Comparison Chart of Proposed Changes to DCHA's Administrative Plan ("Admin Plan")

November 2026

The below chart presents a side-by-side comparison of each proposed change to DCHA's Admin Plan. Included is the revised policy language, the current policy language, a summary of the change, and the reason for the change. Minor text edits, corrections, and prior non-substantive changes are not included.

The proposed changes to the Admin Plan reflect:

- HUD required cost-savings measures due to DCHA's funding shortfall
- Compliance with federal requirements under the Housing Opportunity Through Modernization Act (HOTMA)
- Alignment with DCHA's Moving to Work (MTW) policies
- Additional administrative and operational updates

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
CHAPTER 50: FAIR HOUSING AND EQUAL OPPORTUNITY NON-DISCRIMINATION					
1.	5003.15(a)	A family may document an incident or incidents of domestic violence, dating violence, sexual assault, or stalking as follows: (a) The HUD-approved certification form; Form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking, and Alternate Documentation or comparable form/document providing the required information.	A family may document an incident or incidents of domestic violence, dating violence, sexual assault, or stalking as follows: (a) The HUD-approved certification form; Form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking, and Alternate Documentation	• Allows a family to report a VAWA-covered incident by providing the information required by the HUD form, but without requiring use of the HUD form.	• Administrative / Operational
2.	5003.24(a)(1)	Prior to making any recommendation on who retains assistance, the conflicting allegations panel shall attempt to notify both adult family members involved in the alleged incident by first-class mail to the address of record or an alternative address or email address, if one is provided, by	Prior to making any recommendation on who retains assistance, the conflicting allegations panel shall attempt to notify both adult family members involved in the alleged incident by first-class mail to the address of record or an alternative address or email address, if one	• Removes "and" after "by phone".	• Administrative / Operational

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		phone, if a phone number is provided, that only one (1) part of the family shall continue to receive assistance;	is provided, and by phone, if a phone number is provided, that only one (1) part of the family shall continue to receive assistance;		
CHAPTER 51: ELIGIBILITY CONSIDERATIONS AND INITIAL FAMILY COMPOSITION					
3.	5100.5	The following definitions shall apply under this §5100:… Elderly person under DCHA's MTW authority, means a person who is at least fifty-five (55) years of age… Near elderly person under DCHA's MTW authority, means a person who is at least 50, but less than 55 years of age.	The following definitions shall apply under this §5100:… Elderly person means a person who is at least sixty-two (62) years of age. Near elderly person under DCHA's MTW authority, means a person who is fifty to sixty-one (50-61) years of age.	• Updated definition for consistency with MTW Plan.	• MTW
4.	5109.6	Upon the effective date determined by HUD for MTW agencies, families must meet asset and real property ownership restriction requirements at the time of admission. Families will be ineligible to receive assistance if: (a) The family's net assets exceed the HUD-published asset limitation amount (adjusted annually by HUD); and/or (b) The family has real property that is suitable for occupancy by the family as a residence and the family has: i. A present ownership interest in the real property; ii. A legal right to reside in the real property; and iii. The effective legal authority to sell (based on state, District, or local laws of the jurisdiction where the property is located) the real property.	• Not in current Admin Plan	• Adds HUD-required restrictions on assets at admission.	• HOTMA
5.	5109.7	The "real property" restriction does not apply to: (a) Any property for which the family is receiving assistance for a manufactured home under 24 CFR	• Not in current Admin Plan	• Defines *real property,* per HUD requirements.	• HOTMA

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		982.620 or under the HCV Homeownership program; (b) Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property; (c) Any family that is offering the property for sale; or (d) Any person who is a victim of domestic violence, dating violence, sexual assault, and/or stalking. i. When a family asks for an exception because a family member is a victim of domestic violence, dating violence, sexual assault, or stalking, DCHA will comply with all the confidentiality requirements under VAWA. DCHA will accept a self-certification from the family member, and the restrictions on requesting documentation under VAWA apply.			
6.	5109.8	A property is considered "suitable for occupancy" unless the family demonstrates that it: (a) Does not meet the disability-related needs for all family members; (b) Is not sufficient for the size of the family based on the subsidy standards noted in §5301; (c) Is geographically located so as to be a hardship for the family (e.g., there is in DCHA's sole determination an unreasonable distance between the real property and a family member's work, school, health care provider, or other necessary service) (d) Is not safe to reside in because of the physical condition of the property; and/or (e) Is not a property that a family may reside in under the state, District, or local laws of the jurisdiction	• Not in current Admin Plan	• Defines *suitable for occupancy,* per HUD requirements.	• HOTMA

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		where the property is located.			
7.	5109.9	The value of any real property that meets at least one exception under §5109.8 will be included in the family's assets unless it is specifically excluded by HUD.	• Not in current Admin Plan	• Specifies that real property meeting an exception listed in §5109.8 will be included as an asset unless specifically excluded by HUD, per HUD requirements.	• HOTMA
8.	5112.1	HUD requires each adult family member, and the head of household, spouse, or co-head, regardless of age, to sign form HUD-9886-A, Authorization for the Release of Information/Privacy Act Notice, the form HUD-52675 Debts Owed to Public Housing Agencies and Terminations, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.	HUD requires each adult family member, and the head of household, spouse, or co- head, regardless of age, to sign form HUD-9886, Authorization for the Release of Information/Privacy Act Notice, the form HUD-52675 Debts Owed to Public Housing Agencies and Terminations, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.	• Updates the applicable HUD form.	• Administrative / Operational
9.	5112.2	DCHA must deny admission to the program if any member of the applicant family fails to sign and submit the consent forms or provides DCHA with written notice to revoke consent for obtaining information in accordance with 24 CFR §5, Subparts B and F.	DCHA must deny admission to the program if any member of the applicant family fails to sign and submit the consent forms for obtaining information in accordance with 24 CFR §5, Subparts B and F.	• Revises to allow written notice to revoke consent.	• Administrative / Operational
10.	5115.8(i)	DCHA shall deny assistance to an applicant family if:... (i) The family does not meet the asset restriction requirements noted under §5109.6	• Not in current Admin Plan	• Adds HUD-required restrictions on assets at admission	• HOTMA
CHAPTER 52: APPLICATIONS, WAITING LIST, AND TENANT SELECTION					
11.	5202.7	DCHA will establish a limited local preference on the HCV waiting list for families who are presently receiving housing or related services through the District of Columbia Continuum of Care (COC), as verified in the District of Columbia's Homeless Management Information System (HMIS). Up to twenty-five percent (25%) of applicants drawn each year will be applicants who are referred directly to DCHA from the District of Columbia's Coordinated Assessment and Housing Placement (CAHP) and the referrals are receiving housing or related services through the COC. Applicants	DCHA will establish a limited local preference on the HCV waiting list for families who are presently receiving housing or related services through the District of Columbia Continuum of Care (COC), as verified in the District of Columbia's Homeless Management Information System (HMIS). (a) The preference will only apply to current applicants on the existing HCV waiting list; the preference will not apply once the current HCV waiting list has been exhausted.	• Removed the provision under (a) that the preference would only apply to current applicants on the existing HCV waiting list.	• Administrative / Operational

