

RESOLUTION 18-36

To Adopt the Fiscal Year 2019 Payment Schedule for All Programs funded by the Housing Choice Voucher Program (HCVP)

Summary

The purpose of this Resolution is to approve the Housing Choice Voucher Program Payment Standard Schedule for Fiscal Year 2019.

The U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to adopt a payment standard schedule amount for each Fair Market Rent (FMR) set by HUD for the Housing Authority's jurisdiction. As such, the District of Columbia Housing Authority (DCHA) must establish payment standard amounts for each bedroom size for each FMR. The payment standard amounts on DCHA's schedule are used to calculate the monthly housing assistance payment for families participating in the programs administered by the Housing Choice Voucher Program for certifications and recertifications processed on or after January 14, 2019.

RESOLUTION 18-36

TO ADOPT THE FISCAL YEAR 2019 PAYMENT STANDARD FOR ALL PROGRAMS FUNDED BY THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the District of Columbia Housing Authority (DCHA) currently administers the Housing Choice Voucher Program and other programs which provide rental assistance to eligible low to extremely low income families; and

WHEREAS, in accordance with HUD regulations found at 24 C.F.R. § 982.503 and 14 DCMR § 8300, DCHA is required to adopt a payment standard schedule for administering the Housing Choice Voucher Program; and

WHEREAS, DCHA must establish the Housing Choice Voucher Programs Payment Standard amounts for each unit size pursuant to Fair Market Rents (FMR) set by the U.S. Department Housing and Urban Development (HUD); and

WHEREAS, In 2017, DCHA adopted regulations at 14 DCMR §8300.2 (e) establishing the payment standards at 175% FMR for families participating in the Housing Choice Voucher Program so families could have access to more of the rental housing stock in the District of Columbia; and

WHEREAS, DCHA recognizes at 175% of FMR does not reach a number of neighborhoods for Housing Choice Voucher Program participants to rent; and

WHEREAS, in October, 2018, HUD published FMRs at the 40th percentile for the DCHA Housing Choice Voucher Program for FY2019; and

WHEREAS, in order to maximize housing assistance payments and increase affordable housing in low poverty and minority concentration areas, DCHA seeks to establish FY 2019 Payment Standards at 187% of the FMR for each unit size; and

WHEREAS, the amounts on DCHA's Payment Standard Schedule are used to calculate the monthly housing assistance payment for families participating in the Housing Choice Voucher Program for certifications and recertifications beginning January 14, 2019;

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TO ADOPT THE FISCAL YEAR 2019
PAYMENT STANDARD FOR ALL
PROGRAMS FUNDED BY THE HOUSING
CHOICE VOUCHER PROGRAM

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts the Fiscal Year 2019 Payment Standard Schedule for each bedroom size as follows:

0 Bedroom	\$2,646
1 Bedroom	\$2,719
2 Bedroom	\$3,113
3 Bedroom	\$4,069
4 Bedroom	\$5,008
5 Bedroom	\$5,757
6 Bedroom	\$6,619

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Board of Commissioners hereby adopts the following proposed amendments to DCMR Chapter 83, Title 14:

Section 8300.2(e) is amended to read as follows:

(e) The Payment Standard is up to 187% of the Fair Market Rents for all size units in all areas of the District of Columbia. Any change to the Payment Standard shall be implemented by regulatory action of the Commission and shall apply to all vouchers issued after the date of the adoption of any regulation modifying the Payment Standard.

ADOPTED, by the Board of Commissioners of the District of Columbia Housing Authority and signed in authentication of its passage, the 12th day of December, 2018.

ATTEST:

APPROVAL:

Tyrone Garrett
Executive Director

Neil Albert
Chairman

APPROVED FOR FORM AND LEGAL SUFFICIENCY:

Kenneth Slaughter
General Counsel

Attachment to Resolution 18-36

Chapter 83, RENT AND HOUSING ASSISTANCE PAYMENTS, of Title 14 DCMR, HOUSING, is amended as follows:

Section 8300, PAYMENT STANDARD AMOUNT, Subsection 8300.2(e), is amended to read as follows:

- (e) The Payment Standard is up to one hundred eight-seven percent (187%) of the Fair Market Rents for all size units in all areas of the District of Columbia. Any change to the Payment Standard shall be implemented by regulatory action of the Commission and shall apply to all vouchers issued after the date of the adoption of any regulation modifying the Payment Standard.