

Board of Commissioners

Housing Authority of the City of Decatur, Georgia Resolution No. 6728

A RESOLUTION APPROVING THE ADOPTION OF A HOUSING CHOICE VOUCHER (HCV) FUNDING SHORTFALL TERMINATION POLICY AS AN AMENDMENT TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, PENDING COMPLETION OF THE REQUIRED PUBLIC NOTICE AND COMMENT PERIOD

WHEREAS, the Housing Authority of the City of Decatur, Georgia (“Decatur Housing” or “DH”) administers the Housing Choice Voucher (“HCV”) Program in accordance with regulations and requirements established by the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the HCV Program is dependent upon annual federal appropriations and HUD funding allocations to provide Housing Assistance Payments (“HAP”) on behalf of participating families; and

WHEREAS, a funding shortfall may occur when available federal HAP funding, together with available program reserves, is insufficient to meet the Agency’s rental assistance obligations through the applicable funding period; and

WHEREAS, increasing rental assistance costs, funding forecast variances, limited inflationary adjustments, and reductions in available program reserves may contribute to funding pressures outside of the Agency’s control; and

WHEREAS, HUD has directed Public Housing Agencies experiencing funding pressures to implement reasonable and available cost-saving and mitigation measures before considering any reduction or termination of assistance to participating families; and

WHEREAS, Decatur Housing has implemented and continues to evaluate HUD-authorized cost-containment and mitigation strategies designed to preserve existing participant assistance and responsibly manage available HCV Program resources; and

WHEREAS, Decatur Housing desires to establish, in advance of any extraordinary funding emergency, a transparent, objective, equitable, and HUD-compliant process governing the circumstances under which termination of assistance due to insufficient funding could be considered, but only after all reasonable and available mitigation measures have been exhausted; and

WHEREAS, the proposed HCV Funding Shortfall Termination Policy is intended to provide an established framework for addressing an extreme funding shortfall while promoting consistency, transparency, regulatory compliance, and responsible stewardship of HCV Program resources; and

WHEREAS, the Board of Commissioners finds that adoption of the proposed policy as an amendment to the Housing Choice Voucher Administrative Plan is a prudent governance measure designed to prepare the Agency to respond appropriately should federal funding become insufficient to sustain existing HAP obligations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Decatur, Georgia hereby approves the adoption of the recommended termination policy for the Housing Choice Voucher (HCV) Funding Shortfall Termination Policy, pending the conclusion of the required public notice and comment period.

BE IT FURTHER RESOLVED that proposed adjustments or necessary discussion arising out of such notice period, if any, shall be properly presented to the Board at a future meeting.

BE IT FURTHER RESOLVED that adoption of this Resolution does not constitute authorization to terminate Housing Choice Voucher assistance at this time, and that the Funding Shortfall Termination Policy shall be utilized only in accordance with applicable HUD requirements and the provisions of the approved HCV Administrative Plan.

BE IT FURTHER RESOLVED that the Executive Director/Chief Executive Officer, or his designee, is authorized to take such administrative actions as may be necessary to complete the required public notice and comment process and to incorporate the approved policy into the Housing Choice Voucher Administrative Plan, subject to any further Board action required as a result of that process.

BE IT FINALLY RESOLVED that this Resolution shall become effective immediately upon its adoption.

ADOPTED this ____ day of _____, 2026.