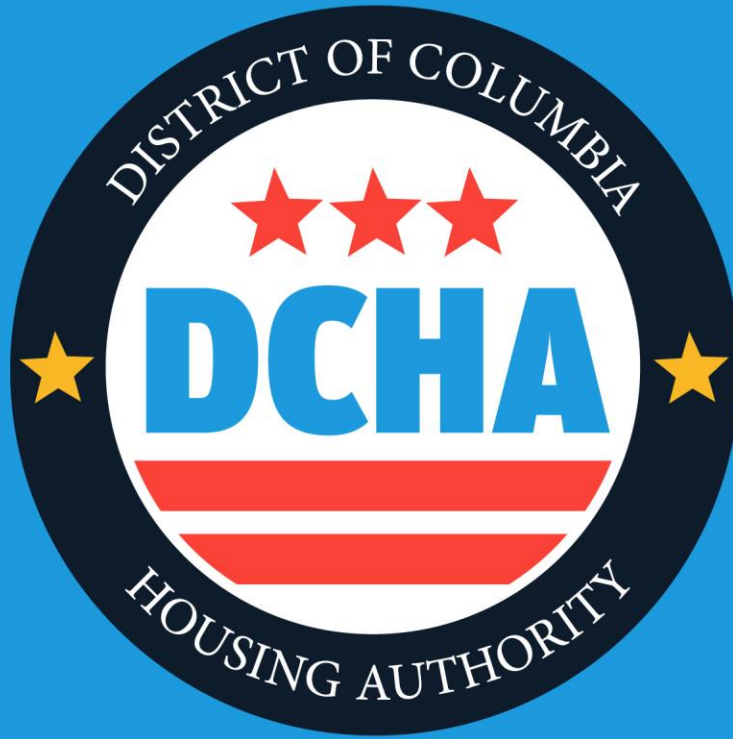
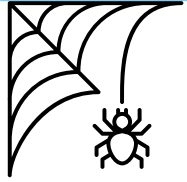


# Housing Choice Voucher Update



October 31, 2023

# Agenda



**Introductions**

**HCV Overview**

**FY2023 Year in Review**

**Satellite Centers**

**Participant Portal**

**Rent Reasonable Reviews - Process & Appeals**

**FY2024 and Beyond**

**NPSIRE Inspection**

**Security Deposit Assistance**

**Expansion of functionality for participant portal**

**Q&A**



# Introductions

**Executive Director**

**Dorian Jenkins (Interim)**

**Keith Pettigrew (Effective 11/1/23)**

**Sr Vice President - HCVP**

**Hammere Gebreyes (Interim)**

**Deputy – Eligibility, Voucher Issuance, Inspections**

**Anissa Jones**

**Deputy – Housing Programs, Contract Administration**

**Ockeshia Pompey**

**Housing Choice Voucher Program Functions and Services**

**Waitlist Management**

**Leasing**

**Eligibility**

**Recertification**

**Voucher Issuance**

**Mediation**

**Mobility / Housing Search Assistance**

**Quality Assurance**

**Inspection**

**Contract Administration**

# Housing Choice Voucher Portfolio

HCV Federal Allocation

16,225

LRSP TB Allocation

6,617

LRSP Project/Sponsor

134

Projects

3,372

Units

Annual Budget Authority

\$270M

Annual Budget Authority

\$124M

Estimated Budget

\$43M

**\*Based on unit leasing capacity**

Unit Leasing Capacity

12,500

4,931

Unit Leasing Capacity

Online

94

Projects

2,348

Units

93%

Current Utilization\*

90%

Current Utilization\*

Pipeline

40

Projects

924

Units

# FY2023 Year in Review

## DCHA Headquarters Move

New Address 300 7<sup>th</sup> St SW,  
10<sup>th</sup> Fl, Washington, DC 20024

## Customer Solution Centers:

625 D St SW  
203 N St SW (closed)  
2000 Alabama Ave SE

Over 6,000 Applicants pulled from the waiting list  
(new federal vouchers)

