,⁴⁷ although the number of modifications substantially lags behind the growing need. The number of foreclosures has varied from month to month but remained approximately static during the same period.⁴⁸ Now that lenders are required by law to discuss alternatives to foreclosure, the number of modifications should continue to increase with a corresponding decrease in the number of foreclosures.

Renters have additional legal protections, but it is up to tenants and their advocates to fight for these rights. Even in eviction control jurisdictions such as Oakland or San Francisco where tenants already had protections, landlords have been abusing tenants' ignorance of these rules by acting as if they do not exist or by offering tenants "cash for keys" to get them out without a fight.⁴⁹ If any new protections are to be effective, tenants and advocates must be educated about these protections and be able and willing to stand their ground. ■

Portability Rights of Housing Choice Voucher Participants: An Overview*

The portability feature of Section 8 vouchers allows voucher-holders to move to a rental unit of their choice, including one located outside the jurisdiction of the public housing authority (PHA) that initially issued the voucher, as long as there is a PHA administering a program for the jurisdiction where the unit is located.¹ This article is intended to provide a summary of the relevant Department of Housing and Urban Development (HUD) regulations governing the portability feature of the voucher program, and of voucher holders' rights with respect to moving out of the jurisdiction of the PHA that initially issued their vouchers.

Duty of Receiving PHA to Issue a Voucher to the Porting Tenant

Portability begins when a voucher tenant expresses a desire to move to the jurisdiction of another PHA. The guiding HUD regulations provide that the receiving PHA, or the PHA in the jurisdiction in which the participant wishes to lease a rental unit, *must* issue a voucher to the participant.² In official notices,³ HUD has clarified that the receiving PHA must do so within two weeks of obtaining all of the porting tenant's documentation.⁴ The receiving PHA has the choice of billing the initial PHA for assistance on behalf of the porting family, or of absorbing the family into its own program; in either case, it must promptly inform the initial PHA of its decision.⁵ If the

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¹42 U.S.C.A. § 1437f(r) (West, Westlaw, Current through P.L. 110-260 (excluding P.L. 110-234, 110-246, and 110-252) (approved 7-1-08)); 24 C.F.R. §§ 982.4 (definition of portability) and 982.353(b) (2007); HUD, Housing Choice Voucher Guidebook (7420.10G), Ch. 13, available at <http://www.hud.gov/offices/adm/hudclips/guidebooks/7420.10G/index.cfm>.

²24 C.F.R. §§ 982.355(b), 982.355(c)(6), and (10) (2007).

³Housing Choice Voucher Portability Procedures and Corrective Actions – Revision of Family Portability Information, Form HUD-52665, Notice PIH 2004-12 (July 19, 2004), available at <http://www.hud.gov/offices/pih/publications/notices/04/pih2004-12.pdf>; renewed by Extension – Housing Choice Voucher Portability Procedures and Corrective Actions – Revision of Family Portability Information, Form HUD-52665, Notice PIH 2005-28 (July 15, 2005), available at <http://www.hud.gov/offices/pih/publications/notices/05/pih2005-28.pdf>; renewed again by Extension – Housing Choice Voucher Portability Procedures and Corrective Actions – Revision of Family Portability Information, Form HUD-52665, Notice PIH 2006-25 (July 3, 2006), available at <http://www.hud.gov/offices/pih/publications/notices/06/pih2006-25.pdf>.

⁴*Id.* at p. 4. Note that this requirement is contingent on the fact that "the information is in order, the family has contacted the receiving PHA, and the family complies with the receiving PHA's procedures."

⁵24 C.F.R. § 982.355(c)(5) (2007).

⁴⁶Lifsher, *supra* note 25.

⁴⁷CALIFORNIA DEPARTMENT OF CORPORATIONS, MORTGAGE SERVICERS SURVEY (Aug. 4, 2008), at <http://www.corp.ca.gov/press/news/SPL/LMS0608.pdf>.