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		cannot self-certify or otherwise verify their qualification for this preference; DCHA will only verify that an HCV applicant qualifies for this preference through DC's HMIS system.	(b) Up to 25% of applicants drawn each year from the existing HCV waiting list will be applicants who are receiving housing or related services through the COC. Applicants cannot self-certify or otherwise verify their qualification for this preference; DCHA will only verify that an HCV applicant qualifies for this preference through DC's HMIS system.		
12.	5202.9	Unless there is an express waiting list preference set forth in this Administrative Plan, DCHA will select families from the waiting list based on the method described in §5202.14.	Unless there is an express waiting list preference set forth in this Administrative Plan, DCHA will select families from the waiting list based on a random selection method.	• Updates language on waiting list preference selection method.	• Administrative / Operational
13.	5202.14	Families will be selected from the waiting list based on their waiting list position. Upon reopening the waiting list, DCHA will assign an applicant's waiting list position using a random selection process or other process announced at the time of reopening. However, any families already on the waiting list at the time of reopening will be selected for eligibility determination based on their time and date of application, allowing for any preferences, and prior to those added at the time of reopening.	Families will be selected from the waiting list based on their waiting list position. DCHA will assign an applicant's waiting list position using a random selection process.	• Revises description of waiting list order to allow for options when the waiting list is re-opened and to provide preference for those on the current waiting list.	• Administrative / Operational
14.	5202.17	If a notification letter is returned to DCHA with no forwarding address and the email rejects as an invalid address, the family will be removed from the waiting list. A notice of withdrawal will be sent to the family's address of record.	If a notification letter is returned to DCHA with no forwarding address and the email rejects as an invalid address, the family will be removed from the waiting list. A notice of denial will be sent to the family's address of record.	• Revises language to state that a notice of withdrawal will be sent.	• Administrative / Operational
CHAPTER 53: VOUCHER BRIEFINGS AND VOUCHER ISSUANCE					
15.	5300.48	If DCHA has given approval, a foster child or a live-in aide may reside in the unit. DCHA has the discretion to adopt reasonable policies concerning residency by a foster child or a live-in aide, and to define when DCHA consent may be given or denied.	If DCHA has given approval, a foster child or a live-in aide may reside in the unit. DCHA has the discretion to adopt reasonable policies concerning residency by a foster child or a live-in aide, and to define when DCHA consent may be given or denied. For policies related to the request and approval of foster children, foster adults, and live-in aides.	• Removes sentence beginning with "For policies…" for clarity.	• Administrative / Operational

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16.	5301.3(d) and, 5301.3(g)	The following requirements apply when DCHA determines family unit size:... (d) A child who is temporarily away from the home because of placement in foster care or who is away at school is considered a member of the family in determining the family unit size;... (g) Unless a live-in-aide resides with a family, the family unit size for any family consisting of a single person must be a one-bedroom unit.	The following requirements apply when DCHA determines family unit size:... (d) A child who is temporarily away from the home because of placement in foster care is considered a member of the family in determining the family unit size;... (g) Unless a live-in-aide resides with a family, the family unit size for any family consisting of a single person must be either a zero or a one-bedroom unit, as determined under DCHA subsidy standards.	• Allows for DCHA to include in the unit size determination any children that are away at school • Clarifies that sole-member households must have a one-bedroom voucher.	• Administrative / Operational
17.	5301.4	DCHA will generally assign one bedroom for each two persons within the household, regardless of age, sex, relationship, or marital status, except in the following circumstances: (a) Single person families will be allocated one bedroom; (b) Live-in aides will be allocated a separate bedroom. No additional bedrooms will be allocated for family members of a live-in aide.	DCHA will assign one bedroom for each two persons within the household, except in the following circumstances: (a) Single person families will be allocated one bedroom; (b) A single head of household will receive their own bedroom; (c) Other adult family members shall not be allocated a bedroom with a minor other than a single parent and their child under age five (5); (d) Persons of opposite gender (other than spouses, and children under age five (5) will be allocated separate bedrooms; (e) Two minors of the same gender shall be allocated one bedroom. However, no individual thirteen (13) or older will share a bedroom with a member with a five (5) year or more age difference, other than a single parent (who is not the head of household) and their child under age five (5); and (f) Live-in aides will be allocated a separate bedroom. No additional bedrooms will be allocated for family members of a live-in aide.	• Revises subsidy standards to two persons per bedroom.	• Cost savings measures
18.	5301.6	In determining family unit size for a particular family, DCHA may grant an exception to its established subsidy standards if DCHA approves it as a reasonable accommodation for a	In determining family unit size for a particular family, DCHA may grant an exception to its established subsidy standards if DCHA determines that the exception is justified by the age, sex, health, handicap, or relationship	• Narrows exceptions to DHCA's subsidy standards	• Cost savings measures

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		person with a disability. Reasons may include, but are not limited to: (a) A need for an additional bedroom for medical equipment; or (b) A need for a separate bedroom for reasons related to a family member's disability, medical or health condition.	of family members or other personal circumstances. Reasons may include, but are not limited to: (a) A need for an additional bedroom for medical equipment; or (b) A need for a separate bedroom for reasons related to a family member's disability, medical or health condition.		
19.	5301.7	A single person who is not elderly, disabled or a remaining family member will be assigned a one-bedroom voucher.	A single person who is not elderly, disabled or a remaining family member will be assigned a zero or one-bedroom voucher.	• Revises to ensure that sole-member households have a one-bedroom voucher.	• Administrative / Operational
CHAPTER 54: INCOME AND SUBSIDY DETERMINATIONS					
20.	5400.1(c)	For MTW families, the imputed returns on family assets when the market value of total family assets exceed fifty thousand dollars ($50,000); and for non-MTW families, all actual anticipated income from assets regardless of the total net family assets, and the imputed return on net family assets when the net family assets exceed the HUD-determined amount.	All actual anticipated income from assets and the imputed returns on net family assets when the net family assets exceed fifty thousand dollars ($50,000).	• Revised to differentiate between MTW families and non-MTW families concerning how assets are calculated. • Revised for consistency with application of DCHA's MTW plan.	• HOTMA / MTW
21.	5400.3	[For full-time students 18 years of age or older (not head, spouse, or co-head] Earned income is fully excluded. All other sources of income, except those specifically excluded by the regulations at 24 CFR § 5.609(b) or DCHA's approved MTW policy, are included. All applicable regulations apply to full-time students approved pursuant to § 5120.	[For full-time students 18 years of age or older (not head, spouse, or co-head] Upon HUD approval, earned income is fully excluded. All other sources of income, except those specifically excluded by the regulations at 24 CFR § 5.609(b) or DCHA's approved MTW policy, are included. All applicable regulations apply to full-time students approved pursuant to § 5120.	• Revised language to reflect HUD approval of MTW activity that excludes earned income for full-time students.	• HOTMA / MTW
22.	5400.27	DCHA will accept tenant-provided third-party documents in order to anticipate annual income if they are dated within one hundred twenty (120) days of the date received by DCHA or for fixed income sources, are dated within the appropriate benefit year.	DCHA will accept tenant-provided third-party documents in order to anticipate annual income if they are dated within one hundred twenty (120) days of the date received by DCHA.	• Revised verification requirements for fixed income sources per current HUD guidance.	• Administrative/ Operational
23.	5400.74	Upon approval, DCHA will implement an MTW policy where DCHA will exclude all income from assets when the market	Upon approval, DCHA will implement an MTW policy where DCHA will exclude all income from assets when the cash	• Revises "market value" from "cash value".	• HOTMA / MTW

