Comparison Chart of Proposed Changes to DCHA's Admissions and Continued Occupancy Policy ("ACOP")

November 2026

The below chart presents a side-by-side comparison of each proposed change to DCHA's ACOP. 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 ACOP 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 62: ELIGIBILITY					
1.	6201.26	A "minor" is a member of the family household other than the family head or spouse, who is under eighteen (18) years of age. However, minors who are emancipated under state law may be designated as a cohead.	Minors who are emancipated under state law may be designated as a cohead.	• Adds definition of *minor*.	• HOTMA
2.	6202.37	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	• Not in the current ACOP	• Adds HUD-required restriction on assets at admission	• HOTMA

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		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.			
3.	6202.38	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 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.	• Not in the current ACOP	• Defines *real property,* per HUD requirements.	• HOTMA
4.	6202.39	A property is not 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	• Not in the current ACOP	• Defines *suitable for occupancy,* per HUD requirements.	• HOTMA

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		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 where the property is located.			
5.	6202.40	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 the current ACOP	• Specifies that real property meeting an exception listed in §6202.40 will be included as an asset unless specifically excluded by HUD, per HUD requirements.	• HOTMA
6.	6203.5(i)	DCHA shall deny admission to an applicant family if DCHA determines that the family: …(i) Does not meet the asset restriction requirements under §6202.37	• Not in the current ACOP	• Lists failure to meet the asset restriction requirements as a reason for denial, per HUD requirements.	• HOTMA
7.	6302.3	As of the effective date of the ACOP, as amended, DCHA shall commence the process of transitioning of the remaining applicants on the community-wide waitlist for public housing to the DCHA site-based waiting lists. DCHA shall no longer maintain one community-wide waitlist for public housing applicants upon changing to site-based waiting lists.	As of the effective date of this ACOP, DCHA shall maintain one community-wide waitlist for public housing applicants. Once all applicants on the existing community-wide waiting list have been drawn from the waiting list, DCHA will establish and maintain site-based waiting lists where applicants can apply for the public housing development of their choice. Prior to establishing site-based waiting lists, DCHA will exhaust the existing community-wide waiting list for public housing applicants. Not applicant to a site-based waiting list will be selected from the waiting list until all applicants to the existing community-wide waiting list have been selected from the waiting list.	• Simplifies the policy concerning the change in waiting lists in conjunction with §6302.4.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
8.	6302.4	DCHA will manage and maintain site-based waiting lists; applicants can apply for up to five (5) sites/properties of their choice. Persons on the community-wide waiting list at the time of change to site-based waiting lists will be given the first opportunity to select which site-based waiting lists to join prior to opening the lists to the public.	DCHA will manage and maintain site-based waiting lists; applicants can apply for up to five (5) sites/properties of their choice.	• Simplifies the policy concerning the change in waiting lists in conjunction with §6302.3.	• Administrative/ Operational
CHAPTER 63: APPLICATIONS, WAITING LIST, AND TENANT SELECTION					
9.	6303.7	DCHA has already established a local elderly preference for certain site-based waiting lists and may establish a local limited elderly family preference to be used in conjunction with a returning former resident of the site. The established local elderly preference sites include, but are limited to, Edgewood Senior, Triangle View, Victory Square, Kenilworth 166 and The Asberry (Barry Farm Phase 1B) communities. Notwithstanding anything to the contrary in this ACOP, the definition of "elderly person" to be used at Kenilworth 166 and The Asberry (Barry Farm Phase 1B) sites shall be, under DCHA's approved MTW policy, a person who is at least fifty-five (55) years of age and an "elderly family" shall be a family in which the head of household, co-head of household, or spouse is an elderly person. (a) If there are not enough elderly families to occupy the units at these sites, DCHA may allow near-elderly families to occupy the units. Near-elderly family means a family whose head, spouse, or co-head is at least fifty (50) years old, but is less than fifty-five (55)	DCHA may establish preferences for certain site-based waiting lists, which may establish an elderly family preference to be used in conjunction with a returning former resident of the site. These sites include, but are limited to, the Kenilworth 166 and The Asberry (Barry Farm Phase 1B) communities. Notwithstanding anything to the contrary in this ACOP, the definition of "elderly person" to be used at Kenilworth 166 and The Asberry (Barry Farm Phase 1B) sites shall be, pending HUD's approval of DCHA's FY 2024 Annual Plan, a person who is at least fifty-five (55) years of age and an "elderly family" shall be a family in which the head of household, co-head of household, or spouse is an elderly person.	• Adds additional sites to the elderly preference.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		years old. (b) If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, DCHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than sixty (60) consecutive days.			
