

Welcome to A Conversation about Homelessness:

What are the biggest housing needs in Dupont and what action is needed in the community?

February 18, 2021



Welcome! We'll begin shortly...

A Few Notes Before We Begin...

- This video is being recorded
- If you have a question while our speakers are presenting, please put it in the chat for our Q & A session

Our Agenda for this evening...

- Introductions and objectives
- Panel questions
- Q & A
- Closing and next steps

Introductions



Robin Nunn

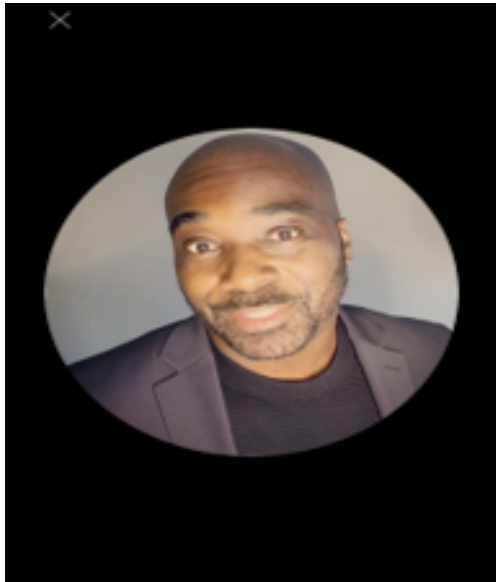
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Introductions



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Introductions



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CAUSES OF HOMELESSNESS

Kate Coventry, Senior Policy Analyst

February 18, 2021

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DCFPI's Mission: Advocating for a Better DC for All

- Influence DC budget and economic policy decisions to boost opportunity, reduce economic hardship
 - Conduct research and analysis, engage policymakers and the media, and work strategically with partners
- Our Areas of Research:
- Budget
 - Early Childhood
 - Economic Development
 - Health Care
 - Homelessness
 - Housing
 - Income & Poverty
 - Jobs & Training
 - TANF
 - Taxes

Guiding Principles in the forthcoming Interagency Council on Homelessness Strategic Plan

Homelessness is caused by failed systems and policy, not personal choices.

Structural racism and racial inequities are a root cause of homelessness.

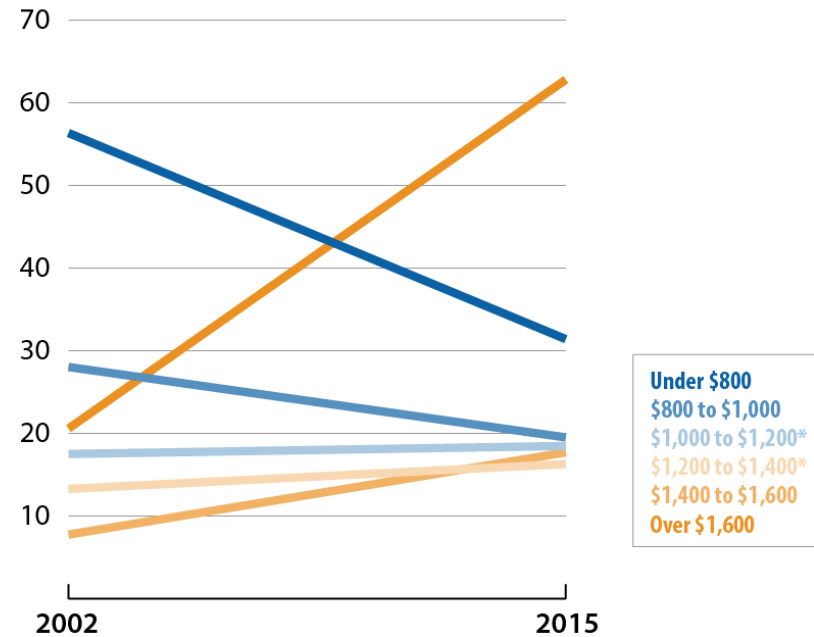
Housing is the answer.

Trauma is both a cause and consequence of homelessness.

