ADMINISTRATIVE PLAN UPDATES

PUBLIC HEARING

November 18, 2026

PUBLIC HEARING AGENDA

I. Admin Plan Proposed Changes

DCHA staff will review key proposed changes to the Administrative Plan.

II. Public Comments

Members of the public will be provided the opportunity to share their comments on the proposed Admin Plan changes.

ADMIN PLAN PROPOSED CHANGES

- **DCHA is proposing updates to its Administrative Plan ("Admin Plan")**
  - The Admin Plan outlines the rules, eligibility requirements, and operational policies for DCHA's voucher programs.

- **The proposed changes reflect:**
  1. HUD required **cost-savings measures** due to DCHA's funding shortfall.
  2. Compliance with federal requirements currently in effect or scheduled to take effect under the **Housing Opportunity Through Modernization Act (HOTMA)**.
  3. Alignment with DCHA's **Moving to Work (MTW)** policies.
  4. Additional **administrative and operational** updates.

1. COST SAVINGS MEASURES

BACKGROUND

- Housing Authorities nationwide face rising costs and limited federal funding
- DCHA estimates its current funding shortfall at $65 million
- DCHA remains committed to creating and preserving affordable housing while minimizing the impact on currently assisted households
- As required by HUD, DCHA must implement cost savings measures to address DCHA's budget shortfall, including:
  - *Implementing a $50 minimum rent*
  - *Transitioning to Small Area Fair Market (SAFMR) Payment Standards for the Voucher program*
  - *Establishing Payment Standards that are various percentages of the SAFMR*
  - *Revising Voucher program Occupancy Standards*

MINIMUM RENT - BACKGROUND

- Voucher program participants generally pay 30% of adjusted household income (after allowable deductions) for rent.
- HUD regulations allow for a minimum rent of up to $50, provided that residents/participants have the right to request a hardship exemption.
- The majority of PHAs nationwide have adopted minimum rents of at least $50

CURRENT POLICY: Current minimum rent in the Voucher and Public Housing programs is Zero ($0) dollars.

MINIMUM RENT – PROPOSED CHANGE

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	October 1, 2027

PROPOSED POLICY CHANGE

- **Minimum Rent is $50.**
  - Total Tenant Payment (TTP) will be the highest of:
    - 30% of family's monthly adjusted income
    - 10% of family's monthly gross income
    - A minimum rent of $50

  - DCHA will grant a financial hardship exemption from the $50 minimum rent if the family meets certain qualifying conditions.

MINIMUM RENT – HARDSHIP POLICY

HARDSHIP POLICY

- If a family requests a hardship exemption, **DCHA will suspend the minimum rent beginning the month following** the request and continuing until DCHA makes a determination.
- DCHA will determine whether the hardship is temporary or long-term, or there was no hardship.
    - ***Temporary Hardship:*** DCHA will suspend the minimum rent for 90 days beginning the month following the date of the request. DCHA will reinstate the beginning rent at the end of the 90-day suspension period. DCHA will offer a reasonable repayment agreement for the amount of back rent owed by the family.
    - ***Long-Term Hardship:*** DCHA will suspend the minimum rent for as long as the hardship continues. The exemption will apply from the beginning month following the request.
    - ***No Hardship:*** DCHA will reinstate in minimum rent, including back rent owed from the beginning of the suspension; and require the family to pay the back rent.
- **Exemption only applies to payment of the minimum rent** and not to other elements used to calculate the total tenant payment.

Qualifying Conditions for a Hardship Exemption
a. **Family lost eligibility for**, or is awaiting an eligibility determination for, **a Federal, State, or local assistance program**. And the loss of eligibility affects the family's ability to pay the minimum rent.
b. The **family would be evicted** due to inability to pay the minimum rent.
c. **Income of family has decreased** because of changed circumstances, including loss of employment
d. A **death occurred in the family** and the death created a financial hardship.
e. **Other circumstances** determined by DCHA or HUD

MINIMUM RENT – FEDERAL IMPACT

IMPACT ANALYSIS FOR VOUCHER HOUSEHOLDS

- Under a minimum rent of $50, approximately **87% of households would have no change in rent**.
- Approximately **13% of households** would experience a **rent increase**.
- DCHA anticipates that **approx. 10-20% of impacted households may qualify for a hardship exemption**. The actual number will depend on individual household circumstances.

