

# RESOLUTION 19-13

## To Adopt Final Regulations to Amend the HCVP Limited Local Preferences to Provide Project-Based Units as a Housing Option

### **Summary**

The District of Columbia Housing Authority (DCHA) desires to respond to the urgent need to provide housing options for public housing families who need to be transferred in accordance with the DCHA mandatory transfer provisions, including those related to redevelopment or comprehensive modernization of a public housing site, and those related to transfers necessary due to conditions which would threaten the health, safety and welfare of the resident.

This resolution authorizes the adoption of final regulations to create a new Housing Choice Voucher Program (HCVP) limited local preference to authorize DCHA to offer a project-based unit to a public housing resident whose unit qualifies for a mandatory transfer based on the condition of the unit, a public safety issue, or based on relocation for comprehensive modernization or redevelopment. Such preference would apply when DCHA determines there are no other appropriate public housing units, or DCHA-controlled Rental Assistance Demonstration (RAD) units.

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### **To Adopt Final Regulations to Amend the HCVP Limited Local Preferences to Provide Project-Based Units as a Housing Option**

WHEREAS, the District of Columbia Housing Authority (DCHA) administers the Housing Choice Voucher Program (HCVP) in the District of Columbia; and

WHEREAS, DCHA has adopted certain limited local preferences under the HCVP; and

WHEREAS, DCHA understands and acknowledges the critical need to provide decent, safe and sanitary housing for its residents. DCHA seeks an additional housing resource in order to offer units to public housing residents subject to mandatory transfer, including transfers required based on environmental conditions which threaten the health, safety and welfare of the resident, and to provide DCHA with additional relocation options; and

WHEREAS, DCHA recognizes the urgent and critical need to provide housing assistance to residents of public housing where DCHA has determined the following: 1) the resident must be transferred based on emergency conditions in the current unit, or other threat to life, health or safety in the current unit, public safety concern, or in connection with a substantial rehabilitation or redevelopment of a property, and 2) there is no other suitable unit available in DCHA's public housing or DCHA controlled Rental Assistance Demonstration (RAD) portfolio for purposes of transferring the resident; and

WHEREAS, DCHA seeks to amend the regulations set forth in Section 6125 of Title 14 of the District of Columbia Municipal Regulations in order to establish a limited local preference to authorize DCHA to offer a project-based unit to the head of household of such family in order to provide a suitable housing option to be offered by DCHA;

WHEREAS, the regulations were adopted as emergency regulations and also published as proposed regulations; no comments were received during the comment period;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby approves the adoption of final regulations to establish a limited local preference under the Housing Choice Voucher Program in order to authorize DCHA to offer a project-based unit to a current public housing resident in need of a mandatory transfer based on the condition of the unit in accordance with 14

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Based Vouchers as a Housing Option**

DCMR Section 6401.1(a), a public safety concern under 14 DCMR 6401.1(c), relocation required under 14 DCMR Section 6401.1 (d) or (e) based on a substantial rehabilitation or modernization of a public housing unit or redevelopment of a public housing site. Such limited local preference would apply in the event there are no other appropriate public housing units, or DCHA-controlled RAD units. Such limited local preference will prioritize these offers of units after transfers among project-based units, but prior to new applicants pulled from the Housing Choice Voucher waiting list. The residents must otherwise meet the income requirements and eligibility requirements of the Housing Choice Voucher Program and the tenant selection plan.

ADOPTED, by the Board of Commissioners of the District of Columbia Housing Authority and signed in authentication of its passage the 8<sup>th</sup> day of May, 2019.

ATTEST:

APPROVAL:

\_\_\_\_\_  
Tyrone Garrett  
Executive Director

\_\_\_\_\_  
Neil Albert  
Chairman

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Kenneth S. Slaughter  
General Counsel

## **ATTACHMENT TO RESOLUTION 19-13**

14 DCMR Section 6125 is hereby amended to add a new subsection 6125.16 as follows:

### **6125.16 Limited Local Preference Regarding Project-Based Units.**

- (a) 6125 of Title 14 of the District of Columbia Municipal Regulations in order to establish a limited local preference to authorize DCHA to offer a project-based unit to a current public housing resident in need of a mandatory transfer based on the condition of the unit in accordance with 14 DCMR Section 6401.1(a), a public safety concern under 14 DCMR 6401.1(c), or relocation required under 14 DCMR Section 6401.1 (d) or (e) based on a substantial rehabilitation or modernization of a public housing unit or redevelopment of a public housing site. Such limited local preference is applicable in the event there are no other appropriate public housing units, or DCHA-controlled Rental Assistance Demonstration (RAD) units.
- (b) This limited local preference will prioritize these offers of project-based units after transfers among project-based units, but prior to applicants pulled from the Housing Choice Voucher waiting list. The residents must otherwise meet the income requirements and eligibility requirements of the Housing Choice Voucher Program and the tenant selection plan.