⁴⁸*Id.*

⁴⁹Carolyn Said, *Foreclosures Leave Renters in the Lurch*, S.F. CHRON., Feb. 7, 2008, <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2008/02/07/MN4NUOE27.DTL>.

receiving PHA elects to bill the initial PHA, its duty to provide the tenant with continued assistance remains independent of any billing or payment issues that may arise between the two PHAs.

An unreported 2004 case, *Avenesova v. Housing Authority of the City of Los Angeles*, confirmed this principle, holding that where the tenant had complied with all program requirements, the receiving PHA's experience, having ninety-nine billing requests for payment on transferred vouchers rejected by the initial PHA, was not relevant to its duty to assume responsibility for the tenant's voucher.⁶ In a notice initially issued in 2004, HUD established a procedure by which a receiving PHA that has complied with guidelines for prompt billing but has not received the payments it is due from the initial PHA may, after two months, ask HUD to intervene and transfer the voucher or vouchers in question from the initial PHA to itself.⁷ More information about potential billing issues between initial and receiving PHAs, and the sandtraps these may present for voucher holders, follows below.

Restrictions on Portability During the First Year and Following Lease Violations

A PHA has the statutory option of restricting portability for up to one year if (and, presumably, only if) the family receiving the voucher for the first time does not have a legal domicile in the PHA's jurisdiction at the time of the application.⁸ While the statute uses the term "family,"⁹ the HUD regulations provide that for the purposes of determining domicile, the head of household or spouse must have resided in the jurisdiction.¹⁰ There may, however, be situations when the family is multi-generational, where neither the head of household or spouse was a resident but members of the family resided in the jurisdiction and thus have a claim that the portability restrictions should not apply. In such a case, arguments could be made that the definition of family is too narrow and that the PHA should allow the entire family to use the portability features of the program in the first year.

⁶No. CV 04-5588-GAF, slip op. (C.D. Cal. Dec. 20, 2004), available at NHLP website <http://www.nhlp.org/html/pres/casedocs.cfm?id=800075>; see NHLP, *Housing Authority Ordered to Pay Porting Tenant's Voucher Assistance*, 35 HOUS. L. BULL. 171, 179 (2005).

⁷HUD Notice PIH 2004-12, *supra* note 3, at 7.

⁸42 U.S.C.A. § 1437f(r)(1)(B)(i) (West, Westlaw, Current through P.L. 110-260 (excluding P.L. 110-234, 110-246, and 110-252) (approved 7-1-08)); 24 C.F.R. §§ 982.4 (definition of domicile) and 982.353(b)-(c) (2007). Although previous regulations defined "jurisdiction" as the area where a PHA is not legally barred from entering into contracts, concern that some families were seeking vouchers in jurisdictions with short waiting lists, with no intention of residing in that community, led to a revision of the term's definition. Currently, a PHA's jurisdiction is "the area in which the PHA has the authority under state and local law to administer the program." 24 C.F.R. §§ 982.4 (2007) (definition of jurisdiction); added at 60 Fed. Reg. 34,696 (July 3, 1995).

⁹42 U.S.C. § 1437f(r)(1)(B)(i) (West, Westlaw, Current through P.L. 110-260 (excluding P.L. 110-234, 110-246, and 110-252) (approved 7-1-08)).

¹⁰24 C.F.R. § 982.353 (c) (2007).

Additionally, HUD acknowledges the discretion of PHAs to permit portability during the first year.¹¹ This discretion should be emphasized when seeking portability as a reasonable accommodation or for reasons such as to further a participant's education, or ability to pursue a job opportunity.

Voucher holders who have left their assisted rental units in violation of their lease do not maintain the right of portability.¹² However, an exception to this rule exists for victims of domestic violence: as part of the Violence Against Women Act, victims of domestic violence have the right to port themselves and their families to a new jurisdiction, even if they have left their prior rental unit in violation of the lease.¹³ Although current regulations do not cover the issue, the natural extension of this principle would allow victims of domestic violence who are new to the Section 8 program to similarly avoid any one-year portability restrictions that the initial PHA may generally enforce.