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		value of the family's total assets is fifty thousand dollars ($50,000) or less. DCHA may determine the market value assets of a family based on a self-certification by the family that their total family assets do not exceed fifty thousand dollars ($50,000).	value of the family's total assets is fifty thousand dollars ($50,000) or less. DCHA may determine the cash value assets of a family based on a self-certification by the family that their total family assets do not exceed fifty thousand dollars ($50,000).		
24.	5400.75	When the market value of the family's total assets is greater than fifty thousand dollars ($50,000), DCHA will multiply the total market value of the family's assets by the HUD-established passbook savings rate to calculate and include imputed asset income. Any asset which is excluded will not be counted toward the total.	When the cash value of the family's total assets is greater than fifty thousand dollars ($50,000), DCHA will multiply the total cash value of the family's assets by the HUD-established passbook savings rate to calculate and include imputed asset income. Any asset which is excluded will not be counted toward the total cash value of the family's assets.	• Revises "market value" from "cash value".	• HOTMA / MTW
25.	5400.77	For non-MTW families, DCHA will include actual income from assets, or as described in 24 CFR 5.609(a)(2) when net family assets exceeds the HUD-determined amount.	• Not in current Admin Plan	• Added to specify how assets are handled for non-MTW families	• HOTMA / MTW
26.	5401.1	DCHA shall deduct from annual income any of the following mandatory deductions for which a family qualifies with the resulting amount is being the family's adjusted income: (a) The HUD-determined amount for each dependent; (b) The HUD-determined amount for any elderly family or disabled family; (c) The sum of the following, to the extent the sum exceeds 10 percent (10%) of annual income…	DCHA shall deduct from annual income any of the following mandatory deductions for which a family qualifies with the resulting amount is being the family's adjusted income: (a) Four hundred eighty dollars ($480) for each dependent; (b) Four hundred dollars ($400) for any elderly family or disabled family; (c) The sum of the following, to the extent the sum exceeds three percent (3%) of annual income…	• Updated to address that the dependent and elderly/disabled deductions may change each year. • Updated to address the change in percentage of income threshold for medical and/or disability assistance expenses.	• HOTMA
27.	5401.5	An "elderly family" under DCHA's MTW authority is a family whose head, spouse, co-head, or sole member is fifty-five (55) years of age or older, and a "disabled family" is a family whose head, spouse, co-head, or sole member is a person with disabilities.	An "elderly family" is a family whose head, spouse, co-head, or sole member is sixty-two (62) years of age or older, and a "disabled family" is a family whose head, spouse, co-head, or sole member is a person with disabilities.	• Revised to reflect 55+ definition of elderly family under DCHA's approved MTW policy.	• MTW
28.	5401.6	Unreimbursed health and medical expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed ten percent (10%) of annual income.	Unreimbursed health and medical expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed three percent (3%) of annual income.	• Revises percentage of income threshold for medical and/or disability assistance expenses, per HOTMA regulations.	• HOTMA

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29.	5401.7	The medical expense deduction under DCHA's MTW authority is permitted only for families in which the head, spouse, or co-head is at least fifty-five (55) or is a person with disabilities. If a family is eligible for a medical expense deduction, the medical expenses of all family members are counted.	The medical expense deduction is permitted only for families in which the head, spouse, or co-head is at least sixty-two (62) or is a person with disabilities. If a family is eligible for a medical expense deduction, the medical expenses of all family members are counted.	• Revises applicability of medical expense deduction to align with DCHA's approved MTW policy for the definition of elderly families.	• HOTMA / MTW
30.	5401.9	Upon implementation of the increase in the threshold for unreimbursed health and medical care expenses and/or disability assistance expenses, families will have phase-in relief if they qualify. (a) A family will be considered a "qualifying family" for phased-in relief if at their last reexamination prior to implementation of this provision: (i) The family received a deduction for unreimbursed health and medical care and/or reasonable attendant car or auxiliary apparatus expenses; and (ii) The family's expenses exceeded five (5) percent of the family's annual income. (b) For qualifying families: (i) At the family's first regular recertification on/after implementation, DCHA will deduct unreimbursed health and medical care expenses and/or disability assistance expenses that exceed five (5) percent of the family's annual income and switch the family to annual recertifications; (ii) Twelve (12) months after the family's first regular recertification on/after implementation, DCHA will deduct unreimbursed health and medical care expenses and/or disability assistance expenses that exceed 7.5 percent of the family's annual income;	• Not in current Admin Plan	• Revised to address hardship provisions concerning the change in percentage of income threshold for medical and/or disability assistance expenses.	• HOTMA

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		(iii) Twenty-four (24) months after the family's first regular recertification on/after implementation, DCHA will deduct unreimbursed health and medical care expenses and/or disability assistance expenses that exceed 10 percent of the family's annual income; (c) Upon implementation of the new ten (10) percent threshold families will not qualify for phased-in relief if: (i) They are new admissions to the HCV program; (ii) They are current participants whose unreimbursed health and medical care expenses and/or disability assistance expenses did not exceed five (5) percent of their annual income; or (iii) They are current participants who had no unreimbursed health and medical care expenses and/or disability assistance expenses at their last reexamination prior to implementation. (d) Upon implementation, any family may request an interim to account for any increase in unreimbursed health and medical care expenses and/or disability assistance expenses.			
31.	5401.11(c)	In combination with any medical expenses, exceed ten percent (10%) of annual income;	In combination with any medical expenses, exceed three percent (3%) of annual income; and;	• Updated to address the change in percentage of income threshold for medical expenses.	• HOTMA
32.	5401.13	The disability expense deduction is capped by the amount of "earned income received by family members who are eighteen (18) years of age or older and who are able to work" because of the expense. The earned income used for this purpose is the amount verified before any income	The disability expense deduction is capped by the amount of "earned income received by family members who are eighteen (18) years of age or older and who are able to work" because of the expense. The earned income used for	• Removes reference to EID, which was discontinued under HOTMA.	• HOTMA

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		exclusions are applied.	this purpose is the amount verified before any earned income disallowances or income exclusions are applied.		
33.	5401.25	This policy applies only to families under DCHA's MTW authority in which the head or spouse is fifty-five (55) or older or is a person with disabilities.	This policy applies only to families in which the head or spouse is sixty-two (62) or older or is a person with disabilities.	• Revised to reflect 55+ definition of elderly family under DCHA's approved MTW policy.	• MTW
34.	5401.35	The earned income used for this purpose is the amount of earned income verified after any income exclusions are applied.	The earned income used for this purpose is the amount of earned income verified after any earned income disallowances or income exclusions are applied.	• Removes reference to EID, which was discontinued under HOTMA.	• HOTMA
35.	5401.46	A family whose eligibility for the child care expense deduction is ending may receive a hardship exemption to continue receiving a child care expense deduction when the family no longer has a member that is working, looking for work, or seeking to further their education, and the deduction is necessary because the family is unable to pay their rent. (a) A family will be determined by DCHA to be "unable to pay their rent" in such circumstances when the family's total unreimbursed child care expenses are at least $2,000 per year and the family owes no balance to DCHA or the owner/landlord. (b) Relief for an approved hardship exemption includes a continuation of the child care exemption for a period of up to 90 days. DCHA, at its sole discretion, may extend the hardship exemption for one additional 90-day period based on family circumstances.	• Not in current Admin Plan	• Allows for hardship to retain child care deduction for up to 90 days when an adult is no longer working, furthering their education, or looking for work.	• HOTMA
36.	5402.1	Total tenant payment (TTP) is the highest of the following amounts, rounded to the nearest dollar: (a) Thirty percent (30%) of the family's monthly adjusted income (adjusted income is defined in §5401); (b) Ten percent (10%) percent of the family's monthly gross income (annual income divided by twelve (12)); or (c) A minimum rent of fifty dollars ($50).	Total tenant payment (TTP) is the highest of the following amounts, rounded to the nearest dollar: (a) Thirty percent (30%) of the family's monthly adjusted income (adjusted income is defined in §5401); (b) Ten percent (10%) percent of the family's monthly gross income (annual income divided by twelve (12)); or	• Revises minimum rent to $50	• Cost savings measures