DC Has Lost Half of Its Affordable Housing

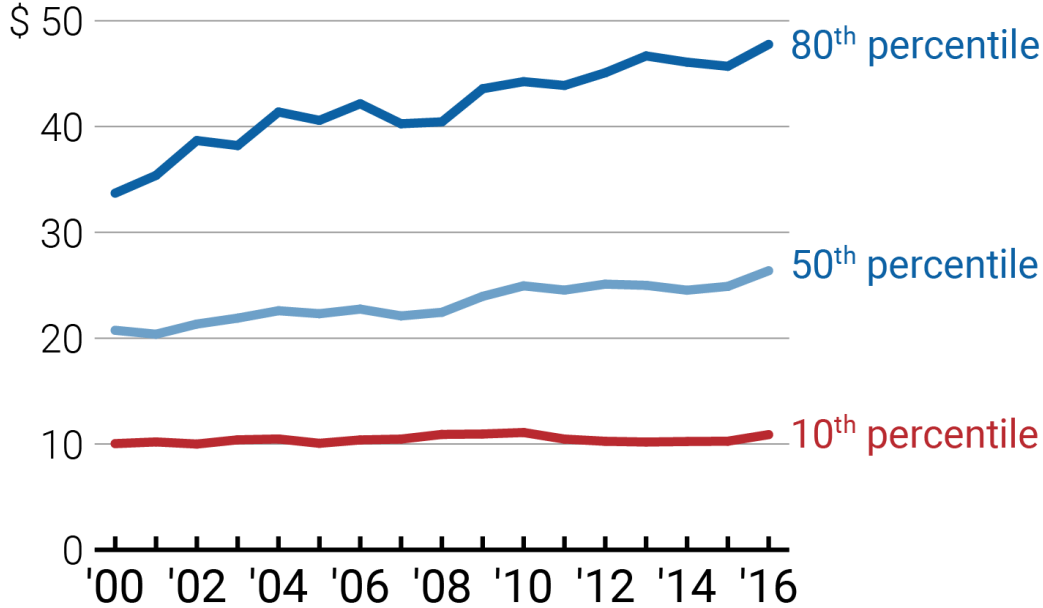
Half of DC's Low-Cost Rentals Have Disappeared

Rental units, in thousands.



Note: All figures adjusted for inflation to equal 2015 dollars. * indicates statistically insignificant change.
Source: DCFPI analysis of American Community Survey 1-year estimates.

No Real Wage Growth for DC's Lowest-Paid Workers



Note: All figures adjusted for inflation.
Source: Economic Policy Institute analysis of Current Population Survey data.

Wages and Benefits Haven't Kept Pace With Rising Rents

Current minimum wage is \$15/hour

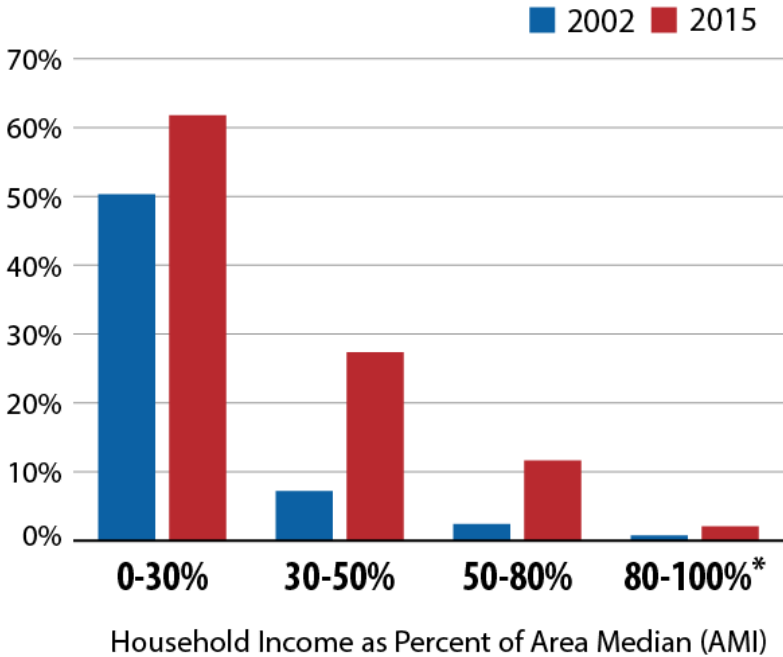
SSI (federal disability benefits) are \$783/month

Have to earn \$32.83/hour to afford Fair Market Rent (FMR) for a 2 bedroom apartment

At minimum wage would need to work 77 hours per week

Growing Affordable Housing Problems Before the Pandemic

Larger Shares of DC Renters are Severely Cost Burdened



Note: * indicates statistically insignificant change for income group.
Source: DCFPI analysis of American Community Survey 1-year estimates.