Portability Regulations

The portability rules provide that the initial PHA must give the voucher holder information regarding portability¹⁴ and, if the voucher holder is eligible and chooses to move to a unit in another PHA's jurisdiction, must provide him or her with contact information for the receiving PHA.¹⁵ It must also contact the receiving PHA on the family's behalf, typically by telephone, fax or email.¹⁶ Because the receiving PHA must provide an eligible transferring tenant with assistance, the receiving PHA's procedures and preferences for selection among eligible applicants are not relevant to the transferring tenant, and the receiving PHA may not place the porting tenant on its waiting list.¹⁷ The term of the voucher that the receiving PHA issues to the porting tenant may not expire prior to the

¹¹*Id.* § 982.353(c)(iii) (2007).

¹²42 U.S.C. § 1437f(r)(5) (West, Westlaw, Current through P.L. 110-260 (excluding P.L. 110-234, 110-246, and 110-252) (approved 7-1-08)); Revised Housing Assistance Payments Contract (Form HUD-52641), and Tenancy Addendum (Form HUD-52641A); Housing Choice Voucher Program Administration and the Violence Against Women and Justice Department Reauthorization Act of 2005, Notice PIH 2007-5, available at <http://www.hud.gov/offices/pih/publications/notices/07/pih2007-5.pdf>.

¹³*Id.*

¹⁴24 C.F.R. §§ 982.301(a)(1)(iii), (a)(2), (a)(3), and (b)(4) (2007).

¹⁵*Id.* § 982.355C(c)(2); Notice PIH 2004-12, *supra* note 3, at p. 3 (stating that "Simply referring the family to HUD or a website for information on the receiving PHA's address does not fulfill the responsibilities of the initial PHA under the program regulations. The initial PHA must also advise the family how to contact and request assistance from the receiving PHA (e.g., the name and telephone number of the staff person responsible for working with incoming portability families and any procedures related to appointments for voucher assistance the receiving PHA has shared with the initial PHA.)").

¹⁶HUD, Notice PIH 2004-12, *supra* note 3, at 3.

¹⁷24 C.F.R. §§ 982.4 (definition of initial PHA) and 982.355(c)(6) and (10) (2007).

expiration date on any initial PHA voucher¹⁸ (although in practice this may create problems because vouchers are often limited to an initial period of sixty days).¹⁹

If the porting family was already receiving assistance from the initial PHA, the receiving PHA does not re-determine the family's income-eligibility; however, if the family was newly admitted by the initial PHA and wishes to immediately port its voucher, the receiving PHA must determine whether the family is income-eligible for its program.²⁰ Depending on the applicant's income and the area median income (AMI) for the jurisdiction in which the voucher is awarded, there may be situations in which the portability feature, as well as its restrictions, has particular importance. If the applicant reaches the top of the waitlist for a PHA located within a jurisdiction with a relatively high AMI, and if the applicant decides to port immediately to a jurisdiction with a lower AMI, the applicant may be over-income in the receiving jurisdiction. However, in this instance, the initial PHA must inform the family that they are not eligible to move to that other jurisdiction.²¹

All other rules of the receiving PHA apply. Thus, for example, the unit size, payment standard and decision to extend the voucher are all determined in accordance with the rules of the receiving PHA.²² The receiving PHA may deny assistance, or terminate the family, in accordance with its applicable rules.²³ Thus, it is important for any voucher participant who wishes to port to become familiar with the rules of the receiving PHA. This is especially true if the participant or a member of the participant's family has a criminal background.²⁴

Potential Billing Issues Between the Initial and Receiving PHAs

Billing issues may arise between the receiving and initial PHA that may impact voucher participants. HUD has created a billing schedule to minimize the billing problems.²⁵ The receiving PHA must bill the initial PHA within sixty days of the expiration date of the voucher issued by the initial PHA.²⁶ If the initial PHA is not billed within the stated time frame, it must contact the receiving PHA. If the receiving PHA reports that the family is not

under a Housing Assistance Payments (HAP) contract, the initial PHA may inform the receiving PHA that it will not accept any billing from the receiving PHA and, as a result, the receiving PHA must absorb the family.²⁷