10.	6303.9	DCHA has established a limited local preference for families, including single member households, referred by the District's Coordinated Assessment and Housing Placement (CAHP) process as follows: (a) The CAHP Administrator will ensure that referrals are assessed to need no ongoing services to sustain their housing successfully or have the opportunity through CAHP to reconnect with the appropriate level of services deemed necessary to be successful in housing. (b) The limited local preference will apply to up to fifty percent (50%) of the vacant, ready to rent, studio/0-bedroom units at DCHA public housing sites. At DCHA's sole discretion, and subject to availability, the preference may extend to additional bedroom sizes at public housing sites. In such case, DCHA will notify the partner agencies that it will accept referrals for additional bedroom sizes. (c) DCHA will accept applications under this limited local preference continuously until reaching the established limit identified in subsection (b), regardless of whether the waiting list is closed to other applicants. (d) DCHA and one or more partner agencies will enter into Memoranda of Agreement or Understanding to document roles and responsibilities with respect to referrals and applications for this limited local	• Not in the current ACOP	• Adds homeless preference to the waiting list preferences.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		preference. (e) Notwithstanding subsection (a)-(d) above, applicants who meet the criteria for this limited local preference shall be evaluated for eligibility for the Public Housing Program under the standard rules and regulations of the Public Housing Program. (f) Applications for this preference will only be received through the Coordinated Assessment and Housing Placement (CAHP) process; families may not apply directly to DCHA for housing pursuant to this preference. (g) If a family is on DCHA's waiting list and separately is referred by a partner agency pursuant to this section, the family will be removed from the waiting list if and when they are housed pursuant to the preference. (h) This preference will terminate at the earliest to occur of the following (a) fifty percent (50%) of the vacant, ready to rent studio/0-bedroom units have been leased by eligible referrals using this preference or (b) September 30, 2026, unless the DCHA Board extends the date in (b).			
CHAPTER 64: OCCUPANCY STANDARDS AND UNIT OFFERS					
11.	6401.7	The following requirements apply when DCHA determines unit size for the family: (a) Children related to a household member by birth, adoption, or court awarded custody will be considered when determining unit size; (b) Foster children will be considered when determining unit size. The family may add foster children to the household as long as it does not overcrowd the unit based on DCHA's occupancy standards; (c) Children away at school, but for whom the unit is	DCHA will apply occupancy standards consistent with the stated gender provided by the family. DCHA may make exceptions to this occupancy standard policy where cases of gender identity and other household members are concerned. Exceptions will be made on a case-by-case basis.	• Separates policy about considerations in determining unit size from the occupancy standards in conjunction with changes in §6401.8.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		considered the primary residence, and children temporarily placed outside the home, will be considered when determining unit size; Children in the process of being adopted will be considered when determining unit size; (d) Children who will live in the unit less than fifty percent (50%) of the time will not be considered when determining unit size.			