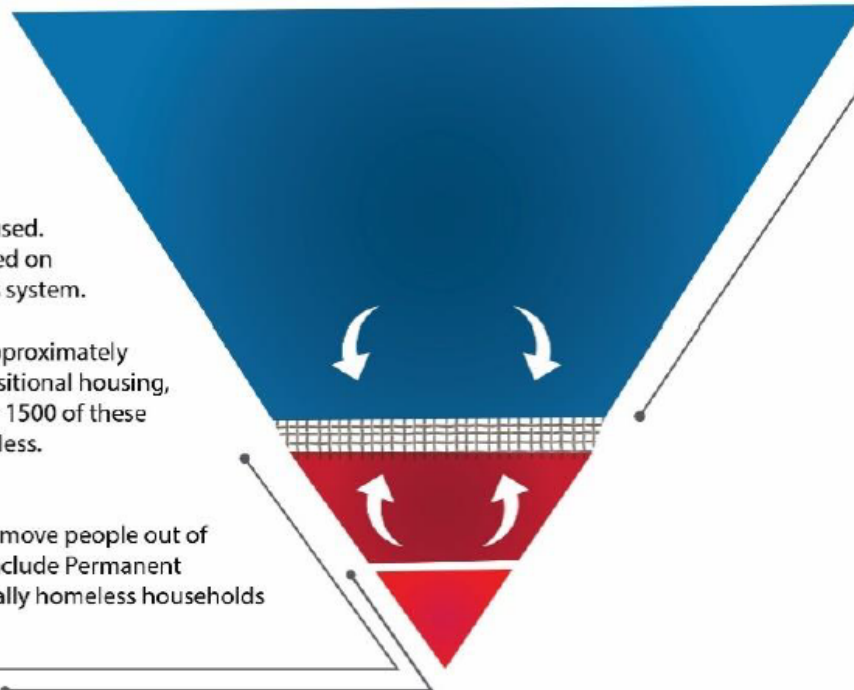
HOUSEHOLDS THAT ARE IN HOUSING BUT HAVE "WORST CASE" HOUSING NEEDS.

Needs experienced by unassisted, very low-income renters who either (1) pay more than one-half of their monthly income for rent; or (2) live in severely inadequate conditions, that are overcrowded, substandard units or both.

Different data sources estimate the number of households with worst case needs to be between 40,000 and 60,000.

Programs designed to increase the supply of affordable units include:

- Public Housing •
- Section 8 Housing Choice Vouchers •
- Section 811/202 •
- Low Income Housing Tax Credits •
- HOME Investments Partnership Program •
- Community Development Block Grant Program •
- Local Rent Supplement Program •
- Housing Production Trust Fund •
- Inclusionary Zoning Units •