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
			(c) A minimum rent of zero dollars ($0).		
37.	5402.5	The minimum rent for this locality is fifty dollars ($50).	The minimum rent for this locality is zero dollars ($0).	• Revises minimum rent to $50.	• Cost savings measures
38.	5402.12	DCHA will grant an exemption from payment of the minimum rent if the family is unable to pay the minimum rent because of a financial hardship when the family experiences one of the following ("qualifying hardship"): (a) The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996; (i) In such a case, the hardship will only be considered to exist if the loss of eligibility affects the family's ability to pay the minimum rent. (b) The family would be evicted because it is unable to pay the minimum rent; (c) The income of the family has decreased because of changed circumstances, including loss of employment; (d) A death has occurred in the family; and/or (i) In such a case, the family must provide DCHA with written information as to how the death created a financial hardship. (e) Other circumstances determined by DCHA or HUD.	• Not in current Admin Plan	• Allows for HUD-specified hardship provision concerning minimum rent over $0.	• Cost savings measures
39.	5402.13	If the family requests a financial hardship exemption, DCHA will suspend the minimum rent requirement beginning the month following the family's request and continuing until DCHA determines whether there is a qualifying financial hardship and whether it is temporary or long term.	• Not in current Admin Plan	• Specifies hardship provision from minimum rent.	• Cost savings measures

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40.	5402.14	DHCA will promptly determine whether a qualifying hardship exists and whether it is temporary or long term.	• Not in current Admin Plan	• Specifies hardship provision from minimum rent.	• Cost savings measures
41.	5402.15	If DCHA determines that a qualifying hardship is temporary, it will: (a) Not impose the minimum rent during the 90-day period beginning the month following the date of the family's request for a hardship exemption; (b) Reinstate the minimum rent from the beginning of the suspension at the end of the 90-day suspension; and (c) Offer the family a reasonable repayment agreement for the amount of back rent owed by the family.	• Not in current Admin Plan	• Specifies hardship provision from minimum rent.	• Cost savings measures
42.	5402.16	If DCHA determines there is no qualifying hardship exemption, DCHA will: (a) Reinstate the minimum rent, including back rent owed from the beginning of the suspension; and (b) Require the family to pay the back rent.	• Not in current Admin Plan	• Specifies hardship provision from minimum rent.	• Cost savings measures
43.	5402.17	If DCHA determines that a qualifying hardship is long term, DCHA will exempt the family from the minimum rent requirements so long as such hardship continues. Such exemption shall apply from the beginning of the month following the family's request for a hardship exemption until the end of the qualifying hardship.	• Not in current Admin Plan	• Specifies hardship provision from minimum rent.	• Cost savings measures
44.	5402.18	The financial exemption only applies to payment of the minimum rent and not to the other elements used to calculate the total tenant payment.	• Not in current Admin Plan	• Specifies hardship provision from minimum rent.	• Cost savings measures
45.	5402.25	DCHA sets its payment standards in line with existing market rents according to its approved MTW policy in order to maximize housing choice for voucher holders. DCHA is authorized under MTW to set payment standards up to one hundred eighty-seven percent (187%) of Fair Market Rent (FMR) for all bedroom sizes.	• DCHA sets its payment standards in line with existing market rents according to its approved MTW policy in order to maximize housing choice for voucher holders. DCHA will set payment standards up to one hundred eighty-seven percent (187%) of Fair Market Rent (FMR) for all bedroom sizes.	• Clarifies this is DCHA's MTW policy.	• MTW
46.	5402.26	Upon approval of this Administrative Plan, DCHA will adopt Small Area Fair Market Rents (SAFMRs) as the basis for its local payment standards. Accordingly, DCHA may set the	• Not in current Admin Plan	• Adoption of Small Area Fair Market Rents (SAFMRs) for establishing local payment standards.	• MTW / Cost savings measures

