
Proposed Housing Choice Voucher Funding Shortfall Termination Policy

Frequently Asked Questions (FAQ):

1. What is Decatur Housing proposing?

Decatur Housing is proposing an amendment to its Housing Choice Voucher (HCV) Administrative Plan to establish an **HCV Funding Shortfall Termination Policy**.

The proposed policy would create an objective, equitable, transparent, and HUD-compliant process for Decatur Housing to follow if an extraordinary funding shortfall occurs and available federal Housing Assistance Payment funding and program reserves are not sufficient to meet rental-assistance obligations.

2. Is Decatur Housing currently terminating Housing Choice Vouchers?

No. Decatur Housing is **not currently authorizing or announcing the termination of any participant's Housing Choice Voucher assistance.**

The proposed policy establishes a framework that could be used only if an extreme funding shortfall occurs and only in accordance with applicable HUD requirements and Decatur Housing's approved HCV Administrative Plan.

3. Why is Decatur Housing proposing this policy?

The policy is being proposed so that Decatur Housing has a clear and established process in place to respond to an extraordinary funding shortfall, should one occur.

Having a policy in advance helps ensure that any future decisions are made using established, objective, equitable, and transparent standards rather than creating a process during a financial emergency.

4. Does this mean Decatur Housing currently has a funding shortfall?

The proposed policy is intended to establish a process that could be used **if an extreme funding shortfall occurs** and available federal funding and program reserves become insufficient to meet Decatur Housing's rental-assistance obligations.

The public notice does **not** announce the termination of any participant's HCV assistance.

5. Would voucher terminations be Decatur Housing's first response to a funding shortfall?

No. Under the proposed policy, the termination process would apply only after Decatur Housing has exhausted all reasonable and available **HUD-authorized cost-saving and mitigation measures**.

Termination of assistance due to insufficient funding would therefore be an extraordinary measure, not the first response to a funding challenge.

6. Who would be affected by the proposed policy?

The proposed policy relates to participants in Decatur Housing's Housing Choice Voucher program. However, adoption of the policy itself does **not** mean that any participant will lose assistance.

The policy establishes a framework that could be used only if the conditions described in the policy occur and applicable HUD requirements are met.

7. Has the proposed policy already been approved?

The Decatur Housing Board of Commissioners approved **Resolution No. 6728 on August 12, 2026**, authorizing the proposed policy to proceed through the required public notice and comment process.

This means the proposed policy is now being made available for public review and comment. Comments received during the comment period will be reviewed and, when necessary, presented to the Board before final implementation.

8. When can I review the proposed policy?

The proposed HCV Funding Shortfall Termination Policy and related materials will be available for public review beginning **Thursday, September 3, 2026, through Wednesday, September 30, 2026.**

Materials may be reviewed:

- Online through the Decatur Housing website at **decaturhousing.org**
- In person at **511 W. Trinity Place, Decatur, GA 30030**
- Monday through Thursday, between **7:00 a.m. and 5:30 p.m.**

9. Can the public comment on the proposed policy?

Yes. Decatur Housing is accepting written comments on the proposed policy.

All written comments must be received no later than **3:00 p.m. on Wednesday, September 30, 2026.**

10. How can I submit a comment?

Comments may be submitted in any of the following ways:

- **Email:** ddm@decaturha.org
- **Mail:** Decatur Housing, 511 W. Trinity Place, Decatur, GA 30030
- **In person:** 511 W. Trinity Place, Decatur, GA 30030, Monday through Thursday between 7:00 a.m. and 5:30 p.m.

Please include **“HCV Funding Shortfall Termination Policy”** in the email subject line or on the envelope.

11. What happens to the comments Decatur Housing receives?

Comments received during the public comment period will be reviewed by Decatur Housing and, when necessary, presented to the Board of Commissioners before final implementation of the policy.

The public comment process provides residents, voucher participants, landlords, community members, and other interested parties an opportunity to provide input on the proposed policy.

12. What should I do if I currently receive a Housing Choice Voucher?

You do **not** need to take any action regarding your current voucher assistance as a result of this public notice.

If you would like to participate in the public comment process, you may review the proposed policy and submit written comments by the September 30 deadline.

13. Will I receive notice if a future funding shortfall affects my voucher?

Any future action involving HCV assistance would have to be carried out in accordance with applicable HUD requirements and Decatur Housing's approved HCV Administrative Plan.

The current public notice is about establishing the policy framework; **it is not a notice that an individual participant's assistance is being terminated.**

14. What if I need assistance reviewing the policy or submitting comments?

Reasonable accommodations and alternative formats are available to people with disabilities upon request. Language assistance is also available.

For assistance, contact:

Desiree Marsh

Phone: 404-270-2103

Email: ddm@decaturha.org

15. Where can I get more information?

For additional information, assistance accessing the proposed policy, reasonable accommodation requests, or language assistance, contact Desiree Marsh at **404-270-2103** or **ddm@decaturha.org**.

Decatur Housing provides equal housing opportunities and does not discriminate based on any protected status under applicable federal, state, or local law.

IMPORTANT: This proposed policy does not mean that Decatur Housing is currently terminating Housing Choice Vouchers. It establishes a process that could be used only in the event of an extreme funding shortfall, after reasonable and available HUD-authorized cost-saving and mitigation measures have been exhausted.