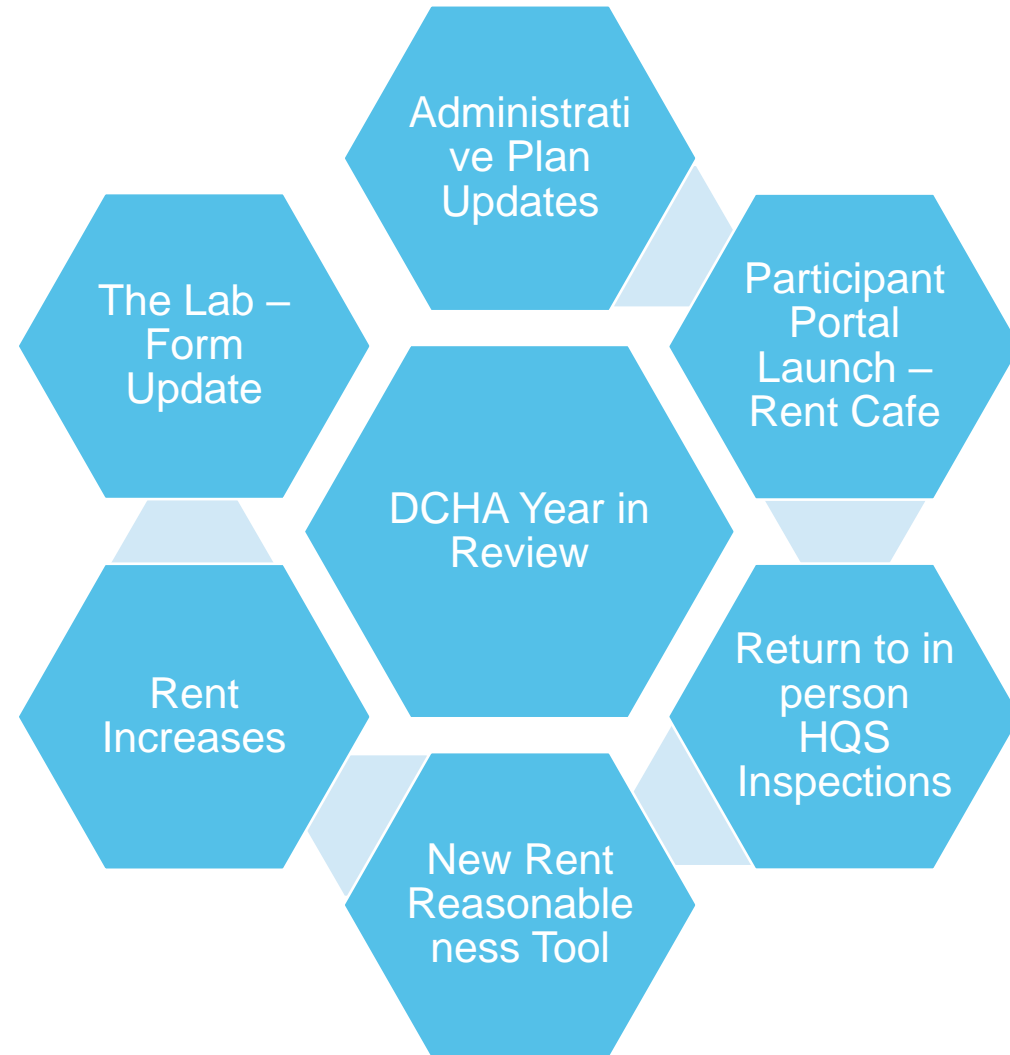
Eligibility Determinations Completed – 2,180

(including direct referrals and waiting list pulls for local and federal)