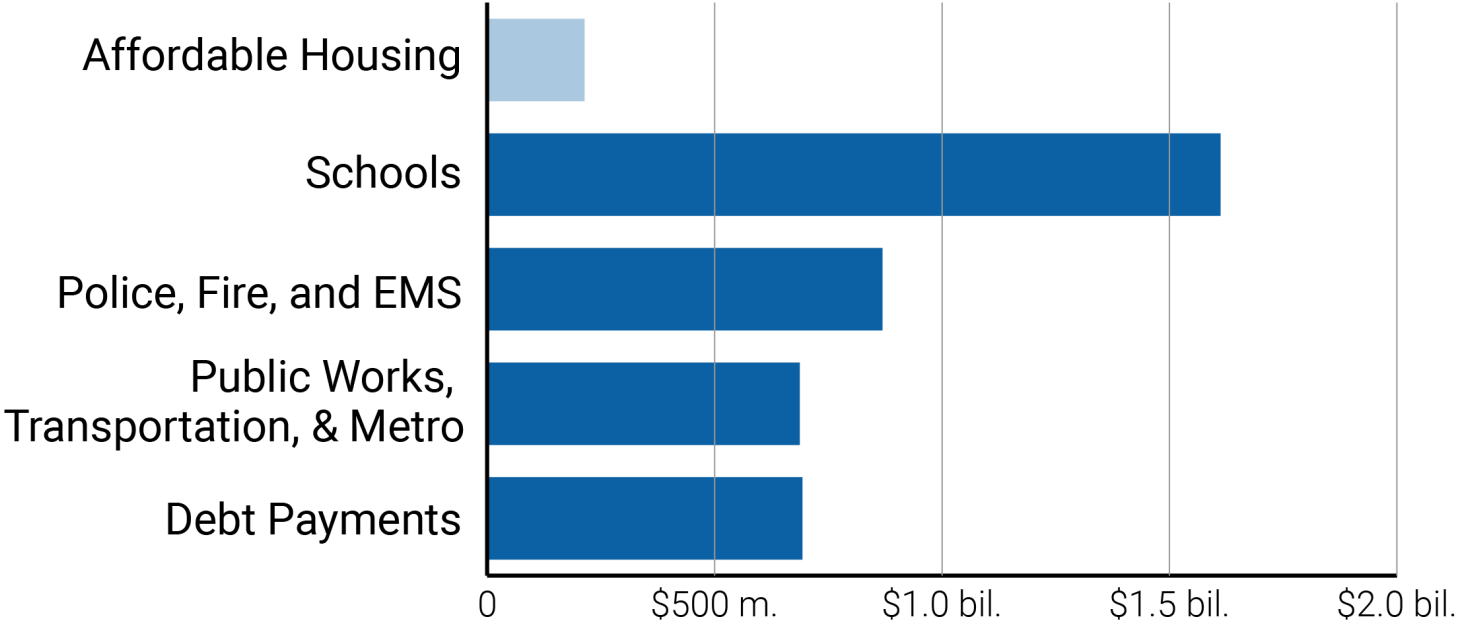
HOMELESS SERVICES SYSTEM

- The homeless services systems is a safety net for people that are precariously housed. The Homeward DC plan is focused on reforming the homeless services system.
- At any point in time there are approximately 4750 households in shelter, transitional housing, or on the streets. Approximately 1500 of these households are chronically homeless. (Source: 2017 Point-in-time).
- The programs designed to help move people out of shelter and back into housing include Permanent Supportive Housing for chronically homeless households and Rapid Re-Housing.

CHRONIC HOMELESSNESS



Funding for Affordable Housing Lags Behind Other Key Community Priorities



Note: Figures are from the fiscal year 2018 approved budget. Affordable housing includes: Housing Production Trust Fund, Housing Authority Subsidy excluding Permanent Supportive Housing, Dept. of Housing and Community Development, and Home First Program (Dept. of Behavioral Health). Schools includes: DC Public Schools and Public Charter Schools. Police, fire, and EMS includes: Metropolitan Police Dept., Fire and Emergency Medical Services Dept., and Police Officers' and Fire Fighters' Retirement. Public works, transportation, and Metro includes: Dept. of Public Works, Dept. of Transportation, and Washington Metropolitan Area Transit Authority Subsidy. Debt Payments includes all items within the Debt Service budget chapter.