	Federal HCV
Total Households	14,465
HHs with No Change in Rent	12,630 ***(87%)***
HHs with a Rent Increase	1,835 ***(13%)***

MINIMUM RENT – COST SAVINGS

PROJECTED COST SAVINGS

- Below are DCHA's projected annual cost savings by enacting a $50 minimum rent in the federal voucher program.

- DCHA anticipates that **approx. 10-20% of impacted households may qualify for a hardship exemption**. The actual number will depend on individual household circumstances.

	Federal HCV
Annual Cost Savings to DCHA (without hardship exemptions)	**$1,065,276**
Annual Cost Savings to DCHA (with hardship exemptions)*	**$906,484**

**Assuming 15% of impacted households receive a hardship exemption.*

PAYMENT STANDARDS - BACKGROUND

- The Payment Standard is the maximum amount DCHA uses to calculate monthly housing subsidy for a unit, based on bedroom size. It includes rent and the applicable utility allowance (gross rent).
- Payment Standards are set annually by DCHA and support housing choice by enabling families to access housing across a broad range of neighborhoods throughout the District.
- Payment Standards can be based on either the metropolitan-wide Fair Market Rents (FMRs) or zip-code based Small Area Fair Market Rents (SAFMRs).
- Under HUD regulations, Payment Standards are generally set between 90-110% of either FMR or SAFMR.

CURRENT POLICY: Using its Moving to Work (MTW) authority, DCHA set its Payment Standards at up to 187% of FMR.

Current DCHA Payment Standards

Bedroom Size	Maximum Payment Standard	DCHA Average Subsidy
Efficiency	$3,652	$1,685
1 Bedroom	$3,768	$1,958
2 Bedrooms	$4,200	$2,411
3 Bedrooms	$5,301	$2,986
4 Bedrooms	$6,231	$3,887

DCHA rarely pays the current maximum Payment Standard of 187% FMR.

PAYMENT STANDARDS – PROPOSED CHANGE

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	October 1, 2027

PROPOSED POLICY CHANGE

- **DCHA will adopt Small Area Fair Market Rents (SAFMRs).**
- **DCHA will use tiered Payment Standards up to 168% of SAFMR, based on ZIP code.**
  - Effective date for current families will be October 1, 2027.
  - Will apply to both the Federal and Local voucher programs.

	HUD Standard	DCHA Current	DCHA Proposed (FY27)
Basis	FMR or SAFMR	Citywide FMR	SAFMR, by ZIP code
Payment Standard	90-110%	Up to 187%	Tiered, up to 168%

PAYMENT STANDARDS – PROPOSED TIERS

Proposed DCHA Payment Standard Tiers:

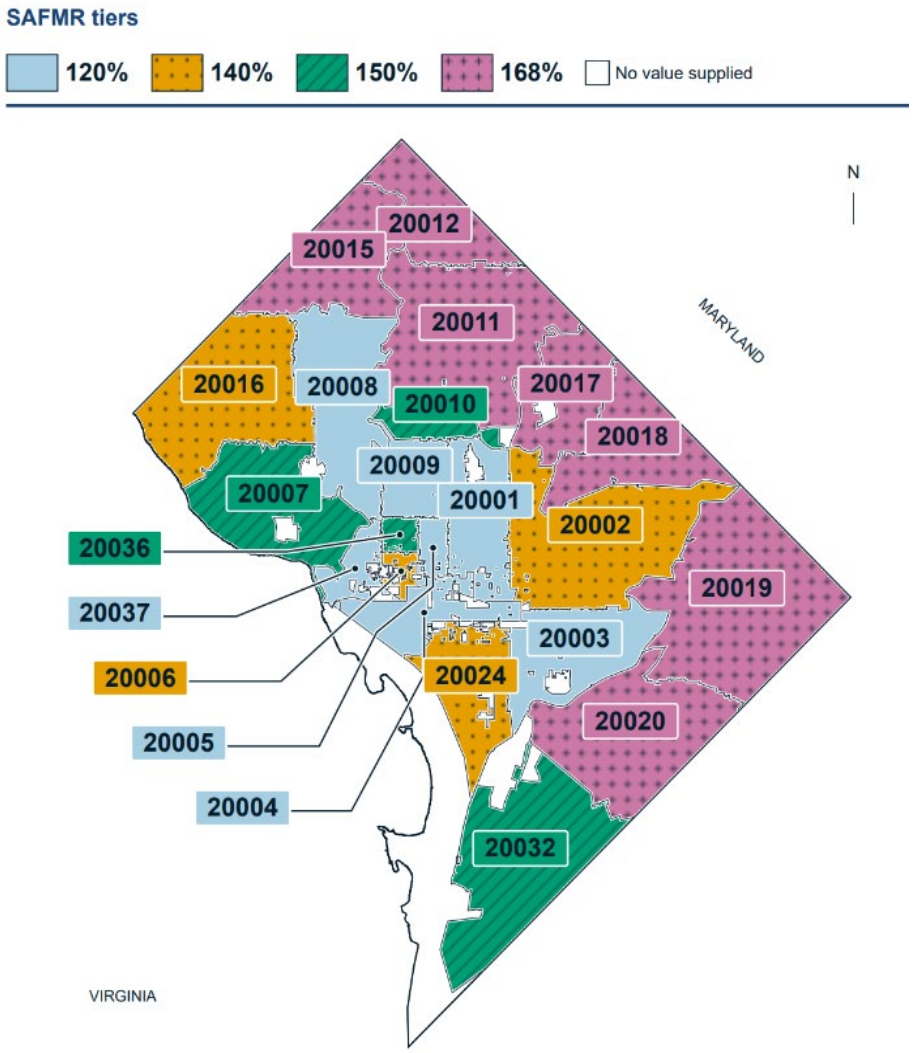
120%-168% of SAFMR

Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR	% of SAFMR
20001	$3,564	$3,720	$4,116	$5,244	$6,180	120%
20003	$3,804	$3,972	$4,392	$5,592	$6,588	120%
20004	$3,672	$3,828	$4,236	$5,400	$6,360	120%
20005	$3,276	$3,420	$3,780	$4,812	$5,676	120%
20008	$3,624	$3,792	$4,188	$5,340	$6,288	120%
20009	$3,804	$3,972	$4,392	$5,592	$6,588	120%
20037	$3,600	$3,756	$4,152	$5,292	$6,228	120%
20002	$3,486	$3,626	$4,018	$5,124	$6,034	140%
20006	$2,884	$3,010	$3,332	$4,242	$4,998	140%
20016	$3,444	$3,598	$3,976	$5,068	$5,964	140%
20024	$3,570	$3,724	$4,116	$5,250	$6,174	140%
20007	$3,390	$3,540	$3,915	$4,995	$5,880	150%
20010	$3,315	$3,465	$3,825	$4,875	$5,745	150%
20032	$2,295	$2,400	$2,655	$3,390	$3,990	150%
20036	$3,600	$3,750	$4,155	$5,295	$6,240	150%
20011	$3,209	$3,343	$3,696	$4,704	$5,544	168%
20012	$2,873	$2,990	$3,310	$4,217	$4,973	168%
20015	$3,444	$3,595	$3,982	$5,074	$5,981	168%
20017	$3,310	$3,461	$3,830	$4,889	$5,746	168%
20018	$2,386	$2,486	$2,755	$3,511	$4,133	168%
20019	$2,570	$2,688	$2,974	$3,797	$4,469	168%
20020	$2,587	$2,705	$2,990	$3,814	$4,486	168%

PAYMENT STANDARDS – PROPOSED TIERS

Proposed DCHA Payment Standard Tiers:

120%-168% of SAFMR



PAYMENT STANDARDS – FEDERAL IMPACT

IMPACT ANALYSIS & PROJECTED COST SAVINGS - FEDERAL VOUCHER PROGRAM

- DCHA modeled different Payment Standard options under SAFMRs to determine cost savings and impact on participating families.
- A tiered approach allows DCHA to save costs, while reducing impact on families.
- Under the tiered-approach, DCHA will **save approx. $19.6 million** in federal voucher HAP costs, while keeping **rent unchanged for 82% of voucher families**.
- DCHA estimates that under the tiered approach, **approx. 18% or 2,638 federal voucher families would experience a rent increase**.