Leasing – 3,873 new HAP contracts issued

Inspection - 27,888 inspections in units

Recertification – 7,844 completed



# Rent Reasonableness



**Location**



**Size**



**Amenities**

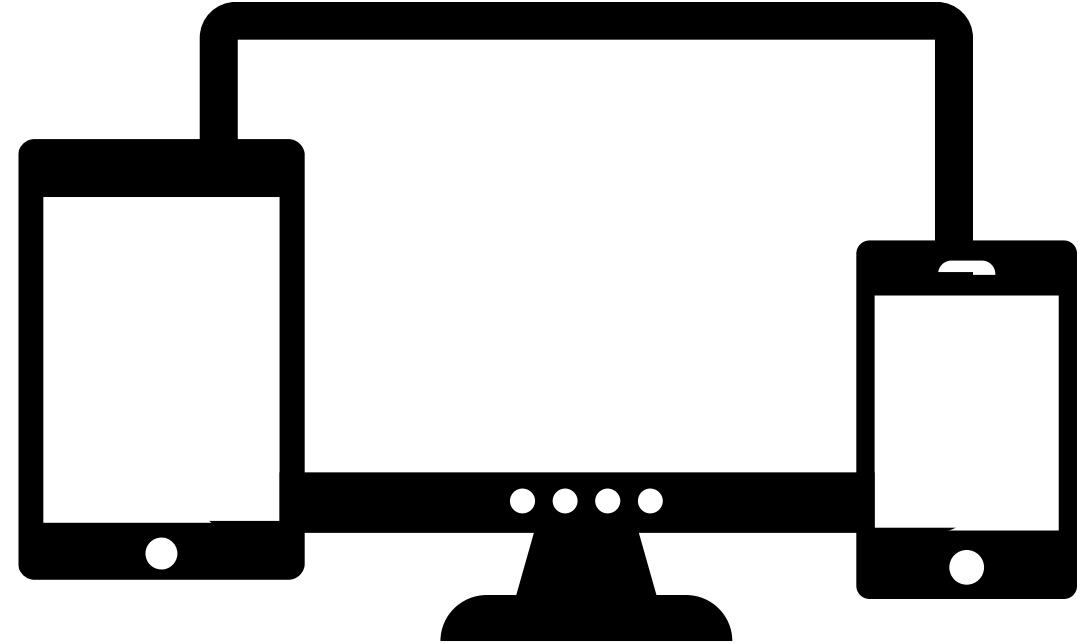


**Utilities**

- HUD requires that PHAs ensure rents charged by owners to Housing Choice Voucher Program participants are reasonable
- PHAs must compare the requested rents for voucher assisted units to rents for similar unassisted units in the marketplace to determine what is reasonable

# *AffordableHousing.com's (AHC) Tool*

- DCHA has selected AffordableHousing.com to complete rent reasonableness assessments
- Used by nearly 1,000 Public Housing Authorities (PHA) across the country including other large PHAs
- Comparable database includes more than 150,000 units in the DC market updated daily
- Free public version of the website at AffordableHousing.com