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		payment standard for each zip code and/or bedroom size based on an annual analysis conducted by DCHA. DCHA may set payment standards at different levels across zip codes and/or bedroom sizes in order to respond to local market conditions and as warranted by funding availability.			
47.	5402.27	While DCHA will retain the authority to set the payment standard up to 187% of FMR, as authorized under MTW; DCHA will annually evaluate applicable SAFMRs, local market rents, leasing conditions, program utilization, and available funding to determine the appropriate payment standard for each ZIP code and/or bedroom size.	• Not in current Admin Plan	• Establishes annual evaluations of conditions concerning local payment standards.	• MTW
48.	5402.31	Upon approval of the FY 2027 MTW Plan: DCHA will be authorized to apply reduced payment standards at each participant's next regular or interim reexamination or at DCHA's discretion, based on operational need and funding availability in the voucher program. If the application of the new payment standard results in an increase to the participants rent portion, DCHA will provide the participant with a minimum 30-day notice prior to rental increase.	If DCHA changes its payment standard schedule, resulting in a lower payment standard amount, during the term of a HAP contract, DCHA will not reduce the payment standard used to calculate subsidy for families under HAP contract if the HAP contract remains in effect.	• Allows DCHA to reduce payment standard amounts. DCHA will give notice to the family when this results in an increase in rent for the family.	• MTW / Cost savings measures
CHAPTER 55: GENERAL VERIFICATION REQUIREMENTS					
49.	5500.2	It is required that all adult applicants and participants sign form HUD-9886-A, Authorization for Release of Information. The purpose of form HUD-9886-A is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form. HUD and DCHA may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members. Only HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA). Adult family members must sign other consent forms as needed to	It is required that all adult applicants and participants sign form HUD-9886, Authorization for Release of Information. The purpose of form HUD-9886 is to facilitate automated data collection and computer matching from specific sources and provides the family's consent only for the specific purposes listed on the form. HUD and DCHA may collect information from State Wage Information Collection Agencies (SWICAs) and current and former employers of adult family members. Only HUD is authorized to collect information directly from the Internal Revenue Service (IRS) and the Social Security Administration (SSA). Adult family members must sign other consent forms as needed to	• Updates the applicable HUD form.	• Administrative / Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		collect information relevant to the family's eligibility and level of assistance.	collect information relevant to the family's eligibility and level of assistance.		
50.	5500.3	If any family member who is required to sign a consent form fails to do so or who revokes their consent in writing, DCHA will deny admission to applicants and terminate assistance of participants. The family may request an informal review (applicants) or informal hearing (participants) in accordance with DCHA procedures.	If any family member who is required to sign a consent form fails to do so, DCHA will deny admission to applicants and terminate assistance of participants. The family may request an informal review (applicants) or informal hearing (participants) in accordance with DCHA procedures.	• Clarifies that revocation of consent to a release may result in denial/termination. • Please note that this change may also be found in §5112.2 and §7600.11	• HOTMA
51.	5500.7	Any documents used for verification must be dated within one hundred twenty (120) days of DCHA's receipt of the document or, for fixed income sources, is dated within the appropriate benefit year. The documents must not be damaged, altered or in any way illegible.	Any documents used for verification must be dated within one hundred twenty (120) days of DCHA's receipt of the document. The documents must not be damaged, altered or in any way illegible.	• Revises to add verification date for fixed income sources.	• Administrative / Operational
52.	5500.17	DCHA will obtain income and IVT reports for applicants and participants upon biennial/triennial reexaminations and on a regular basis, in a manner consistent with HUD requirements and guidance in PIH Notice 2023-27 (or applicable successor notice). DCHA will also run EIV and IVT reports within 120 days of lease up to ensure all income was reported accurately at admission.	DCHA will obtain income and IVT reports for applicants and participants upon biennial/triennial reexaminations and on a regular basis, in a manner consistent with HUD requirements and guidance in PIH Notice 2018-18 (or applicable successor notice).	• Specifies that HUD will run EIV/IVT within 120 days of lease up to check for unreported income. • Updates the applicable HUD notice.	• HOTMA
53.	5500.29	HUD's current verification hierarchy defines two types of written third-party verification. The preferable form, "written third-party verification," consists of an original document generated by a third-party source, which may be received directly from a third-party source or provided to DCHA by the family. If written third-party verification is not available, DCHA must attempt to obtain a "written third-party verification form" (this is a standardized form used to collect information from a third party) or oral verification.	HUD's current verification hierarchy defines two types of written third-party verification. The preferable form, "written third-party verification," consists of an original document generated by a third-party source, which may be received directly from a third-party source or provided to DCHA by the family. If written third-party verification is not available, DCHA must attempt to obtain a "written third-party verification form" This is a standardized form used to collect information from a third party.	• Revised to clarify that oral verification may be used in lieu of written third-party verification form. • Please note that this change may also be found in §5500.37, §5500.40, and §5500.42-43.	• HOTMA
54.	5500.34	Third-party documents provided by the family must be dated within one hundred twenty (120) days of DCHA	Third-party documents provided by the family must be dated within sixty (60) days of DCHA request date.	• Revised that third-party documents must be dated within 120 days.	• Administrative / Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		request date or for fixed income sources, be dated within the appropriate benefit year.			
55.	5500.37	When upfront verification is not available and the family is unable to provide written third-party documents, DCHA must request a written third-party verification form or conduct oral verification.	When upfront verification is not available and the family is unable to provide written third-party documents, DCHA must request a written third-party verification form.	• Provides option for oral verification.	• HOTMA
56.	5500.40	Third-party verification forms will be sent or oral verification will be conducted when third-party verification documents are unavailable or are rejected by DCHA.	Third-party verification forms will be sent when third-party verification documents are unavailable or are rejected by DCHA.	• Provides option for oral verification.	• HOTMA
57.	5500.42	Oral third-party verification may be used in lieu of written third-party form when written third-party verification is available.	For oral third-party verification, DCHA will contact sources identified by the family or third-party source.	• Provides option for oral verification in lieu of written third-party forms.	• HOTMA
58.	5500.43	[RESERVED]	Third-party oral verification may be used when requests for written third-party verification forms have not been returned within a reasonable time - e.g., ten (10) business days.	• Aligns with policies in 5500.40, 5500.42	• HOTMA
59.	5500.54	Per a family's program type: (a) When an MTW family's total assets have a market value of fifty thousand dollars ($50,000) or less, DCHA will use self-certification to verify the market value of the asset. When an MTW family's total assets have a market value exceeding fifty thousand dollars ($50,000), DCHA will use its established verification methods to verify the market value of each asset. (b) For non-MTW families, DCHA will verify the families assets at least once every three years as required by HUD. When a non-MTW family's assets exceed the HUD-established threshold, DCHA will use HUD's verification methods to verify the net cash value of each asset.	When a family's total assets have a market value of fifty thousand dollars ($50,000) or less, DCHA will use self-certification to verify the market value of the asset. When a family's total assets have a market value exceeding fifty thousand dollars ($50,000), DCHA will use its established verification methods to verify the market value of the asset.	• Revised to clarify asset verification requirements between MTW and non-MTW families.	• HOTMA / MTW
60.	5500.56	DCHA will use third-party documentation for assets if the total market value of all assets is fifty thousand dollars ($50,000) or more for MTW families, or the total net value	DCHA will use third-party documentation for assets if the total value of all assets is fifty thousand dollars ($50,000) or more, or if DCHA receives information indicating the	• Revised to "total market value" of total assets.	• HOTMA / MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		exceeds the HUD-determined amount for non-MTW families, or if DCHA receives information indicating the MTW family incorrectly certified the market value of all their assets as less than fifty thousand dollars ($50,000) or the non-MTW family incorrectly certified the net value of their assets as less than the HUD-determined amount.	family's certification of total asset value being less than fifty thousand dollars ($50,000) is incorrect.	• Revised to differentiate between MTW families and non-MTW families concerning how assets are calculated.	
61.	5500.57	When HUD requires third-party verification, self-certification or "tenant declaration," is used when allowable as a last resort when DCHA is unable to obtain third-party verification.	When HUD requires third-party verification, self-certification or "tenant declaration," is used as a last resort when DCHA is unable to obtain third-party verification.	• Revised to include "when allowable".	• Administrative / Operational