12.	6401.8	Generally, DCHA shall assign one (1) bedroom for each two (2) persons within the household, regardless of age, sex, relationship, or marital status, except in the following circumstances: (a) Live-in aides will be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide's family; (b) Single-person families will be allocated a zero (0) bedroom....	Generally, DCHA shall assign one (1) bedroom for each two (2) persons within the household, except in the following circumstances: (a) Two (2) minors of different genders will not be required to share a bedroom; however, they may share a bedroom at the family's request; (b) Two (2) minors of the same gender will share a bedroom regardless of age; (c) A head of household and their spouse/partner will be allocated one bedroom; a single head of household without a spouse/domestic partner will not be required to share a room with another household member. (d) A pregnant, sole-member head of household will be assigned a two (2) bedroom unit; (e) Live-in aides will be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide's family; (f) Single-person families will be allocated a zero (0) or one (1) bedroom; (g) Children related to a household member by birth, adoption, or court awarded custody will be considered when determining unit size; (h) Foster children will be considered when determining unit size. The family may add foster children to the household as long as it does not overcrowd the unit based on DCHA's occupancy standards;	• Revises subsidy standards to two persons per bedroom in conjunction with changes in §6401.7.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
			(i) Children away at school, but for whom the unit is considered the primary residence, and children temporarily placed outside the home, will be considered when determining unit size; Children in the process of being adopted will be considered when determining unit size; (j) Children who will live in the unit less than fifty percent (50%) of the time will not be considered when determining unit size…		
13.	6402.5	DCHA shall offer two (2) units within the development(s) selected by the applicant. If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy. DCHA will offer a studio apartment to a one-person household at the time of unit offer. If a one-person applicant household refuses an offer of a studio apartment solely due to the size of the unit, DCHA will not consider the unit offer refusal to be for good cause (unless the applicant is approved for a reasonable accommodation for a larger unit).	DCHA shall offer two (2) units within the development(s) selected by the applicant. If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.	• Adds language clarifying that refusing a studio unit based on the unit size is not a good-cause reason for refusal.	• Administrative/ Operational
CHAPTER 65: INCOME AND RENT DETERMINATIONS					
14.	6502.11	HOTMA removed the statutory authority for the Earned Income Disallowance (EID). The EID ended as of December 31, 2025.	HOTMA removed the statutory authority for the Earned Income Disallowance (EID). The EID is available only to families that are eligible for and participating on the program as of December 31, 2023, or before; no new families may be added on or after January 1, 2024.	• Clarifies that the EID has ended.	• HOTMA
15.	6502.12	[RESERVED]	If a family is receiving the EID prior to or on the effective date of December 31, 2023, they are entitled to the full amount of the benefit for a full twenty-four (24) month period.	• Removes language related to the now-defunct EID.	• HOTMA
16.	6502.13	[RESERVED]	The policies below are applicable only to such families. No family will still be receiving the EID after December 31, 2025. The EID will sunset on January 1, 2026 and DCHA policies below will no longer be applicable as of that date or when the	• Removes language related to the now-defunct EID.	• HOTMA

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
			last qualifying family exhausts their exclusion period, whichever is sooner....		
17.	6502.15	If a business entity (e.g., limited liability company or limited partnership) owns an asset, then the family's asset is their ownership stake in the business, not some portion of the business's assets. However, if the family holds the assets in their own name (e.g., they own one-third of a restaurant) rather than in the name of a business entity, then the percentage value of the asset owned by the family is what is counted toward the market value of family assets.	If a business entity (e.g., limited liability company or limited partnership) owns an asset, then the family's asset is their ownership stake in the business, not some portion of the business's assets. However, if the family holds the assets in their own name (e.g., they own one-third of a restaurant) rather than in the name of a business entity, then the percentage value of the asset owned by the family is what is counted toward net family assets.	• Updates language to refer to market value of family assets, rather than net value.	• HOTMA
18.	6503.14	If the family demonstrates that they can only access a portion of an asset, then only that portion's value is included in the calculation of the market value of family assets for the family.	If the family demonstrates that they can only access a portion of an asset, then only that portion's value is included in the calculation of net family assets for the family.	• Updates language to refer to market value of family assets, rather than net value	• HOTMA
19.	6505.8	Unreimbursed health and medical care 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 care expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed three percent (3%) of annual income.	• Updated to address the change in percentage of income threshold for medical and/or disability assistance expenses.	• HOTMA
20.	6505.13	Unreimbursed health and medical care 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 care expenses may be deducted to the extent that, in combination with any disability assistance expenses, they exceed three percent (3%) of annual income.	• Updated to address the change in percentage of income threshold for medical and/or disability assistance expenses.	• HOTMA
21.	6505.24	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	• Not in current ACOP	• Updated to address hardship provisions concerning the change in percentage of income threshold for medical and/or disability assistance expenses.	• HOTMA

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		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; (iii) Twenty-four 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			

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		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.			