**DCHA no longer uses submarkets!**

# AffordableHousing.com's (AHC) Tool

## Numerous Reliable Sources Populate the Comparable Database

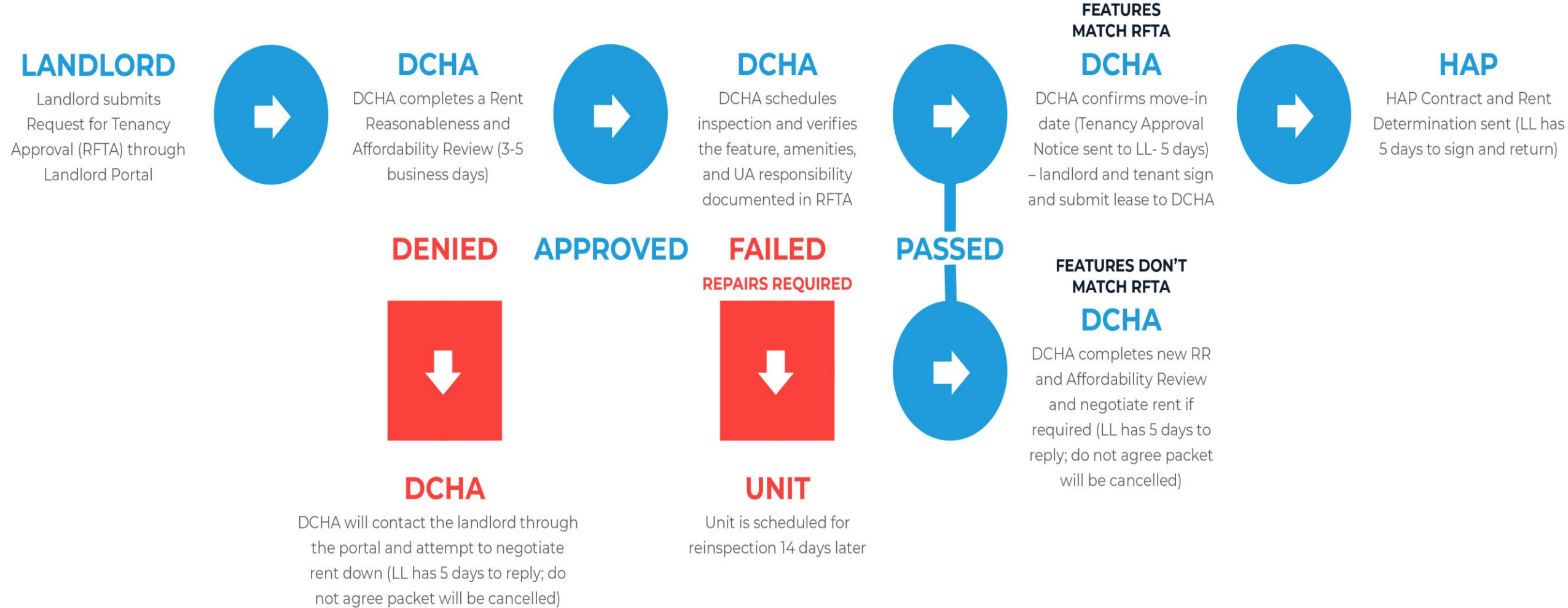


*Large data sample ensures accurate valuations to the unit level similar to a real estate appraisal*

**Landlord entered units make up less than 1% of the data set.**



# Process Map: Lease Ups

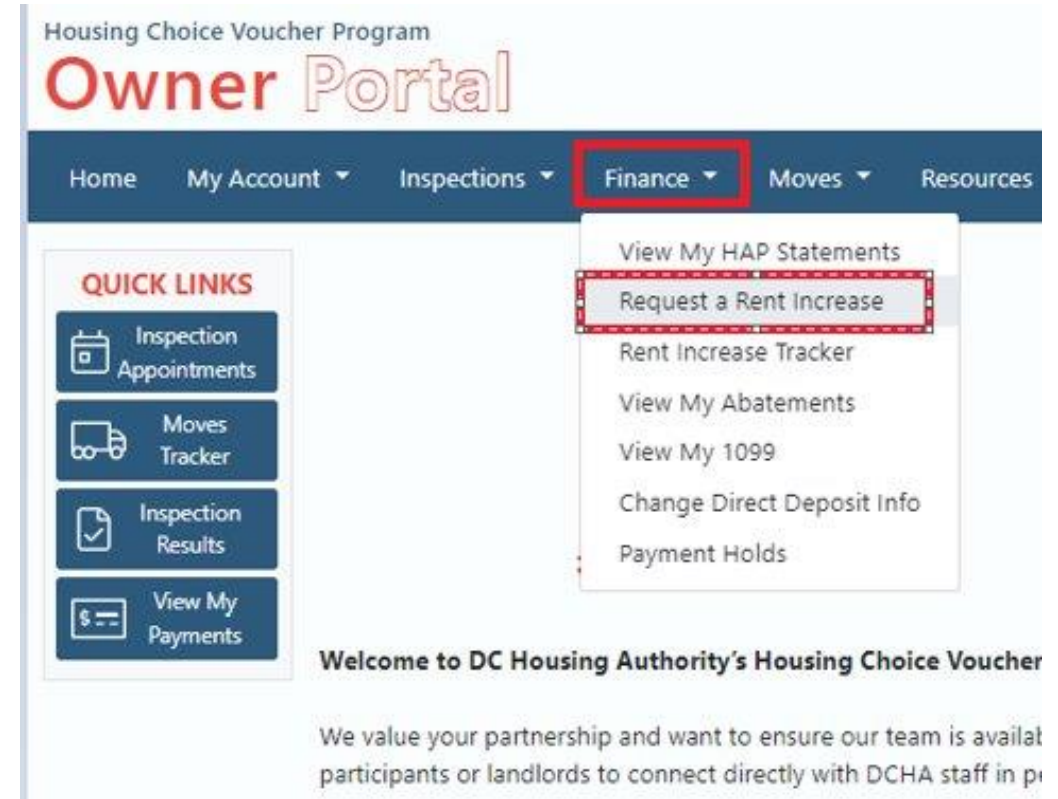


# Appeals – Lease Ups

- If you submitted an RFTA and DCHA determined the reasonable rent was lower than your request, DCHA's Housing Program Specialist (HPS) team will contact you through the portal to negotiate the rent
- If you wish to appeal that decision, the HSP team will provide you with a "comparable form" to complete and submit to AHC at [ownercomps@GoSection8.com](mailto:ownercomps@GoSection8.com). The process takes 3-5 business days.
- When AHC informs you the comparable you submitted was validated, you will notify the HPS via the Owner's portal "Message Center."
- The HPS will rerun the Rent Reasonableness and update you accordingly.

