OHIO 811
PROJECT RENTAL ASSISTANCE

Transfer and Relocation Policy

About the Ohio 811 Program

The Ohio 811 Project Rental Assistance (PRA) Program (hereinafter Ohio 811 Program) is a project-based rental subsidy demonstration designed to expand the supply of housing for extremely low-income, non-elderly individuals with disabilities. This program is administered by the Ohio Housing Finance Agency (OHFA) in coordination with the Ohio Department of Medicaid (ODM), the Ohio Department of Developmental Disabilities (DODD), and the Ohio Department of Mental Health and Addiction Services (OhioMHAS). OHFA secures program units through new and existing multifamily housing properties that receive any form of OHFA funding, while ODM, DODD and OhioMHAS work to ensure a healthy pipeline of eligible tenants.

Purpose of this Policy

The purpose of this policy is to accommodate residents who receive rental subsidy from the Ohio 811 Program ("811") and can no longer live in their current apartment for reasons directly related to a disability, or due to domestic violence or related crimes.

Transfer to another unit at a property

Residents may request to transfer to an available unit that is eligible for 811 rental subsidy at the property where they reside in accordance with the occupancy policies at that property. The resident must submit such a request to the property manager. The owner or property manager must submit written notification to the Ohio 811 Program Coordinator about the transfer before it takes place.

Relocation to another property

Residents who wish to relocate to another Ohio 811 Program property must submit a written request to the Ohio 811 Program Coordinator using the Relocation Request Form, with a copy to the property manager. The submission must clearly indicate the reason(s) for the request and how their current apartment is not fully serving their needs. The 811 partner agencies will consider such a request for reasons directly related to the resident's disability, or other circumstances at their discretion, such as the need for an emergency transfer. Relocation is considered the last option after all other possible solutions are explored.

The following items are examples of steps the resident and their referral agent may explore to mitigate any issues before requesting relocation to another property:

- A reasonable accommodation request to give the resident an equal opportunity to use and enjoy a dwelling.

- A reasonable modification request to afford the resident full enjoyment of the premises.

- Working with the property manager to resolve any issues.

- Explore supports and services that will enable the resident to continue to live independently in their current apartment. Note that services and supports are not mandated to participate in the program.

A resident approved for relocation must meet all pre-screening criteria for the Ohio 811 Program to be referred to another property, including age and income requirements. The resident must also complete the initial one-year term of their lease agreement before they can be referred to another property, unless the current landlord agrees to terminate the lease agreement without penalty due to circumstances that could impact the health and safety of the resident.

After the above criteria have been met, the resident will be offered a referral to the next available unit at a property in one of the counties in which they are interested in being housed, and must meet the screening criteria for and be accepted to reside at that particular property. There is no guarantee that a resident of one property will be accepted to reside at another property participating in the Ohio 811 Program.

Transfers due to domestic abuse

Residents who are victims of domestic violence and other related crimes may qualify for a transfer under the Violence Against Women Act (VAWA), which includes forms and instructions specific to these circumstances. A resident should approach the owner or property manager for assistance in these situations.