Miriam's Kitchen

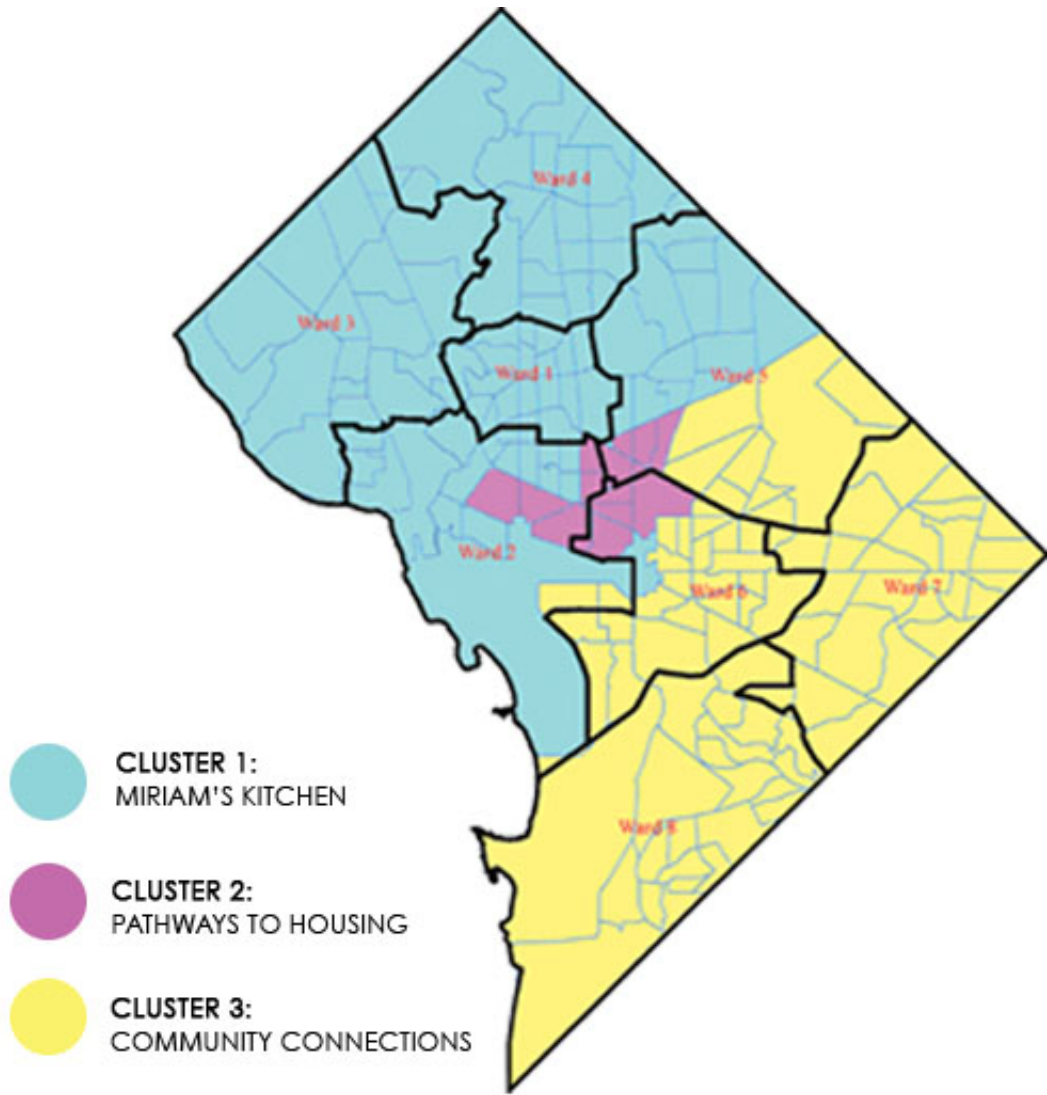
OUR MISSION IS TO END CHRONIC HOMELESSNESS IN WASHINGTON, D.C.

Case Management and Meals

- Since the pandemic, our operation has shifted to providing meals and case management services outside. We are open 7:00 – 8:00 a.m. and 4:00 – 5:00 p.m for a warm meal and ability to work with a case manager to get connected to shelter, benefits, physical and behavioral health care, and other resources.

Street Outreach

- The team engages adults who are unsheltered to provide case management that facilitates connections to shelter and housing supports, public benefits, physical and behavioral health care, harm reduction interventions, and other resources.
- In Dupont Circle, we work alongside other organizations like Charlie's Place and Foundry's ID Ministry to connect individuals to meals and clothing as well as assistance obtaining vital documents.