22.	6505.39	A family whose eligibility for the childcare expense deduction is ending may receive a hardship exemption to continue receiving a childcare 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. (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 ACOP	• Allows for hardship to retain childcare deduction for up to 90 days when an adult is no longer working, furthering their education, or looking for work.	• HOTMA
23.	6506.2	TTP is the highest of the following: (a) Thirty percent (30%) of the family's monthly adjusted income; (b) Ten percent (10%) of the family's monthly gross income; (c) The welfare rent; and (d) The minimum rent of $50.	TTP is the highest of the following: (a) Thirty percent (30%) of the family's monthly adjusted income; (b) Ten percent (10%) of the family's monthly gross income; (c) The welfare rent; and (d) The minimum rent of $0.	• Revises minimum rent to $50	• Cost savings measures

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24.	6506.5	The minimum rent for the District of Columbia is Fifty Dollars ($50).	The minimum rent for the District of Columbia is Zero Dollars ($0)	• Revises minimum rent to $50	• Cost savings measures
25.	6506.7	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; (1) 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 (1) 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 ACOP	• Allows for HUD-specified hardship provision concerning minimum rent over $0.	• Cost savings measures
26.	6506.8	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 ACOP	• Specifies hardship provision from minimum rent.	• Cost savings measures
27.	6506.9	If DCHA determines that a qualifying hardship is temporary, it will:	• Not in current ACOP	• Specifies hardship provision from minimum rent.	• Cost savings measures

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		(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.			
28.	6506.10	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 ACOP	• Specifies hardship provision from minimum rent.	• Cost savings measures
29.	6506.11	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 ACOP	• Specifies hardship provision from minimum rent.	• Cost savings measures
30.	6506.12	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 ACOP	• Specifies hardship provision from minimum rent.	• Cost savings measures
31.	6506.43	[RESERVED]	Policies related to the reexamination of families paying flat rent are contained in Chapter 68, and policies related to the establishment and review of flat rents are contained in Chapter 81.	• Removes flat rent provisions.	• MTW
32.	6506.44	[RESERVED]	Changes in family income, expenses, or composition will not affect the flat rent amount because it is outside of the income-based formula.	• Removes flat rent provisions.	• MTW
33.	6506.49	[RESERVED]	A family can opt to switch from flat rent to income-based rent at any time if they are unable to pay the flat rent due to financial hardship.	• Removes flat rent provisions.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
34.	6506.50	[RESERVED]	Upon determination by DCHA that a financial hardship exists, DCHA shall allow a family to switch from flat rent to income-based rent effective the first of the month following the family's request.	• Removes flat rent provisions.	• MTW
35.	6506.52	[RESERVED]	DCHA considers payment of flat rent to be a financial hardship whenever the switch to income-based rent would be lower than the flat rent.	• Removes flat rent provisions.	• MTW
CHAPTER 66: GENERAL VERIFICATION REQUIREMENTS					
36.	6601.43(b)	Market value of family assets total Fifty Thousand Dollars ($50,000) or less.	Net family assets total Fifty Thousand Dollars ($50,000) or less.	• Replaces "net family assets" with "market value of family assets".	• HOTMA
CHAPTER 68: REEXAMINATIONS					
37.	6800.2	[RESERVED]	The frequency with which the DCHA must reexamine the income and composition of a family depends on whether the family pays income-based rent or flat rent. HUD requires DCHA to offer all families the choice of paying income-based rent or flat rent at least annually. DCHA's policies for offering families a choice of rents is located in Chapter 65.	• Removes flat rent provisions.	• MTW
38.	6800.3(b)	Section 6802 describes DCHA's policy concerning flat rents.	Section 6802 describes Reexaminations for Families Paying Flat Rents. This section contains the DCHA's policies for conducting full reexaminations of family income and composition for families paying flat rents. These full reexaminations are conducted at least once every three (3) years. This section also contains DCHA's policies for conducting annual updates of family composition for flat rent families;	• Updates language to account for removal of flat rent provisions.	• MTW
39.	6801.3	For all residents of public housing, DCHA must conduct an annual review of community service requirement compliance.	For all residents of public housing, whether those residents are paying income-based or flat rents, DCHA must conduct an annual review of community service requirement compliance.	• Updates language to account for removal of flat rent provisions.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
40.	6802	Section 6802 is renamed “Flat Rents”	Section 6802 was previously named “Reexaminations for Families Paying Flat Rents”	• Updates language to account for removal of flat rent provisions.	• MTW
