

**Housing Choice Partners** and the **Chicago Housing Authority** are working together to provide families with rental vouchers the ability to make an informed choice of where to raise their family through the **Mobility Counseling Program**.



## Meet Your Ideal Tenants

- Most Mobility Program participants are families who simply want a safer neighborhood with better schools where their children can thrive.
- Participants are afforded education, counseling, and support so they are prepared to be responsible, reliable tenants.
- HCP staff are available for renters and landlords to help navigate the leasing up process and help alleviate potential concerns.
- Support doesn't end with a lease. HCP is able to assist post-move to ensure a successful landlord/tenant match.

## LANDLORD BENEFITS & INCENTIVES

By leasing your unit to a voucher holder in Mobility Areas, there are many incentives offered by CHA and the state.

- Timely rent payments
- Lower turnover rates - an **85% resident retention rate** in Mobility Areas
- Free marketing of your units
- Free inspections
- An **additional one month's approved rent** for each new lease with a voucher holder
- **The Housing Choice Voucher Tax Savings Program:** An Illinois property tax savings program for housing providers who rent to Housing Choice Voucher tenants in census tracts with a poverty rate below 12% designed to reduce property taxes on qualified units, up to 19%. Up to 20% of the units in the building may qualify.

**CHA Mobility Renters:  
Focused on success**

# RENTING WITH THE MOBILITY PROGRAM: A STEP-BY-STEP GUIDE

1. Is your property in an Mobility Area? Find out at [www.thecha.org/mobility](http://www.thecha.org/mobility)
2. Call Housing Choice Partners to get the unit listed for free. HCP has participants prepared and motivated to rent in Mobility Areas.
3. Participants will call you directly or counselors are available to assist. If your unit is chosen, HCP will guide you and the tenant through the leasing up process.
4. An inspection of the unit to check for basic quality standards will take place. Once the unit passes inspection, a rent offer is provided by CHA.
5. Complete the lease with the renter and a Housing Assistance Payment contract with CHA, ensuring you will receive on-time rent payments each month.
6. When the HAP contract is signed, CHA will automatically pay you an extra one month's rent for your time and effort in renting to a family in a great neighborhood.

Housing Choice Partners is here to work with you every step of the way, from referring tenants to answering questions about the leasing process and the incentive programs.

We are available to you throughout the rental process, but we are also available for the long-term. We do at least three check-ins with each client after their move and are always available to the housing providers we work with should any concerns arise.

Call us at 312-386-1009 to learn more.

## HOUSING CHOICE & THE LAW:

In Chicago and Cook County it is illegal to discriminate against a renter because they use a voucher to pay a portion of their rent. This is called “source of income discrimination” and violations may result in fines. Because a voucher assures that a participant does not pay more than 30% of their income in rent, benchmarks such as minimum income requirements are not applicable and may constitute a violation of source of income protections.