Outreach

- The Miriam's Kitchen outreach team is part of the DHS Comprehensive Street Outreach Network (CSON)
- The team covers Cluster 1 including Dupont Circle and 17th and Corcoran



DC Department of Human Services

Dupont Circle Community Meeting

February 18, 2021

DHS Shelter and Street Outreach Information

DHS Outreach and DHS Contracted Outreach Providers (Pathways to Housing, Community Connections, Miriam's Kitchen)

- The Shelter Hotline at 202-399-7093 if a resident needs immediate shelter

Drop-In Center: Adams Place Drop-In Center

Address: 2210 Adams Place, NE

Services: Housing Assessments, Career Planning, Case Management, Lunch, Laundry and Shower Facilities, on-site services offered by sister agencies

Service Provider:

Contact Info: (202) 832-8317

Drop-In Center: Downtown Day Service Center

Address: 1313 New York Ave NW, Washington, DC 20005

Services: connection to supportive services

Service Provider: Downtown DC Business Improvement District, Pathways to Housing and HIPs

Contact info: If residents are homeless in Washington, DC, please have them contact the DC Downtown Day Services Center at 202-383-8810 to schedule a VI-SPDAT assessment. They have case managers who will be able to assist you.

PSH Information

-Current PSH Stats

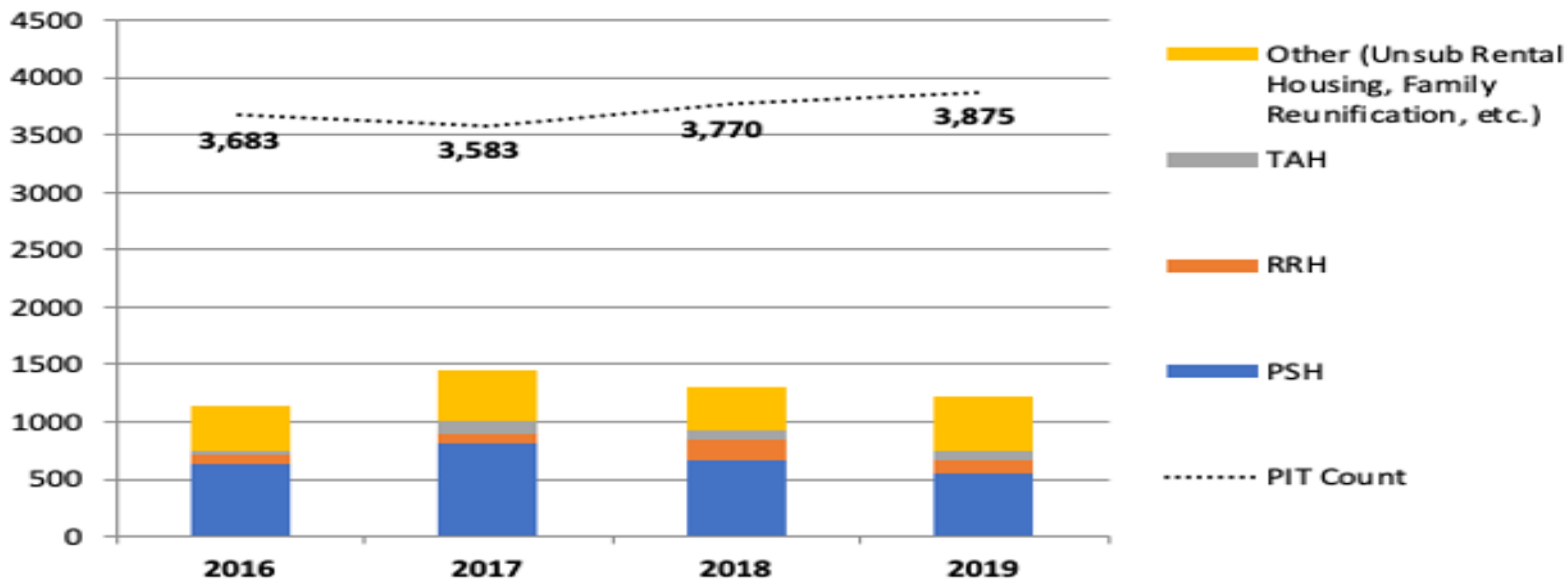
Currently in Ward 2 we have 18 Families and 51 Individuals that are connected to PSH and living as your neighbors.

