

**6125 PREFERENCES FOR PLACEMENT ELIGIBILITY FOR
HOUSING CHOICE VOUCHER PROGRAM APPLICANTS**

6125.1 The waiting list guidelines for admission to the HCVP are found at § 6103 and are incorporated into the Administrative Plan by reference.

6125.2 Applicants eligible for preferences shall be selected from the waiting lists in order of priority as set forth below:

- (a) Substandard Housing. The substandard preference is divided into three major ranking factors and is implemented in the following priority order:
 - (1) Homeless, as explained in § 6125.3;
 - (2) Applicants residing in units that have been declared unfit for habitation or which contain one or more Housing Quality Standard or local housing code violations as explained in § 6125.3; and
- (b) Involuntarily Displaced, as explained at § 6125.5 through § 6125.8; and
- (c) Rent Burdened, as explained at § 6125.9; and
- (d) Disabled families as defined in § 5999.

6125.3 DCHA shall give highest placement priority on the waiting list to Homeless applicant families as defined by D.C. Official Code § 4-751.01 (2008 Repl. & 2011 Supp.) who can demonstrate that they no longer have a place to live or are in jeopardy of losing their residence. The following types of documentation are acceptable to support the status of the Family as homeless:

- (a) Documentation from a social worker, police officer, shelter, or other qualified source showing that the applicant's primary nighttime residence is a public or private shelter, street, condemned building, or other place not fit for habitation;
- (b) Documentation showing residency in a temporary residence facility which may include a nursing home, hospital, or mental health facility;
- (c) Documentation of residency in a transitional housing facility, showing residence is for no more than twenty-four (24) months;
- (d) Documentation from a social worker, police officer, shelter, or other qualified source, that the applicant Family is considered to be chronically homeless based upon four (4) incidences as described above in the one (1) year period preceding the date of application; or

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- (e) Documentation that the applicant Family is living with another household or in another living situation that is tenuous and where the applicant Family has no legal right to occupy the unit, for example, where the right to remain has been revoked by lawful tenant or could be revoked at any time.

6125.4 DCHA shall give placement priority to referrals to DCHA from the Executive Office of the Mayor or designated District of Columbia agency of households who currently reside in substandard housing and units declared unfit for habitation. The aggregate number of outstanding vouchers authorized for use is set by the Board of Commissioners from time to time.

6125.5 DCHA shall give placement priority to an applicant Family who is involuntarily displaced due to a disaster. The applicant Family shall provide documentation from a qualified person or agency regarding the disaster and the unit conditions.

6125.6 DCHA shall give placement priority to an applicant Family who is involuntarily displaced due to federal, state, or local government action related to code enforcement or public improvement. The applicant Family shall provide documentation from the listed agency taking the relevant action.

6125.7 DCHA shall give placement priority to an applicant Family who is involuntarily displaced due to action by an owner or landlord beyond the Family's control. The applicant Family shall provide the notice from the landlord or owner on actions or notice to vacate said property. Examples include:

- (a) Foreclosure documents;
- (b) Notice to Vacate with the reason for the action; and
- (c) Eviction Notice with the reason for the action.

6125.8 DCHA shall give placement priority to an applicant Family who is involuntarily displaced due to Domestic Violence. The applicant Family shall provide documentation from a social worker, police officer, shelter, or other qualified source regarding the incident or incidences of domestic violence and current housing arrangements for the applicant Family.

6125.9 DCHA shall give placement priority to an applicant Family who is claiming that its current rent is creating a financial burden. The applicant Family shall provide DCHA with its current lease agreement, current utilities paid by the applicant Family and a financial affidavit of current income.

6125.10 Permanent Supportive Housing - HCVP Applicants are included under this preference if an applicant is referred to DCHA by an agency of the District of Columbia government as an individual or family in need of permanent supportive

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housing for chronically homeless individuals and families with histories of homelessness. Up to three hundred sixty-two (362) vouchers are authorized for this purpose; provided however, to the extent any voucher issued under this provision is attrited, the number of vouchers authorized for this purpose shall be reduced and such voucher shall be returned to the DCHA HCVP inventory.

- 6125.11 Long Term Care Housing Limited Local Preference - HCVP Applicants are included under this preference if an applicant is referred to DCHA by an agency of the District of Columbia government as a person in need of housing with added wrap-around health care and in-home and community based services. The applicants are either people with disabilities or the elderly who desire to maintain their independent living. Up to sixty-five (65) vouchers are authorized for this purpose; provided however, to the extent any voucher issued under this provision is attrited, the number of vouchers authorized for this purpose shall be reduced and such voucher shall be returned to the DCHA HCVP inventory.
- 6125.12 Shelter System Relief- Limited Local Preference - Applicants are included under this preference if an applicant is referred to DCHA by District of Columbia Department of Human Services ("DHS") or some other District agency as designated by the Office of the Mayor as a homeless individual or family temporarily housed in a shelter and such applicant meets the DHS eligibility requirements in addition to the DCHA HCVP program requirements. Up to one hundred thirteen (113) vouchers are authorized for this purpose; provided however, to the extent any voucher issued under this provision is attrited, the number of vouchers authorized for this purpose shall be reduced and such voucher shall be returned to the DCHA HCVP inventory.
- 6125.13 Limited Local Preference for Condemnation Vouchers. Applicants are included under this preference if the Family is an occupant in a designated property the District of Columbia government has identified to DCHA as targeted for condemnation due to an inability to meet District of Columbia housing codes. The aggregate number of outstanding vouchers authorized for use is set by the Board of Commissioners from time to time; provided however, to the extent any voucher issued under this provision is attrited, the number of vouchers authorized for this purpose shall be reduced and such voucher shall be returned to the DCHA HCVP inventory.
- 6125.14 Limited Local Preference for DCHA Mandatory Transfers Based on Emergency Conditions or other Threat to Life, Health or Safety. Applicants are included under this preference if the applicant is a current public housing head of household living in a public housing unit where DCHA has determined such resident needs to be relocated pursuant to a mandatory transfer based on emergency conditions in the current unit, or other threat to life, safety or health of the current unit in accordance with 14 DCMR § 6401.1(a), and no other suitable public housing unit or DCHA-controlled Rental Assistance Demonstration unit is available as determined by DCHA.

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6125.15 [RESERVED]

6125.16 Limited Local Preferences Regarding Project-Based Units.

- (a) Section 6125 of Title 14 of the District of Columbia Municipal Regulations in order to establish a limited local preference to authorize DCHA to offer a project-based unit to a current public housing resident in need of a mandatory transfer based on the condition of the unit in accordance with 14 DCMR Section 6401.1(a), a public safety concern under 14 DCMR 6401.1(c), or relocation required under 14 DCMR Section 6401.1 (d) or (e) based on a substantial rehabilitation or modernization of a public housing unit or redevelopment of a public housing site. Such limited local preference is applicable in the event there are no other appropriate public housing units, or DCHA-controlled Rental Assistance Demonstration (RAD) units.
- (b) This limited local preference will prioritize these offers of project-based units after transfers among project-based units, but prior to applicants pulled from the Housing Choice Voucher waiting list. The residents must otherwise meet the income requirements and eligibility requirements of the Housing Choice Voucher Program and the tenant selection plan.

SOURCE: Final Rulemaking published at 59 DCR 7963, 7964 (June 29, 2012); as amended by Final Rulemaking published at 61 DCR 6202 (June 20, 2014); as amended by Final Rulemaking published at 63 DCR 12365 (October 7, 2016); as amended by Final Rulemaking published at 66 DCR 6953, 6955 (June 7, 2019).