	Tiered SAFMR up to 168%	120% SAFMR
Total Number of Households	14,465	14,465
Projected HAP Savings (realized over 24-month period)	**$19,639,862.00**	$54,911,441.00
Households with a Decrease in Rent	0 (0%)	0 (0%)
Households with an Increase in Rent	**2,638 (18%)**	5,526 (38%)

PAYMENT STANDARDS – LOCAL IMPACT

IMPACT ANALYSIS & PROJECTED COST SAVINGS - LOCAL VOUCHER PROGRAM

- DCHA will also apply SAFMRs and the new Payment Standards to the local voucher program.
- Under the tiered-approach, DCHA will **save approx. $9 million** in local voucher HAP costs, while keeping **rent unchanged for 90% of voucher families**.
- DCHA estimates that under the tiered approach, **approx. 10% or 1,165 local voucher families will experience a rent increase**.

	Tiered SAFMR up to 168%	120% SAFMR
Total Number of Households	11,632	11,632
Projected HAP Savings (realized over 24-month period)	**$9,050,490**	$38,247,578
Households with a Decrease in Rent	82(1%)	0 (0%)
Households with an Increase in Rent	**1,165 (10%)**	3,891 (33%)

OCCUPANCY STANDARDS - BACKGROUND

BACKGROUND

- Occupancy standards define the number of bedrooms that a household is eligible for (i.e. the voucher size).

- A larger voucher size means a higher Payment Standard, resulting in less families that can be served with the annual voucher budget allocated to DCHA.

- HUD recommends “two persons per room” regardless of age, sex/gender, or family relationship. Under HUD’s policy, Live-in-Aides get a separate bedroom and reasonable accommodations must also be allowed.

CURRENT POLICY: DCHA has adopted more flexible Occupancy Standards that, for example, allow a 5-person household to occupy a 5-bedroom unit, under certain circumstances.

OCCUPANCY STANDARDS – PROPOSED CHANGE

PROPOSED POLICY CHANGE

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	October 1, 2027

- **One bedroom per two people, regardless of age, gender, or family relationship.**
  - Exceptions may be granted if DCHA approves it as a reasonable accommodation for a person with a disability.
  - Live-in aides are allocated a separate bedroom.
  - The updated occupancy standards will apply to both the federal and local programs.

OCCUPANCY STANDARDS – FEDERAL AND LOCAL IMPACT

IMPACT ANALYSIS & PROJECTED COST SAVINGS

- Under the new occupancy standards, DCHA would **save approx. $12 million** in federal voucher HAP costs, while keeping **rent unchanged for 90% of families**.

- For local vouchers, DCHA would **save approx. $7.1 million** in HAP costs, while keeping **rent unchanged for 93% of families**.

	Federal HCV	Local Vouchers
Total Number of Households	14,465	11,632
Projected Annual HAP Savings	**$12,129,744**	**$7,129,908**
Households with a Decrease in Rent	0 (0%)	2 (0%)
Households with an Increase in Rent	**1,399 (10%)**	**839 (7%)**

ELECTIVE UNIT TRANSFERS - BACKGROUND

BACKGROUND

- DCHA conducts emergency and mandatory unit transfers for a number of reasons, including:
  - Reasonable accommodation requests
  - Unit fails inspection and required repairs cannot be made in the specified timeline
  - VAWA related moves or other documented public safety issues
  - Landlord release from the lease
  - Changes in household composition/subsidy standards

- DCHA also allows for elective unit transfers.

CURRENT POLICY: Elective transfer moves in the HCV program are limited to one (1) during a twelve (12) month period.

ELECTIVE UNIT TRANFERS– PROPOSED CHANGE

PROPOSED POLICY CHANGE

- HCV tenant-based participants will be limited to:
  - One (1) elective unit transfer request every twenty-four (24) months.