41.	6802.1	Upon approval of the FY 2027 MTW Plan: DCHA will implement the policy as follows: (a) New Admissions: All households admitted after the effective date of HUD approval will be placed in income-based rent only. The flat rent option will no longer be offered at admission. (b) Current flat rent households: Households that are currently paying flat rent will transition to income-based rent as indicated in §6802.2.	DCHA’s policies for offering families a choice of rents are located in Chapter 65.	• Revises policy to include the removal of flat rent requirements under MTW.	• MTW
42.	6802.2	In order to mitigate the impact on current households who pay flat rents, DCHA will implement a phased-in transition process. Upon the household’s next regular or interim reexamination, the household will begin a three-year phase in process according to the following schedule: (a) Year 1: Current flat rent + 33% of difference in income-based rent; (b) Year 2: Current flat rent + 66% of difference in income-based rent; (c) Year 3: Full income-based rent.	For families who choose flat rents, DCHA must conduct a reexamination of family composition at least annually and must conduct a reexamination of family income at least once every three (3) years.	• Specifies phase-in plan to transition to no flat rents under MTW.	• MTW
43.	6802.3	Additionally, prior to implementation, DCHA will notify all affected households of the policy change, explain the transition process, and provide information on how their rent will be calculated after the transition. Any household transitioning to income-based rents who believes it is experiencing extraordinary financial distress, may request hardship consideration pursuant to DCHA’s policies.	As it does for families that pay income-based rent, DCHA must also review compliance with the community service requirement for families with nonexempt individuals.	• Specifies roll-out of transition to no flat rents.	• MTW
44.	6802.4-19	[RESERVED]	[Text about the application of the flat rent.]	• Removes language about how the flat rent is applied.	• MTW
45.	6803.5	All families must report all changes within thirty (30) calendar days in family and household composition that occur between reexaminations (or annual updates). Changes may	All families, those paying income-based rent as well as flat rent, must report all changes within thirty (30) calendar days in family and household composition that occur between	• Removes reference to flat rent.	• MTW

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		be reported in writing by mail, email, or in-person.	reexaminations (or annual updates). Changes may be reported in writing by mail, email, or in-person.		
46.	6803.9	With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request DCHA approval to add a new family member or other household member (live-in aide, foster child, or foster adult). DCHA will only approve an adult family member to join the household if they are immediate family members (defined as parent, sibling, or child) of the head or co-head of household and it does not change the unit size the family qualifies for.	With the exception of children who join the family as a result of birth, adoption, or court-awarded custody, a family must request DCHA approval to add a new family member or other household member (live-in aide, foster child, or foster adult).	• Adds language restricting additions to the household.	• Administrative/ Operational
47.	6803.16	[RESERVED]	Families paying flat rent are not required to report changes in income or expenses.	• Removes flat rent provision.	• MTW
48.	6803.17(a)	[RESERVED]	For families receiving the Earned Income Disallowance (EID), DCHA conducts an interim reexamination at the conclusion of the twenty-four (24) month eligibility period or effective 1/1/2026, whichever is first;	• Removes language related to the now-defunct EID.	• HOTMA
49.	6803.18	[RESERVED]	DCHA will not perform an interim reexamination when a family reports within the required timeframe an increase in income within three (3) months of their regular recertification date.	• Change made in conjunction with MTW policy outlined in §6803.19.	• MTW
50.	6803.19	Upon approval of the FY 2027 MTW Plan families are required to report all increases in income between regular reexaminations, and DCHA will process an interim reexamination for those increases.	Income changes that require interim reexaminations: (a) [RESERVED]; (b) DCHA only conducts interim reexaminations for families that qualify for the earned income disallowance (EID), and only when the EID family's rent changes as a result of the increase. In all other cases, DCHA notes the information in the tenant file but shall not conduct an interim reexamination; and (c) Families are not required to report any other changes in income or expenses between recertifications or reexaminations. Any increase in income shall only be included in the determination or annual household income at the next recertification.	• Updates policy to require interims for increases in income between regular reexaminations.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
