

6115 TENANT SELECTION AND ASSIGNMENT: ELDERLY-ONLY DESIGNATIONS

6115.1 In accordance with the authority granted to the Authority under the Moving to Work Agreement between HUD and DCHA, dated July 2003, as more specifically set forth beginning with the Creative Living Solution Plan for Fiscal Year 2004, the Authority shall designate certain properties as elderly-only from time to time as follows:

- (a) The designation of properties as elderly-only shall allow DCHA to provide additional opportunities for seniors to live with the neighborly support systems, reduction of potential intergenerational conflicts that often arise in mixed population properties, and the greater security that comes with a limited access building.
- (b) In order to more effectively meet the needs of elderly families, both disabled and non-disabled, DCHA shall from time to time by resolution of the Board of Commissioners, designate as elderly-only, certain existing public housing properties or new construction or newly acquired properties that are owned or financially assisted by DCHA. Such designations shall continue from year to year indefinitely from the date of designation and continuing beyond the term of the Moving to Work agreement unless otherwise rescinded or modified by the Commission.
- (c) For Mixed Population properties being considered for designation as elderly only, notice of the proposed designation shall be published in the DCMR, a public hearing at each such property shall be held at least 30 days prior to action by the Board of Commissioners, and the Commissioners shall take into consideration comments from each hearing as well as comments and testimony at the public meeting of the Commission.
- (d) No disabled residents of the properties designated as elderly-only shall be required to move. Any units becoming vacant in the designated elderly-only properties shall be leased to elderly families and the properties shall gradually transition to elderly- only buildings.
- (e) DCHA may, when feasible in cooperation with the owner of a redeveloped property, provide for a site-based application preference for existing elderly residents in Mixed Population properties requesting a transfer to a newly constructed or acquired elderly-only property.
- (f) Disabled residents continuing to reside in an elderly-only building after a designation converting such building from Mixed Population status may, at any time, request, on a priority basis, a transfer to a vacant unit of an appropriate size at any other public housing property or for a housing

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choice voucher as may be available. Such residents who are mobility impaired shall have a priority for existing units being converted to federal accessibility standards, as well as newly constructed or acquired public housing units that meet those standards. Fully accessible units shall be available in many properties in all areas of the District.

SOURCE: Final Rulemaking published at 46 DCR 603 (January 22, 1999), incorporating by reference the text of Notice of Proposed Rulemaking published at 45 DCR 7913 (November 6, 1998); as amended by Final Rulemaking published at 50 DCR 5739 (July 18, 2003); as amended by Final Rulemaking published at 50 DCR 10356 (December 5, 2003); as amended by Final Rulemaking published at 51 DCR 8104 (August 20, 2004); as amended by Final Rulemaking published at 51 DCR 9184 (September 24, 2004); as amended by Final Rulemaking published at 51 DCR 11330 (December 10, 2004).