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	Immediately

ELECTIVE UNIT TRANSFERS– COST SAVINGS

PROJECTED COST SAVINGS

- DCHA projects a total of **$5.3 million in annual HAP cost savings** by enacting the 24-month limit on elective unit transfers.

Savings from 24-Month Limited Voucher Transfer Policy	Monthly	Annual
Average HAP increase per non-emergency transfer	$745	$8,940
# of transfers (under current 12-month policy)	100	1,200
# of transfers (with 24-month limit)	50	600
Projected Annual HAP Savings	**$447,000**	**$5,364,000**

2. HOTMA COMPLIANCE

BACKGROUND

- The Housing Opportunities Through Modernization Act ("HOTMA") is a federal law.
- HOTMA changes how public housing authorities are required to calculate income, assets, and conduct income reviews for the Public Housing and Housing Choice Voucher programs.
- DCHA is making updates to its Admin Plan to comply with HOTMA requirements in effect, or soon to be in effect.
- DCHA adopted previous HOTMA policies under the last round of Admin Plan and ACOP updates. HUD has set a compliance deadline of January 1, 2027 for the remaining HOTMA provisions.

ASSET LIMITATIONS – HUD MANDATED CHANGES

PROPOSED POLICY CHANGES

- HOTMA establishes voucher program eligibility restrictions due to family assets
- Families will be ineligible for assistance if the family's net assets exceed HUD's asset limitation and/or the family has real property that is suitable for occupancy.
    - HUD's asset limit is current $105,574 and is adjusted annually for inflation.

CURRENT POLICY: Not in current Admin Plan.

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Does not apply.
Current Families	Does not apply.

MEDICAL & HEALTH DEDUCTION – HUD MANDATED CHANGES

PROPOSED POLICY CHANGES

- HOTMA makes changes to deductions for health and medical expenses.
- Unreimbursed medical expenses can be deducted from income once they add up to **more than 10% of a family's annual income**.

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	For families that qualify, there will be a phase-in-period of 24 months after the first regular recertification on/after implementation.

CURRENT POLICY: Unreimbursed medical expenses can be deducted from income once they add up to more than 3% of a family's annual income.

MEDICAL & HEALTH DEDUCTION – HUD MANDATED CHANGES

HARDSHIP POLICY

Families will have a 2-year phase in period if they qualify. A family qualifies if:

1. The family received a deduction for unreimbursed health and medical care and/or reasonable expenses and;
2. The family's expenses exceeded 5% of the family's annual income.

2-Year Phase-In Period

First Regular Recert.

DCHA will deduct unreimbursed health & medical expenses that ***exceed 5%*** of the family's annual income.

1 Year Later

DCHA will deduct unreimbursed health and medical expenses that ***exceed 7.5%*** of the family's annual income.

2 Years Later

DCHA will deduct unreimbursed health and medical expenses that ***exceed 10%*** of the family's annual income.

CHILDCARE EXPENSES DEDUCTION – HUD MANDATED CHANGES

PROPOSED POLICY CHANGES

- HOTMA makes changes to deductions for childcare expenses.
- A family whose childcare expense deduction is ending may receive a hardship exemption to continue receiving the deduction for up to 90 days if:
  - The family's total unreimbursed childcare expenses are at least $2,000 per year
  - The family owes no balance to DCHA or the owner/landlord.

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	Immediately

CURRENT POLICY: Not in current Admin Plan.

3. MTW POLICY ALIGNMENT

BACKGROUND

- DCHA is a Moving to Work ("MTW") agency, which gives us additional flexibility to modify our Public Housing and Housing Choice Voucher policies.
- MTW policies are authorized through the Annual MTW Plan and implemented through the Admin Plan and ACOP.
- DCHA is proposing updates to the Admin Plan to align with policies authorized under the agency's FY27 MTW Annual Plan.

PORT-INS – PROPOSED CHANGES

PROPOSED POLICY CHANGES *(upon approval of FY27 MTW Plan)*

- When a voucher holder moves to DC, DCHA can either bill the original housing authority for the cost (billing) or take full ownership of the voucher into their program (absorbing).