51.	6803.20	The family may request an interim reexamination any time the family has experienced a change in circumstances since the last determination. DCHA must process the request if the family reports and provides verification of a change that results in a reduced family income, except for where allowed under DCHA's approved MTW policy.	The family may request an interim reexamination any time the family has experienced a change in circumstances since the last determination. DCHA must process the request if the family reports and provides verification of a change that results in a reduced family income.	• Adds clarification concerning when an interim may be processed.	• MTW
52.	6805.1	An "over-income family" is defined as a family with an annual income which exceeds the over-income limit. The over-income limit is calculated by multiplying the applicable income limit for a very low-income family, as defined in 24 CFR § 5.603(b), by a factor of 2.4. The over-income rule applies to all public housing program families, including families in the Family Self-Sufficiency (FSS) program.	An "over-income family" is defined as a family with an annual income which exceeds the over-income limit. The over-income limit is calculated by multiplying the applicable income limit for a very low-income family, as defined in 24 CFR § 5.603(b), by a factor of 2.4. The over-income rule applies to all public housing program families, including families in the Family Self-Sufficiency (FSS) program, families receiving the Earned Income Disallowance, and families paying flat rent.	• Removes references to EID and flat rent.	• HOTMA / MTW
53.	6805.11	During the period between this notice and termination, the family: (a) Will continue to pay their rent; and	During the period between this notice and termination, the family: (a) Will continue to pay their choice of rent (income-based rent, flat rent or prorated rent for mixed income families); and	• Removes the language regarding flat rents.	• MTW
Chapter 70: ASSISTANCE ANIMALS AND PETS					
54.	7003.2(a)	(a) The pet is not "a common household pet" as defined in § 7003.9(a)	(a) The pet is not "a common household pet" as defined in § 7002.9(a)	• Correcting reference from § 7002.9(a) to § 7003.9(a).	• Administrative/ Operational
55.	7003.9(c)	The following animals are not permitted as pets: 1) Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bits or lacerations; and 2) Any animal not permitted under District law or code.	The following animals are not permitted as pets: 1) Any animal whose adult weight exceeds twenty-five (25) pounds; 2) Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bits or lacerations; and 3) Any animal not permitted under District law or code.	• Removes the 25 lb. weight limit on pets.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
56.	7004.3(b)	The amount of the deposit is the lower of fifteen percent (15%) of the unit's Small Area Fair Market Rent or one hundred dollars ($100) in addition to any other required deposits;	The amount of the deposit is the lower of fifteen percent (15%) of the unit's flat rent or one hundred dollars ($100) in addition to any other required deposits;	• Revises pet deposit to be based on the Small Area Fair Market (SAFMR) for the unit since the flat rents are being phased out under MTW.	• MTW
Chapter 77: TRANSFER POLICY					
57.	7701.5(f)	The following are considered emergency circumstances warranting an immediate transfer of the tenant or family: (f) 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.	• Not in this section in the current ACOP	• Moved transfer related to the Office of Public Safety—formerly in section 7702.1(e) concerning DCHA-required transfers—to the section on emergency transfers.	• Administrative/ Operational
58.	7701.10	DCHA will pay or reimburse the reasonable costs of temporarily accommodating the tenant and of long-term transfers, if any, for emergency transfers which are required by DCHA defined in § 7701.5(a), 7701.5(b), 7701.5(c), and 7701.5(e);	DCHA will pay or reimburse the reasonable costs of temporarily accommodating the tenant and of long-term transfers, if any, for emergency transfers defined in § 7701.5;	• Clarifies that DCHA will only pay for those emergency transfers that it requires (but not for VAWA-related moves).	• Administrative/ Operational
59.	7702.1(e)	This subsection is hereby deleted.	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;	• Removes provision related to DCHA required transfers. Moved to 7701.5(f), section on Emergency Transfers.	• Administrative/ Operational
60.	7702.10	DCHA will pay or reimburse the reasonable costs of transfers that DHCA requires, except that residents are required to bear the cost of occupancy standards transfers. DCHA will not pay or reimburse the cost of transfers requested by the tenant, as described in 7703.	DCHA will pay or reimburse the reasonable costs of transfers that DCHA requires, except that resident are required to bear the cost of occupancy standards transfers.	• Added the costs described in Section 7703.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