# Rent Increases

- New contract rents will take effect the first of the month following 60 days after DCHA receipt of owner's request and the tenant is notified
- You must create an account in the owner's portal to request a rent increase
- A new lease is not required



# Rent Increases

## DCHA must complete a rent reasonableness assessment for each rent increase

- Landlords may request a rent increase for units that meet the following requirements:
  1. Passed inspection within 24 months of request
  2. The participants must have occupied the unit for at least 12 months.
- Landlords MUST notify tenants 60 days prior to the anticipated effective date of the requested rent increase request
- If at the time of the request, the Agency determines that the current contract rent is not reasonable, DCHA is required to adjust the rent downward
- If the requested amount is higher than the rent reasonableness amount from AHC, DCHA will approve the lesser amount



District of Columbia Housing Authority  
300 7th Street, SW | 10th Floor  
Washington, DC 20024  
(202) 535-1000 | dchousing.org

### Rent Increase Request Form

**Rent Increase Policy:** This Rent Increase Request form must be submitted at least sixty (60) days prior to the anticipated effective date of the requested rent increase. The family's share CANNOT be increased without prior written approval from the District of Columbia Housing Authority.

**Rent Reasonableness Policy:** Per federal regulation 24 CFR 982.507, the Authority will conduct a test to determine if the requested rent is reasonable. The rent charged for an assisted unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be more than rents currently being charged in the premises for other households.

Tenant/Participant Name	Tenant/Voucher ID	
Street Address	Apartment Number	Complex Name, if applicable
City	State, Zip Code	
Owner or Company Name	Vendor ID	Main Telephone Number
Mailing Address	City	State, Zip Code
E-mail Address	Telephone Number	Agent Name, if applicable

#### Property Description and Rent Information:

Current Rent: \_\_\_\_\_ Requested Rent: \_\_\_\_\_ Effective Date: \_\_\_\_\_

# of Bedrooms: \_\_\_\_\_ # of Bathrooms: \_\_\_\_\_ Square Footage: \_\_\_\_\_ Year Built: \_\_\_\_\_

**Structure Type:** ☐ Single Family Detached Home ☐ Low Rise ☐ Semi-Detached/Duplex  
☐ High-Rise w/Elevator ☐ Rowhouse/townhouse ☐ Manufactured Home

Revised 08/23/2023



# DC HOUSING AUTHORITY



# Rent Increases

The new rent to the landlord is the lesser of the reasonable rent and the requested rent.

Tenant has been in the unit for at least 12 months	Inspection passed and is current	Current contract rent	Amount requested by landlord	Rent reasonableness maximum as determined by DCHA	New rent to the landlord
<b>Yes</b>	<b>Yes</b>	<b>\$2,000</b>	<b>\$2,500</b>	<b>\$2,437</b>	<b>\$2,437</b>

# Appeals – Rent Increase

- If you requested a rent increase and it was denied. DCHA will provide you a Rent Increase Ineligibility Letter via the owner's portal "Message Center."
- You may appeal by emailing: [hcvpappeals@dchousing.org](mailto:hcvpappeals@dchousing.org)
- DCHA's Quality Assurance team is managing these inquiries

The image shows two overlapping 'Rent Increase Request Form' documents from the District of Columbia Housing Authority (DCHA). The forms are white with black text and a DCHA logo. The top form is slightly offset to the right and up. The bottom form is slightly offset to the left and down. Both forms contain various fields for tenant and property information, including name, address, phone number, and details about the property and the requested rent increase. The forms also include a section for 'Owner Provided Amenities' and a table for 'Utility Information'.

# ***FY2024 and Beyond***

## **NEW – NSPIRE Inspection - Implementation by October 2024**

- National Standards for the Physical Inspection of Real Estate - New, more streamlined inspection protocol
- Prioritizes health, safety, and functional defects over appearance
- Supports the adoption of sound, year-round maintenance practices

## **NEW Security Deposit Assistance for federally assisted voucher holders**

## **NEW Participant Portal Expansion – Recertifications**

## **NEW Application Portal for Eligibility Determinations**