If the receiving PHA extends the family's search time, it must inform the initial PHA. If it is not intending to absorb the family, the extension must be limited to a period of time that allows the receiving PHA to bill the initial PHA within sixty days following the expiration date on the voucher. Any extensions of search time provided by the receiving PHA is only applicable in the jurisdiction of the receiving PHA. In other words, the receiving PHA cannot unilaterally extend the period of the voucher and have the voucher holder use that extension time to return to the initial PHA jurisdiction.

These issues of billing, absorption and search time extensions are complicated. A voucher family who does not have knowledge of the rules may easily be caught unawares and be threatened with the loss of its voucher. Voucher holders may find themselves in situations such as the following:

- The family receives a voucher from the initial PHA with sixty day search time (or more as provided by the initial PHA) and finds a unit. A HAP is executed with the receiving PHA within the search time or sixty days thereafter. In this case, at the option of the receiving PHA, the family may be absorbed by the receiving PHA or remain as a participant for billing purposes with the initial PHA that is billed by the receiving PHA.
- The same circumstances as immediately above may occur, but the receiving PHA bills the initial PHA sixty days after the expiration of the family voucher. In this case, it is HUD's position that the receiving PHA must absorb the family.
- The receiving PHA extends the family's search time and the family finds a unit within the extended period. The extension is at the discretion of the receiving PHA. In this case, the receiving PHA must absorb the family. It is possible that if the HAP contract is signed and the initial PHA billed within sixty days after the end date of the initial search time provided by the initial PHA, that the initial PHA may be billed for the family.
- When the family gets an extension of the voucher from the initial PHA, the extension is at the discretion of the initial PHA. In this case, at the option of the receiving PHA, the family may be absorbed by the receiving PHA or the initial PHA may be billed.
- When the family does not find a unit within the time period provided by the initial PHA, and neither the

¹⁸*Id.* § 982.355(c)(6).

¹⁹*Id.* § 982.303(a).

²⁰*Id.* §§ 982.4 (definition of receiving PHA); 982.353(d) and 982.355(c)(1).

²¹HUD, Notice PIH 2004-12, *supra* note 3, at 3.

²²24 C.F.R. § 982.355(c)(6) and (7) (2007).

²³*Id.* §§ 982.552 and 982.553 (2007).

²⁴HUD, Notice PIH 2004-12, *supra* note 3, at 5. See also *Lawrence v. Brookhaven Dept. of Housing, Community Development & Intergovernmental Affairs*, 2007 WL 4591845 (E.D.N.Y. Dec. 26, 2007) (holding that the receiving PHA was acting within its authority to reexamine the voucher holder's eligibility when she moved into its jurisdiction, and that it was also within its authority to terminate her assistance after discovering a prior drug conviction, despite her successful completion of a rehabilitation program).

²⁵HUD, Notice PIH 2004-12, *supra* note 3, at 7-8.

²⁶*Id.* at 3-4.

²⁷*Id.* at 4.

initial nor the receiving PHA grants an extension, the family will lose the voucher.

Limited Exceptions for Budgetary Constraints

The general right to portability held by voucher holders notwithstanding, HUD regulations allow a PHA to deny portability moves at its discretion if it “does not have sufficient funding for continued assistance.”²⁸ In a 2005 notice,²⁹ HUD explained that this provision may be applicable in instances where a participant wishes to move to a “higher cost area,” defined as “an area where a higher subsidy amount will be paid for a family because of higher payment standard amounts or ‘more generous’ subsidy standards (e.g., the receiving PHA issues a three-bedroom voucher to a family that received a two-bedroom voucher from the initial PHA).”³⁰ HUD further stated that before denying the tenant’s request to move, the PHA has a duty to communicate with the receiving PHA to see if it is willing to absorb the family. If the receiving PHA is willing to absorb the family, the initial PHA does not have any grounds to deny the portability move.³¹