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Does not apply.
Current Families	Does not apply.

- **DCHA will not absorb port-in HCV participants with zero income**

- Families with zero income can still port-in under billing arrangements with the originating PHA

CURRENT POLICY: Not in current Admin Plan.

INTERIM REEXAMS (INCREASES IN INCOME) – PROPOSED CHANGES

PROPOSED POLICY CHANGES *(upon approval of FY27 MTW Plan)*

- Families are **required to report all increases in income** between regular biennial/triennial reexaminations.
- DCHA will only **process an interim when the increase is $2,400 per year or more** (an increase of $200 or more per month).

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	October 1, 2027

CURRENT POLICY: Families are not required to report any changes in income or expenses between regulation biennial/triennial recertifications or reexaminations.

INTERIM REEXAMS (DECREASES IN INCOME) – PROPOSED CHANGES

PROPOSED POLICY CHANGES *(upon approval of FY27 MTW Plan)*

Interim reexams will not be conducted within three months of the following:

- 1) new admission to the program;
- 2) a transfer move to a new assisted unit, and/or;
- 3) the effective date of a regular reexamination

Effective Date Upon Approval	
New Admissions	Immediately
Transfers	Immediately
Current Families	October 1, 2027

Hardship exemption will be available for households who experience a loss of income that is involuntary and properly verified.

CURRENT POLICY: Families are not required to report any changes in income or expenses between regulation biennial/triennial recertifications or reexaminations.

4. ADDITIONAL OPERATIONAL UPDATES

- **BACKGROUND**
  - DCHA has identified additional operational and administrative proposed changes to the Admin Plan.
  - These proposed changes reflect community feedback, best practices in housing administration, and HUD requirements.

PREFERENCES – PROPOSED CHANGES

PROPOSED POLICY CHANGES

Effective Date Upon Approval
Immediately

Homelessness Preference

- Up to 25% of applicants drawn each year will be applicants who are referred directly to DCHA from the DC Coordinated Assessment and Housing Placement (CAHP).
    - **CURRENT POLICY:** Not in current Admin Plan.

PBV Site Specific Preferences

- The following mixed-finance sites will have an elderly preference: **Edgewood Senior, Capitol Gateway Senior, and Capper Senior 1.**
- **CURRENT POLICY:** Not in current Admin Plan.

BACKGROUND CHECKS – PROPOSED CHANGES

PROPOSED POLICY CHANGES

Effective Date Upon Approval
Immediately

- DCHA **may conduct criminal background checks at reexamination** and for program compliance purposes.
- This change is a HUD best practice and is already in effect for DCHA's public housing program.

CURRENT: Not in current Admin Plan.

INITIAL INSPECTION & NOTIFICATION – PROPOSED CHANGES

PROPOSED POLICY CHANGES

Effective Date Upon Approval
Immediately

- DCHA will:
  - Complete the initial inspection,
  - Determine whether the unit satisfies HQS, and;
  - **Notify the owner and the family within 10 days of submission of the complete Request for Tenancy Approval (RFTA)** and all required owner documents.

CURRENT POLICY: DCHA will complete the initial inspection, determine whether the unit satisfies HQS, and notify the owner and the family within 15 days of submission of the complete Request for Tenancy Approval (RFTA) and all required owner documents.

PUBLIC COMMENTS

- Members of public who signed up in advance will be called first
- When your name is called*, please accept invitation to become panelist and unmute
- Each person will have **3 minutes** to share their comments
- Attendees who did not sign up in advance but wish to speak, please click "raise hand" or send request to host in chat

**For those dialing in by phone, when your name is called, please press star six (*6) on your phone and you will come off mute*

PUBLIC COMMENTS

Submit Written Comments by December 7th, 2026

- Written comments on the proposed Admin Plan changes will be accepted until Monday, December 7th at 11:59pm E.T.
- Information on how to submit written comments can be found on DCHA's website: www.dchousing.org/adminplan
- Copies of the proposed Admin Plan changes can be found on DCHA's website: www.dchousing.org/adminplan
- Questions about the proposed Admin Plan changes can be sent to DCHA staff at publicationcomments@dchousing.org