The “Moving On” Initiative
Becoming a Participating Landlord

Kenner Housing Authority & UNITY of Greater New Orleans

Q: What is “Moving On” from Supportive Housing or Rapid Rehousing?

A: “Moving On” is a partnership between the Housing Choice Voucher (HCV) Program at the Kenner Housing Authority (KHA) and the New Orleans-Jefferson Parish-Kenner Homeless Continuum of Care (CoC).

It is designed for people who are enrolled in Permanent Supportive Housing (PSH) programs, as well as Rapid Rehousing (RRH) programs, who demonstrate housing stability in their housing unit, are no longer in need of intensive services, and are ready and able to move on to a Section 8 Housing Choice Voucher rental subsidy with KHA. It is a way for people who no longer need case management services, and who are able to maintain housing on their own, to transition to rental assistance from KHA while remaining in their housing unit. Applicants who are enrolled in a PSH program and who are ready to “move on” based upon assessment will hold first priority for referral; UNITY of Greater New Orleans will notify CoC programs when RRH referrals are being accepted.

Q: If my tenant wishes to participate in the “Moving On” initiative, what will change for me?

A: If your tenant is approved for “Moving On” and your housing unit meets KHA requirements, your tenant will pay their portion of the rent and you will receive the remainder through a subsidy payment from KHA rather than the Continuum of Care.

Q: Does my rental property need to be located in the City of Kenner?

A: To receive a rental subsidy from KHA, your rental unit must be located in the City of Kenner and pass review by KHA.

Q: How much rent will my tenant pay?

A: Your tenant’s portion of the rent will be approximately 30% of their income as calculated by KHA.
Q: Will the tenant still receive case management services?

A: If your tenant chooses to move on to a Section 8 Housing Choice Voucher from KHA, the tenant’s current PSH or RRH program will provide them with follow-up services to help support the tenant as needed for six months; tenants must agree to tell their case manager if anything affecting their housing comes up during those six months so that they can assist.

Q: What is the process?

A: If your tenant is approved for “Moving On” and you agree to participate in the program, an affordability review is done by KHA and a Request for Tenancy Approval (RTA) packet is completed by you for the rental unit. If the affordability review for rent reasonableness and the RTA are approved by KHA, staff will then schedule with you to complete an inspection on the rental unit.

If your rental unit passes basic inspection requirements, you will sign a Housing Assistance Payment (HAP) contract with KHA. Once the HAP is in effect, the Housing Authority’s portion of the rental payment will start the 1st day of the month following signing of the HAP. You may need to make sure that the tenant’s lease or rental agreement reflects the new rental subsidy arrangement.

Your tenant’s enrollment in the CoC program will end once the HAP takes effect. As a landlord, you may not accept payment from both the CoC program and from KHA for the same period of time.

Q: How long will my tenant be able to keep their Section 8 Housing Choice Voucher?

A: Your tenant is able to keep their Section 8 rental assistance for as long as they continue to meet KHA requirements, income limits, and rules. Tenants must respond to KHA requests for documentation in order to re-certify that they qualify each year.
Steps in the Process:

1. Your Tenant or a Prospective New Tenant are approved for a "Moving On" Housing Choice Voucher (HCV) from the Kenner Housing Authority (KHA) and they request to use the HCV at your rental property.

2. If you agree, KHA does an affordability review on the rental unit to ensure it meets rent reasonableness standards.
   - You then complete a Request for Tenancy Approval (RTA) packet with KHA staff.

3. If the RTA is approved, KHA staff will schedule with you to complete a brief Housing Quality Standards (HQS) inspection of the rental unit.

4. If the rental unit passes HQS inspection, you will then sign a Housing Assistance Payment (HAP) contract.

5. Once the HAP is in effect, KHA’s portion of the rental payment will start the 1st day of the month following the signing of the HAP.

6. Your tenant’s enrollment in the CoC program will end once the HAP takes effect. As a landlord, you may not accept payment from both the CoC program and from KHA for the same period of time.