In 2006, however, even as it renewed the 2005 notice, HUD clarified that in order to adequately demonstrate a lack of “sufficient funding” to pay for a requested portability move, a PHA must show that the move would deprive it of funding to serve other currently assisted families.³² The 2006 renewal notice stated,

Only if the PHA would be unable to avoid terminations of HCV assistance to remain within its budgetary allocation for housing assistance payments (HAP) would a PHA be justified in denying portability to a higher cost area where the receiving PHA will not absorb the family.³³

HUD renewed both the 2005 and 2006 notices in August 2007.³⁴ Under the terms of these notices, a PHA does not need to obtain a regulatory waiver from HUD in order to make a determination that a requested portability move is cost-prohibited.³⁵

Additionally, in recent years, Congress has acted to ease the financial strain experienced by PHAs due to the portability moves of their voucher participants: the appropriations bills for both 2007 and 2008 contained special earmarks to adjust the funding baselines for PHAs that have experienced significant increases, as determined by HUD, in renewal costs for portability. The Consolidated Appropriations Act of 2007³⁶ earmarked \$100 million for this purpose; the appropriations 2008 act³⁷ contained a parallel \$50 million set-aside. In response to the 2008 act, HUD issued a notice in March 2008³⁸ stating that it would accept applications for distributions of this funding until April 11, 2008. The notice stated that, when considering PHA eligibility for these funds, HUD would base renewal costs for portability according to a stated formula.³⁹

PHA Accountability

HUD evaluates PHAs on a variety of factors, including how they implement portability. The Section 8 Management Assessment Program (SEMAP) includes indicator (g), expanding housing opportunities, which is applicable to PHAs with jurisdiction in metropolitan Fair Market Rent areas.⁴⁰ Under this indicator, a PHA is ranked depending on whether the tenant’s information packet contains information on the portability feature of the program and contact information for neighboring PHAs. To the extent that there are problems with the PHA’s portability feature, this SEMAP provision may provide a pressure point for seeking improvements.

Who Uses the Portability Feature?

A recent study by HUD’s Office of Policy Development and Research examined the demographic patterns, from 1998 to 2005, among voucher holders who took advantage of the portability feature.⁴¹ The researchers found that of the 3.4 million households utilizing vouchers during the study’s seven-year window, 8.9% made a portability move.⁴² A high majority (88.8%) of the households using the portability feature were very low-income households,

²⁸24 C.F.R. § 982.314(e)(1) (2007).

²⁹Public Housing Agency (PHA) Flexibility to Manage the Housing Choice Voucher Program in 2005, HUD, PIH Notice 2005-9, Section 3.c (Feb. 25, 2005), available at <http://www.hud.gov/offices/pih/publications/notices/05/pih2005-9.pdf>.

³⁰*Id.*

³¹*Id.*

³²Public Housing Agency (PHA) Cost-Savings Initiatives in the Housing Choice Voucher Program, HUD, PIH Notice 2006-32, Section 2 (Aug. 21, 2006), available at <http://www.hud.gov/offices/pih/publications/notices/06/pih2006-32.pdf>.

³³*Id.*

³⁴Public Housing Agency (PHA) Cost-Savings Initiatives in the Housing Choice Voucher Program, HUD, PIH Notice 2007-25 (Aug. 14, 2007), available at <http://www.hud.gov/offices/pih/publications/notices/07/pih2007-25.pdf>.

³⁵HUD, PIH Notice 2005-9, *supra* note 29; HUD, PIH Notice 2006-32, *supra* note 32, HUD, PIH Notice 2007-25, *supra* note 34.

³⁶Revised Continuing Appropriations Resolution 2007, Pub. L. No. 110-5, § 21033, 121 Stat. 8, 51-52 (Feb. 15, 2007).

³⁷Consolidated Appropriations Act 2008, Pub. L. No. 110-161, 121 Stat. 1844, 2412-14 (Dec. 26, 2007).