62.	5500.58(b)	For MTW families, the market values of total family assets total fifty thousand dollars ($50,000) or less and DCHA has adopted a policy to accept self-certification at annual recertification, when applicable; and	Net family assets total fifty thousand dollars ($50,000) or less and DCHA has adopted a policy to accept self-certification at annual recertification, when applicable; and	• Revised to "market value" of total family assets.	• HOTMA / MTW
63.	5500.60	For non-MTW families, DCHA will require third-party of verification of all assets at admission and at least once every three (3) years when their net family assets do not exceed the HUD-threshold for assets. However, DCHA will accept a self-certification of assets in the years when third-party verification is not required	Not in current Admin Plan.	• Revised to differentiate between MTW families and non-MTW families concerning how assets are calculated.	• HOTMA / MTW
64.	5501.17	Social Security numbers must be verified only once during continuously assisted occupancy unless DCHA has reason to question the accuracy of the information provided or needs to re-obtain it for administrative reasons.	Social Security numbers must be verified only once during continuously assisted occupancy.	• Allows DCHA to reverify a household member's Social Security number if needed.	• Administrative / Operational
65.	5501.19	[RESERVED]	Once the individual's verification status is classified as "verified," DCHA may, at its discretion, remove and destroy copies of documentation accepted as evidence of social security numbers. The retention of the EIV Summary Report or Income Report is adequate documentation of an individual's SSN.	• Removes outdated guidance from HUD that may inadvertently encourage the loss of key documents.	• Administrative / Operational
66.	5502.7	For applicants, since EIV does not contain Social Security (SS) or SSI benefit information, DCHA must ask applicants to provide a copy of their current SS or SSI benefit letter	For applicants, since EIV does not contain Social Security (SS) or SSI benefit information, DCHA must ask applicants to provide a copy of their current SS or SSI benefit letter	• Revises required date of benefit letter.	• Administrative / Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		(dated within the appropriate benefit year) for each family member that receives SS or SSI benefits. If the family is unable to provide the document or documents, DCHA should help the applicant request a benefit verification letter from SSA's website at www.ssa.gov or ask the family to request one by calling SSA at 1-800-772-1213. DCHA must obtain the original benefit letter from the applicant, make a photocopy of the document for the file, and return the original to the family.	(dated within the last sixty (60) calendar days) for each family member that receives SS or SSI benefits. If the family is unable to provide the document or documents, DCHA should help the applicant request a benefit verification letter from SSA's website at www.ssa.gov or ask the family to request one by calling SSA at 1-800-772-1213. DCHA must obtain the original benefit letter from the applicant, make a photocopy of the document for the file, and return the original to the family.		
67.	5502.16(b)	DCHA will only verify the market value of assets disposed exceeding fifty thousand dollars ($50,000) only if DCHA does not already have a reasonable estimation of its value or the amount reported by the family in the certification appears obviously in error.	DCHA will only verify the value of assets disposed exceeding fifty thousand dollars ($50,000) only if DCHA does not already have a reasonable estimation of its value or the amount reported by the family in the certification appears obviously in error.	• Revised to "market value" of assets.	• HOTMA / MTW
68.	5502.17	When DCHA verifies assets depends on the value of the family's total assets. Under MTW, when a family's total assets have a market value of fifty thousand dollars ($50,000) or less, DCHA will use self-certification to verify the market value of the asset. For non-MTW families, DCHA will verify the family's assets as described in §5500.60. However, DCHA reserves the right to require third-party verification of assets if it has reason to believe the family has unreported or under-reported income and/or assets. When an MTW family's total assets have a market value exceeding fifty thousand dollars ($50,000), DCHA will use its established verification methods to verify the market value of the asset. For non-MTW families, where the family's net assets exceed the HUD-established amount, DCHA will verify the family's assets as described in §5500.56. Example 1: An elderly participant reported a $60,000 certificate of deposit at the last biennial/triennial reexamination and DCHA verified this amount. Now the	When DCHA verifies assets depends on the market value of the family's total assets. When a family's total assets have a market value of fifty thousand dollars ($50,000) or less, DCHA will use self-certification to verify the market value of the asset. However, DCHA reserves the right to require third-party verification of assets if it has reason to believe the family has unreported or under-reported income and/or assets. When a family's total assets have a market value exceeding fifty thousand dollars ($50,000), DCHA will use its established verification methods to verify the market value of the asset. Example 1: An elderly participant reported a $60,000 certificate of deposit at the last biennial/triennial reexamination and DCHA verified this amount. Now the person reports that she has given this $60,000 to her son. DCHA has a reasonable estimate of the value of the asset; therefore, reverification of the value of the asset is not necessary.	• Revised to differentiate between MTW families and non-MTW families concerning how assets are calculated.	• HOTMA / MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		person reports that she has given this $60,000 to her son. DCHA has a reasonable estimate of the value of the asset; therefore, reverification of the value of the asset is not necessary. Example 2: A family member has disposed of its 1/4 share of real property located in a desirable area and has valued her share at approximately $5,000. Based upon market conditions, this declaration does not seem realistic. Therefore, DCHA will verify the value of this asset.	Example 2: A family member has disposed of its 1/4 share of real property located in a desirable area and has valued her share at approximately $5,000. Based upon market conditions, this declaration does not seem realistic. Therefore, DCHA will verify the value of this asset.		
69.	5503.3	DCHA must verify that the head, spouse, or co-head is, under DCHA's MTW authority, fifty-five (55) years of age or older or a person with disabilities.	DCHA must verify that the head, spouse, or co-head is sixty-two (62) years of age or older or a person with disabilities.	• Revised to reflect 55+ definition of elderly family under DCHA's approved MTW policy.	• MTW
70.	5503.9	The medical expense deduction is permitted only for households in which the head, spouse, or cohead is, under DCHA's MTW authority, at least fifty-five (55), or a person with disabilities. DCHA must verify that the family meets the definition of an elderly or disabled.	The medical expense deduction is permitted only for households in which the head, spouse, or cohead is at least sixty-two (62), or a person with disabilities. DCHA must verify that the family meets the definition of an elderly or disabled.	• Revised to reflect 55+ definition of elderly family under DCHA's approved MTW policy.	• MTW
CHAPTER 56: HOUSING QUALITY STANDARDS AND RENT REASONABLENESS DETERMINATIONS					
71.	5601.1(c)	Special Inspections. A special inspection may be requested by the owner, the family, or a third party as a result of problems identified with a unit between regular inspections.	Special Inspections. A special inspection may be requested by the owner, the family, or a third party as a result of problems identified with a unit between annual inspections.	• Revised that special inspections may be requested between regular inspections.	• Administrative / Operational
72.	5601.27	To the extent practicable, DCHA will complete the initial inspection, determine whether the unit satisfies HQS, and notify the owner and the family of the determination within ten (10) days of submission of the complete Request for Tenancy Approval (RFTA) and all required owner documents, as outlined in Chapter 75.	To the extent practicable, DCHA will complete the initial inspection, determine whether the unit satisfies HQS, and notify the owner and the family of the determination within fifteen (15) days of submission of the complete Request for Tenancy Approval (RFTA) and all required owner documents, as outlined in Chapter 75.	• Revises DCHA's initial inspection and notification period from 15 days to 10 days from submission of the complete RFTA.	• Administrative / Operational
73.	5601.40	If a participant or government official reports a life-threatening condition which the owner would be required to repair or abate within twenty-four (24) hours, DCHA must inspect the unit within twenty-four (24) hours of	If a participant or government official reports a life-threatening condition which the owner would be required to repair within twenty-four (24) hours, DCHA must inspect the unit within twenty-four (24) hours of notification. If the	• Revised to include "abate".	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		notification. If the reported condition is not life-threatening, DCHA must inspect the unit within fifteen (15) days of notification.	reported condition is not life-threatening, DCHA must inspect the unit within fifteen (15) days of notification.		
CHAPTER 58: MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY					
74.	5800.2	Upon approval of the FY 2027 MTW Plan: Participants will be limited to an issuance of one (1) voucher for a unit transfer every twenty-four (24) months, except if any of the following condition(s) apply: (a) Emergency Moves (1) The current unit fails to meet housing quality standards and the landlord is unable or unwilling to make required repairs within the specified timeframe. The unit is deemed unsafe or uninhabitable by the housing authority. (2) Other Documented Public Safety Issue: DCHA may transfer residents to alleviate a verified threat of physical harm or criminal activity. Such circumstances may, at DCHA's discretion, include an assessment by law enforcement indicating that a family member is the actual or potential victim of a criminal attack, retaliation for testimony, or a hate crime. DCHA will verify such threats in coordination with DCHA's Office of Public Safety. (3) Violence Against Women Act (VAWA)-Related Move: The participant is a victim of domestic violence, dating violence, sexual assault, or stalking. Documentation and certification must be provided in accordance with VAWA requirements. (4) Landlord Release from Lease: The landlord	• Not in current Admin Plan	• Updates the transfer policy to discourage frequent moves except for emergency and/or reasonable accommodation reasons	• Cost savings measures