61.	7703.7(e)	Tenant requests for transfers that DCHA considers are limited to requests for: (a) Transfers to alleviate a verified medical condition of serious or life-threatening nature; (b) Transfers due to 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, including VAWA transfer requests; (c) Reasonable accommodation; (d) Kinship Care or court-ordered custody transfers to a different unit size as long as the family qualifies for the unit according to DCHA's occupancy standards; (e) No other tenant transfer requests are considered by DCHA.	Tenant requests for transfers that DCHA considers are limited to requests for: (a) Transfers to alleviate a verified medical condition of serious or life-threatening nature; (b) Transfers due to 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, including VAWA transfer requests; (c) Reasonable accommodation; (d) Kinship Care or court-ordered custody transfers to a different unit size as long as the family qualifies for the unit according to DCHA's occupancy standards; (e) Transfers to a location closer to employment; and (f) No other tenant transfer requests are considered by DCHA.	• Removes *transfers to a location closer to employment* as an allowable reason for a transfer request.	• Administrative/ Operational
62.	7704.2(c)	(c) A family that received a written notice of a new dwelling unit offer and refuses the offer without good cause as defined in § 7704.3 shall be issued a Notice to Quit or Cure.	(c) A family that received a written notice of a new dwelling unit offer and refuses the offer without good cause as defined in § 7704.4 shall be issued a Notice to Quit or Cure.	• Update reference from § 7704.4 to § 7704.3.	• Administrative/ Operational
Chapter 78: LEASE TERMINATIONS					
63.	7801.4(c)	The applicant to be made Lessee, and if applicable, the other remaining household members must be eligible for continued occupancy and not be in serious violation of the material terms of the Dwelling Lease. DCHA will screen the application in accordance with federal law and regulations as well as Chapter 62. In addition, the applicant to be made lessee must be an adult family member (i.e., co-head, spouse, full-time student or other adult) who was part of the original household or approved by DCHA to be added to the household at least 12 months before the original head of household passed or vacated the unit, DCHA may permit	The applicant to be made Lessee, and if applicable, the other remaining household members must be eligible for continued occupancy and not be in serious violation of the material terms of the Dwelling Lease. DCHA will screen the application in accordance with federal law and regulations as well as Chapter 62. Applicant(s) will be notified in writing of the disposition of the application:...	• Adds language restricting who can become a head of household as a remaining family member.	• Administrative/ Operational

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		exception to this requirement if the original head of household was admitted less than 12 months prior to passing or vacating the unit. Applicant(s) will be notified in writing of the disposition of the application:...			
CHAPTER 81: PROGRAM ADMINISTRATION					
64.	8100.1(b)	Section 8100 discusses administrative policies and practices that are relevant to the activities covered in this ACOP. The policies are discussed in seven (7) parts as described below: (a) Section 8101 describes DCHA's policies for establishing and revising utility allowances, and surcharges for excess consumption of DCHA furnished utilities; (b) [RESERVED]	Section 8100 discusses administrative policies and practices that are relevant to the activities covered in this ACOP. The policies are discussed in seven (7) parts as described below: (a) Section 8101 describes DCHA's policies for establishing and revising utility allowances, and surcharges for excess consumption of DCHA furnished utilities; (b) Section 8102 describes DCHA's policies related to establishing and updating flat rent amounts;	• Removes reference to flat rents.	• MTW
65.	8102	[RESERVED]	Establishing Flat Rents [All text removed, Subsections 8102 through and including 8102.10]	• Removes the section on establishing flat rents as part of DCHA's MTW activity to remove flat rents.	• MTW
66.	8105.1(c)	In addition, DCHA will keep the following records for at least three (3) years: 1) An application from each ineligible family and notice that the applicant is not eligible; 2) Lead-based paint records as required by 24 CFR 35, Subpart B; 3) Documentation supporting the establishment of utility allowances and surcharges; 4) Accounts and other records supporting DCHA budget and financial statements for the program; 5) Complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule; 6) Confidential records of all emergency transfers related to VAWA requested under DCHA's Emergency Transfer	In addition, DCHA will keep the following records for at least three (3) years: 1) An application from each ineligible family and notice that the applicant is not eligible; 2) Lead-based paint records as required by 24 CFR 35, Subpart B; 3) Documentation supporting the establishment of flat rents; 4) Documentation supporting the establishment of utility allowances and surcharges; 5) Accounts and other records supporting DCHA budget and financial statements for the program; 6) Complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule;	• Removes reference to flat rents.	• MTW

	Section	Revised Text	Current Text	Summary of Change	Reason for Change
		Plan and the outcomes of such requests; and 7) Other records as determined by DCHA or as required by HUD.	7) Confidential records of all emergency transfers related to VAWA requested under DCHA's Emergency Transfer Plan and the outcomes of such requests; and 8) Other records as determined by DCHA or as required by HUD.		