³⁸Implementation of Federal Fiscal Year 2008 Funding Provisions for the Housing Choice Voucher Program, HUD, PIH 2008-15 (Mar. 20, 2008), available at <http://www.hud.gov/offices/pih/publications/notices/08/pih2008-15.pdf>.

³⁹The notice states, “Renewal costs for portability will be based upon PIC reporting of portable vouchers being billed to each PHA and the average cost of those vouchers as compared to the PHA’s CY 2008 funded rate, which is the FFY 2007 average HAP costs adjusted via the 2008 AAF.” *Id.*, Section 12.

⁴⁰24 C.F.R. § 985.3(g) (2007).

⁴¹Climaco, Rodger, Feins & Lam, *Portability Moves in the Housing Choice Voucher Program (HCV) 1998-2005*, 10 CITYSCAPE 1, 5 (2008), available at <http://www.huduser.org/periodicals/cityscape/vol10num1/ch1.pdf>.

⁴²*Id.* at 5.

with adjusted annual incomes of less than 30% of area median income. As a result of portability moves, the average poverty rate of the voucher holder's neighborhood decreased slightly, from 18.5% in the pre-portability location to 16.3% in the new location.⁴³ Although the rates varied from year to year, ranging from 4.9% to 12.5% with no apparent pattern, a relatively small portion of portability users were new to the voucher program.⁴⁴

A total of 16.6% of participants who ported to another jurisdiction moved to a more segregated metropolitan area, while 21.8% moved to a less segregated area.

The study disclosed that there was a correlation between length of stay in the voucher program and portability moves, with moves most likely to occur between the fourth and fifth year of program participation. Additionally, households that entered the voucher program more recently have been less likely to use the portability option than older cohorts.⁴⁵

Most households taking advantage of the portability feature (58.7%) had children but were not an elderly family or a family with disabled members, compared with 51% of similar households in the program overall.⁴⁶ Households with preschool-age children were more likely, by a factor of 1.4 times, to use the portability option; the presence of children in older age groups did not have any effect on the use of the portability option.⁴⁷ On average, the head of household among portability users was slightly younger (39.5 years) than program participants in general (43 years).⁴⁸ Portability participants were also less likely to have wage income (33.3%, compared to 40.5% in the program overall), and slightly more likely to have welfare income (25.8%, compared to 24.2% in the program overall).⁴⁹ Households headed by non-Hispanic African Americans were the most likely, by a factor of 1.3, to use the portability feature.⁵⁰

The study also addressed the comparative demographics of the portability users' old and new neighborhoods, examining changes in the levels of both racial and income segregation. The study was indexed to quantify both types of segregation measured on a metropolitan area-wide basis. A slight majority, 52.2%, of porting

households from large metropolitan areas stayed within the same area, and thus did not experience a change in the level of segregation.⁵¹ With respect to racial segregation, 16.6% of participants who ported to another jurisdiction moved to a more segregated metropolitan area, while 21.8% moved to a less segregated area.⁵² The rates were similar with respect to measures of segregation by income: 17.9% of porting households moved to a more income-segregated metropolitan area, and 20.6% moved to a less segregated area.⁵³

Conclusion

A significant number of families use the portability feature of the voucher program. Therefore, it is important for advocates to understand how the program works. The process is administratively complicated, but HUD has tried to address many of the most troublesome issues that have arisen regarding billing between PHAs. Congress has also stepped in to make funds available to PHAs so that they do not deny portability to avoid increased costs if a family is seeking to move to a higher-cost area. Ideally, Congress will continue to facilitate portability by providing funding for those PHAs that need it. ■

⁴³*Id.* at 15-16.

⁴⁴*Id.* at 12.

⁴⁵*Id.* at 36.

⁴⁶*Id.* at 16.

⁴⁷*Id.* at 33.

⁴⁸*Id.* at 16.

⁴⁹*Id.*

⁵⁰*Id.* at 33.

⁵¹*Id.*

⁵²*Id.* at 30.

⁵³*Id.*