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		formally agrees to release the participant from the lease prior to its expiration. Written documentation from the landlord is required. (b) Reasonable Accommodation: if a participant with a disability is approved for a reasonable accommodation that necessitates issuance of a voucher to transfer to a new unit.			
75.	5801.32(d)	Copies of the income verifications backing up the form HUD-50058, including a copy of the family's current EIV data. In addition to these documents, DCHA will provide the following information, if available, to the receiving PHA: 1) Social Security numbers (SSNs); 2) Documentation of SSNs for all nonexempt household members whose SSNs have not been verified through the EIV system; 3) Documentation of legal identity; 4) Documentation of citizenship or eligible immigration status; 5) As applicable, documentation of participation in a family self-sufficiency (FSS) program; 6) As applicable and upon implementation of The Housing Opportunity Through Modernization Act of 2016 (HOTMA), information related to the family's health and medical care and disability assistance expense phased-in hardship exemption, including what stage the family is in and how many months remain in that phase-in stage.	Copies of the income verifications backing up the form HUD-50058, including a copy of the family's current EIV data. In addition to these documents, DCHA will provide the following information, if available, to the receiving PHA: 1) Social Security numbers (SSNs); 2) Documentation of SSNs for all nonexempt household members whose SSNs have not been verified through the EIV system; 3) Documentation of legal identity; 4) Documentation of citizenship or eligible immigration status; 5) As applicable, documentation of participation in the earned income disallowance (EID) benefit (only until December 31, 2025, when EID ends per HUD requirement); 6) As applicable, documentation of participation in a family self- sufficiency (FSS) program; 7) As applicable and upon implementation of The Housing Opportunity Through Modernization Act of 2016 (HOTMA), information related to the family's health and medical care and disability assistance expense phased-in hardship exemption, including what stage the family is in and how many months remain in that phase-in stage.	• Removes reference to EID, which was discontinued under HOTMA.	• HOTMA

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
76.	5801.50	Upon approval of the FY 2027 MTW Plan: DCHA will not absorb port-in HCV participants with zero income. Participants without verifiable nonwage income (e.g., SSI, child support, or similar sources) must provide a valid employment offer or employment verification letter for work within the District of Columbia jurisdiction. Participants with zero income may port-in under billing arrangements with the originating PHA.	• Not in current Admin Plan	• Updates portability policy to disallow absorption of port-ins for households with zero income.	• MTW
CHAPTER 59: REEXAMINATION – HOUSING CHOICE VOUCHERS AND PROJECT-BASED VOUCHERS					
77.	5900.6	DCHA initiates the reexamination process one hundred fifty (150) days before the scheduled effective date. Generally, DCHA will schedule effective dates to coincide with the family's anniversary date, which is twenty-four (24) or thirty-six (36) months from the family's last regular examination or the family's initial examination, as applicable. However, DCHA may schedule reexaminations for a date other than the family's anniversary date for administrative purposes.	DCHA initiates the reexamination process one hundred fifty (150) days before the scheduled effective date. Generally, DCHA will schedule effective dates to coincide with the family's anniversary date, which is twenty-four (24) or thirty-six (36) months from the family's last annual examination or the family's initial examination, as applicable. However, DCHA may schedule reexaminations for a date other than the family's anniversary date for administrative purposes.	• Revises language to "last regular reexamination" from "last annual examination" to align with DCHA's approved MTW policy of biennial and triennial reexaminations.	• MTW
78.	5900.13	Information obtained through criminal background checks may be used for reexamination and program compliance by participants, including termination of participation. Criminal background checks of participants may be conducted in DCHA's sole discretion.	• Not in current Admin Plan	• Revises when DCHA will use criminal background checks.	• Administrative/ Operational
79.	5900.14	Each household member age eighteen (18) and over is required to sign a consent form for a criminal background check as part of the reexamination process.	• Not in current Admin Plan	• Indicates which household members are required to sign consent forms for background checks,	• Administrative/ Operational
80.	5900.15	At the reexamination, as part of the recertification questionnaire, DCHA asks whether the participant, or any member of the participant's household, is subject to a lifetime sex offender registration requirement in any state of the United States of America. DCHA uses the Dru Sjodin National Sex Offender database to verify the information	• Not in current Admin Plan	• Revises recertification questionnaire regarding sex offender registration.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		provided by the participant.			
81.	5901.8	Upon approval of the FY 2027 MTW Plan, all families are required to report all increases in income between biennial/triennial reexaminations. (a) Other than zero income families, DCHA will only process an interim when the increase is $2,400 per year or more (an increase of $200 or more per month). (b) For zero income families, all increases in income must be reported regardless of amount. DCHA will conduct an interim reexamination when a zero income family reports an increase in income.	Zero Income families are required to report all increases in income between biennial/triennial reexaminations. (a) Other than zero income families, families are not required to report increases in income between biennial/triennial reexaminations. (b) DCHA only conducts interim reexaminations for zero income families reporting an increase in income.	• Revises when DCHA will conduct an interim recertification when a family reports an increase in income.	• MTW
82.	5901.9	Families are permitted, but are not required, to report decreases in income. DCHA must process the request if the family reports a change that will result in a reduced family share, except for where allowed under DCHA's approved MTW policy.... (c) If a family reports a change that it was not required to report and that would result in a decrease in the family share of the rent, DCHA will conduct an interim reexamination, except upon approval of DCHA's 2027 MTW plan, within three (3) months of the following: i. New admission to the program, ii. A transfer move to a new assisted unit, and/or iii. The effective date of a regular reexamination. (d) DCHA will allow a hardship exception to this only when the loss of income is involuntary and properly verified as due to the participant being laid off from employment, involuntarily terminated (fired) from employment, and/or has a loss of benefits that is not the result of fraud, misrepresentation, or failure to comply with program requirements.	Families are permitted, but are not required, to report decreases in income. Under its approved MTW policy, families are not required to report increases in income between biennial/triennial reexaminations. DCHA must process the request if the family reports a change that will result in a reduced family share.	• Revised when DCHA will process a reported interim decrease in income.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
83.	5902.4(a)	If the DCHA's payment standard amount changes during the term of the HAP contract, the date on which the new standard is applied depends on whether the standard has increased or decreased: 1) If the payment standard amount has increased, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning the earliest of: i. The next scheduled regular or interim reexamination; ii. The next scheduled contract rent increase that would result in an increase in the family share; or iii. One (1) year following the effective date of the increase in the payment standard. 2) Upon approval of the FY 2027 MTW Plan: DCHA will be authorized to apply reduced payment standards at each participant's next regular or interim reexamination or at DCHA's discretion, based on operational need and funding availability in the voucher program. If the application of the new payment standard results in an increase to the participants rent portion, DCHA will provide the participant with a minimum 30-day notice prior to rental increase.	If the DCHA's payment standard amount changes during the term of the HAP contract, the date on which the new standard is applied depends on whether the standard has increased or decreased: 1) If the payment standard amount has increased, the increased payment standard will be applied at the first regular or interim reexamination following the effective date of the increase in the payment standard. 2) If the payment standard amount has decreased, during the term of a HAP contract, DCHA will not reduce the payment standard if the HAP contract remains in effect.	• Revised when increases in payment standards will be applied per HUD requirements • Added language about reduced payment standards per DCHA's MTW plan	• MTW
CHAPTER 76: TERMINATION OF ASSISTANCE AND TENANCY					
84.	7600.11	DCHA will terminate assistance if any household member does not sign and submit any consent form or if any household member revokes their consent in writing.	DCHA will terminate assistance if any household member does not sign and submit any consent form.	• Revises to include household members revoking consent in writing.	• Administrative/ Operational
85.	7614.2	If a family indicates that the behavior of a family member with a disability is the reason for a proposed termination of	If a family indicates that the behavior of a family member with a disability is the reason for a proposed termination of assistance, DCHA shall determine whether the behavior is	• Simplifies current policy.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		assistance, DCHA shall determine whether the behavior is related to the disability.	related to the disability. If so, upon the family's request, DCHA will determine whether alternative measures are appropriate as a reasonable accommodation. DCHA will only consider accommodations that can reasonably be expected to address the behavior that is the basis of the proposed termination of assistance.		
CHAPTER 85: PROGRAM INTEGRITY					
86.	8500.13(b)(2)	Whether any amount of money is owed DCHA or the family; and	Whether any amount of money is owed DCHA; and	• Revises to include "or the family"	• Administrative/ Operational
CHPATER 89: SPECIAL HOUSING TYPES					
87.	8902.5	Unless there is a live-in aide, the family unit size (voucher size) for an assisted occupant of a group home must be one-bedroom. If there is a live-in aide, the aide must be counted in determining the household's unit size.	Unless there is a live-in aide, the family unit size (voucher size) for an assisted occupant of a group home must be zero - or one - bedroom. If there is a live-in aide, the aide must be counted in determining the household's unit size.	• Revises to remove zero-bedroom option.	• Administrative/ Operational
88.	8903.15(b)	Space and Security: The entire unit must provide adequate space and security for all assisted and unassisted residents. The private space for each assisted family must contain at least one bedroom for each two persons in the family. The number of bedrooms in the private space of an assisted family must not be less than the family unit size (voucher size). A one-bedroom unit may not be used for shared housing.	Space and Security: The entire unit must provide adequate space and security for all assisted and unassisted residents. The private space for each assisted family must contain at least one bedroom for each two persons in the family. The number of bedrooms in the private space of an assisted family must not be less than the family unit size (voucher size). A zero- bedroom or one-bedroom unit may not be used for shared housing.	• Revises to remove reference to zero-bedroom.	• Administrative/ Operational
CHAPTER 91: PROGRAM ADMINISTRATION AND INFORMAL HEARINGS					
89.	9105.11	Applicants and participants, including all adults in the household, are required to sign a consent form, HUD-9886-A, Authorization for Release of Information. This form incorporates the Federal Privacy Act Statement and describes how the information collected using the form may be used, and under what conditions HUD or DCHA may release the information collected.	Applicants and participants, including all adults in the household, are required to sign a consent form, HUD-9886, Authorization for Release of Information. This form incorporates the Federal Privacy Act Statement and describes how the information collected using the form may be used, and under what conditions HUD or DCHA may release the information collected.	• Updated form reference to "HUD-9886-A"	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
90.	9108.3(c)	The term domestic violence includes felony or misdemeanor crimes committed by a current or former spouse or intimate partner of the victim under the family or domestic violence laws of the jurisdiction receiving grant funding and, in the case of victim services, includes the use or attempted use of physical abuse or sexual abuse, or a pattern of any other coercive behavior committed, enabled, or solicited to gain or maintain power and control over a victim, including verbal, psychological, economic, or technological abuse that may or may not constitute criminal behavior, by a person who: (1) is a current or former spouse or intimate partner of the victim, or person similarly situated to a spouse of the victim (2) is cohabitating, or has cohabitated, with the victim as a spouse or intimate partner; (3) shares a child in common with the victim; or (4) commits acts against a youth or adult victim who is protected from those acts under the family or domestic violence laws of the jurisdiction.	The term "domestic violence" includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.	• Updates the definition of *domestic violence* per HUD guidance and reauthorized VAWA.	• Administrative/ Operational
CHAPTER 94: PROJECT-BASED VOUCHERS					
91.	9405.31	PBV properties may establish a site-specific elderly family preference, to be used in conjunction with any applicable resident right to return. These include, but are not limited to units at the following sites: Kenilworth 166, Asberry (Barry Farm 1B), Edgewood Senior, Capitol Gateway Senior and Capper Senior I.	PBV properties may establish a site-specific elderly family preference, to be used on conjunction with any resident rights to return. These include, but are not limited to, units at the following sites: Kenilworth 166 and Asberry (Barry Farm 1B).	• Revised elderly preference to include Edgewood Senior, Capitol Gateway Senior, and Capper Senior I.	• Administrative/ Operational
92.	9407.17	Upon approval of the FY 2027 MTW Plan: DCHA will be authorized to utilize SAFMRs for the PBV program. DCHA does not currently apply SAFMRs to the PBV program but may elect to exercise this authority in the future, at its sole	DCHA will not apply SAFMRs to DCHA's PBV program.	• Revises policy to allow DCHA the option of applying SAFMRs to its PBV program under MTW.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		discretion.			
CHAPTER 199: DEFINITIONS					
93.	19901	The acronym "EID - Earned income disallowance" is deleted from Section 19901	EID Earned income disallowance.	• Removes reference to EID, which was discontinued under HOTMA.	• HOTMA
94.	19902	*Elderly family*. Under DCHA's MTW authority, a family whose head, co-head, spouse, or sole member is a person who is at least fifty-five (55) years of age; two (2) or more persons who are at least fifty-five (55) years of age living together; or one or more persons who are at least fifty-five (55) years of age living with one or more live-in aides.	*Elderly family*. A family whose head, co-head, spouse, or sole member is a person who is at least sixty-two (62) years of age; two (2) or more persons who are at least sixty-two (62) years of age living together; or one or more persons who are at least sixty-two (62) years of age living with one or more live-in aides.	• Revised to reflect 55+ definition of elderly family under DCHA's approved MTW policy.	• MTW
95.	19902	*Elderly person*. Under DCHA's MTW authority, an individual who is at least fifty-five (55) years of age.	*Elderly person*. An individual who is at least sixty-two (62) years of age.	• Revised to reflect 55+ definition of elderly family under DCHA's approved MTW policy.	• MTW
96.	19902	*Family*. See §5100.5.	*Family*. Includes but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status, and can be further defined in PHA policy: (a) A family with or without children (the temporary absence of a child from the home due to placement in foster care is not considered in determining family composition and family size); (b) An elderly family or a near-elderly family; 384 (c) A displaced family; (d) The remaining member of a tenant family; (e) A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.	• Revises family definition to refer to §5100.5.	• HOTMA
97.	19902	*Imputed asset income*. The HUD passbook rate multiplied by the net cash value of the asset. The calculation is used when the value of market value of total family assets exceeds fifty thousand dollars ($50,000) under MTW. The calculation is also used for non-MTW families when their	*Imputed asset income*. The HUD passbook rate multiplied by the net cash value of the asset. The calculation is used when the value of net family assets exceeds $50,000.	• Revises imputed asset income to align with MTW policy.	• HOTMA / MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		net family assets exceed the HUD-determined amount.			
98.	19902	*Market value of assets*. The worth or face value of an asset, such as its current balance or the amount a buyer would pay for real estate.	Not in current Admin Plan.	• Adds definition for market value of assets.	• HOTMA / MTW
99.	19902	*Near-elderly family*. Under DCHA's MTW authority, a family whose head, spouse, or sole member is a person who is at least fifty (50) years of age but below the age of fifty-five (55); or two (2) or more persons, who are at least fifty (50) years of age but below the age of fifty-five (55), living together; or one or more persons who are at least fifty (50) years of age but below the age of fifty-five (55) living with one or more live-in aides.	*Near-elderly family*. A family whose head, spouse, or sole member is a person who is at least fifty (50) years of age but below the age of sixty-two (62); or two (2) or more persons, who are at least fifty (50) years of age but below the age of sixty- two (62), living together; or one or more persons who are at least fifty (50) years of age but below the age of sixty-two (62) living with one or more live-in aides.	• Revised definition of Near-Elderly Family to align with MTW policy.	• MTW
100.	19902	*Net family assets*. Applicable to non-MTW families only. Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment, excluding interests in Indian trust land and excluding equity accounts in HUD homeownership programs. The value of necessary items of personal property such as furniture and automobiles shall be excluded. (a) In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining annual income under §5.609. (b) In determining net family assets, PHAs or owners, as applicable, shall include the value of any business or family assets disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a	*Net family assets*. Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment, excluding interests in Indian trust land and excluding equity accounts in HUD homeownership programs. The value of necessary items of personal property such as furniture and automobiles shall be excluded. (a) In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining annual income under §5.609. (b) In determining net family assets, PHAs or owners, as applicable, shall include the value of any business or family assets disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two	• Revised definition of Net Family Assets related to non-MTW families.	• HOTMA / MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of the consideration received, therefore. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be for less than fair market value if the applicant or tenant receives important consideration not measurable in dollar terms.	years preceding the date of application for the program or reexamination, as applicable, in excess of the consideration received, therefore. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be for less than fair market value if the applicant or tenant receives important consideration not measurable in dollar terms.		
101.	19902	The definition of "Previously unemployed" is deleted from Section 19902	*Previously unemployed*. With regard to the earned income disallowance, a person with disabilities who has earned, in the twelve (12) months previous to employment, no more than would be received for ten (10) hours of work per week for fifty (50) weeks at the established minimum wage.	• Removes definition of previously unemployed, which is no longer applicable due to the removal of the EID under HOTMA.	• HOTMA
102.	19902	The definition of "Qualified family" is deleted from Section 19902	*Qualified family (under the earned income disallowance)*. A family participating in an applicable assisted housing program or receiving HCV assistance: (a) (b) (c) Whose annual income increases as a result of employment of a family member who is a person with disabilities and who was previously unemployed for one or more years prior to employment; Whose annual income increases because of increased earnings by a family member who is a person with disabilities during participation in any economic self-sufficiency or other job training program; or Whose annual income increases, as a result of new employment or increased earnings of a family member who is a person with disabilities, during or within six months after receiving assistance, benefits or services under any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the responsible entity in consultation with the local agencies administering temporary assistance for needy	• Removes definition of previously unemployed, which is no longer applicable due to the removal of the EID under HOTMA.	• HOTMA

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
			families (TANF) and Welfare-to-Work (WTW) programs. The TANF program is not limited to monthly income maintenance, but also includes such benefits and services as one-time payments, wage subsidies and transportation assistance-- provided that the total amount over a six-month period is at least five hundred dollars ($500).		