-Current Challenges-Being a good neighbor during the public emergency the link is <https://www.adt.com/resources/be-a-good-neighbor>

- PEP-V – Pandemic Emergency Placement- Vulnerable Individuals: There is a two-part vetting process to ensure clients eligibility into the program, 1) Unity Health's medical assessment and 2) DHS review for final approval of referral based on Unity's assessment. Approved referrals are categorized into three prioritization categories for placement:

Referrals: can be made via electronic [PEP-V Referral Form](#)

Changes in Homelessness Among Individuals



- Graph is based on PIT count; annually ~ 10,000 individuals cycle thru system
- **Bottom line:** as hard as we are working to house ppl with existing resources and, even expand our housing resources, our PIT count keep climbing (up 3.1% since FY15 at 3,938)
- **Good news:** our count of Chronic Homeless is decreasing (down 16.1% since FY15) but still quite high (at 1,337 at 2020 PIT count);
- **A data point that may of interest & potentially complicate the story:** newly coming into the system is down 46.4% at 2,993 (this is an annualized count). Consider that if PIT and total annual counts are holding steady and/or climbing, but newly homeless is decreasing, may well be that many ppl currently in our system are on the verge of timing into chronic homeless

**What is affordable
housing?**

Housing Affordability in DC Examples

Paralegal/Office Manager: Income: \$75,000 year (\$36/hour)

Market Rate – 1 Bedroom: \$2100 month

Office Cleaner: Income: \$31,000 year (\$15/hour)

Subsidized Rate – 1 bedroom: \$860/month

Construction – General Laborer: \$42,000 year (\$20/hour)

Subsidized Rate – 1 bedroom: \$1100/month

DHCD Income Limits – 2020

HUD Median Family Income (MFI) for the Washington, DC Region: \$126,000*

HOUSEHOLD SIZE								
Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of MFI	\$26,450	\$30,250	\$34,000	\$37,800	\$41,600	\$45,350	\$49,150	\$52,900
50% of MFI	\$44,100	\$50,400	\$56,700	\$63,000	\$69,300	\$75,600	\$81,900	\$88,200
60% of MFI	\$52,900	\$60,500	\$68,050	\$75,600	\$83,150	\$90,700	\$98,300	\$105,850
80% of MFI	\$70,550	\$80,650	\$90,700	\$100,800	\$110,900	\$120,950	\$131,050	\$141,100

DHCD Income Limits – 2020

HUD Median Family Income (MFI) for the Washington, DC Region: \$126,000* Housing Production Trust Fund (HPTF) Rental unit Limits

BEDROOM COUNT						
Rent Limit	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
30%	\$660	\$760	\$850	\$1,040	\$1,230	\$1,320
50%	\$1,100	\$1,260	\$1,420	\$1,730	\$2,050	\$2,210
60%	\$1,320	\$1,510	\$1,700	\$2,080	\$2,460	\$2,650
80%	\$1,760	\$2,020	\$2,270	\$2,770	\$3,280	\$3,530

***Also referred to as Area Median Income (AMI) for a family of four.**

****HPTF income limits are defined by statute and can be found in the [Code of the District of Columbia](#).**

The program limits provided here are for illustration purposes. Program limits may vary over time and according to project funding source and application specific factors. Income limits will be determined during the underwriting process.

Effective Date: July 31, 2020

What's affordable housing?

- **Per HUD:** "Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities."
- **Public housing:** "Section 9"—we do not build this anymore!
- **Affordable housing:** "Capital-A" affordable housing that's subsidized (with public money like HPTF at the local level or federal tax credits, or resident vouchers like LRSP or Section 8) and often income-restricted
- **Housing that I can afford, or that I think is the right price for its residents, or the neighborhood, or...:** [insert your own description here]

“Affordable housing” is a specific public policy term...*and* a commonly used descriptor that’s (understandably!) often informed more by personal experiences than by distinct public policies.

What makes housing more affordable?

- Subsidizing it
 - Homeownership is inherently subsidized through the MITD
 - Down payment assistance programs can make homeownership more attainable
 - Other financial tools like soft second mortgages, renovation grants, measures like DC's Homestead exemption
- Building more of it when there's not enough of it
- Markets crashing (not likely, + conflicts with housing as an asset)
- Giving people money

Land costs, which reflect demand, are what make housing expensive.

Definition of Affordability

30% of Income dedicated to housing costs

HOUSING CONTINUUM

DIFFERENT TOOLS NEEDED TO ADDRESS AFFORDABILITY

HOME OWNERSHIP: 80% of AMI: \$100,000

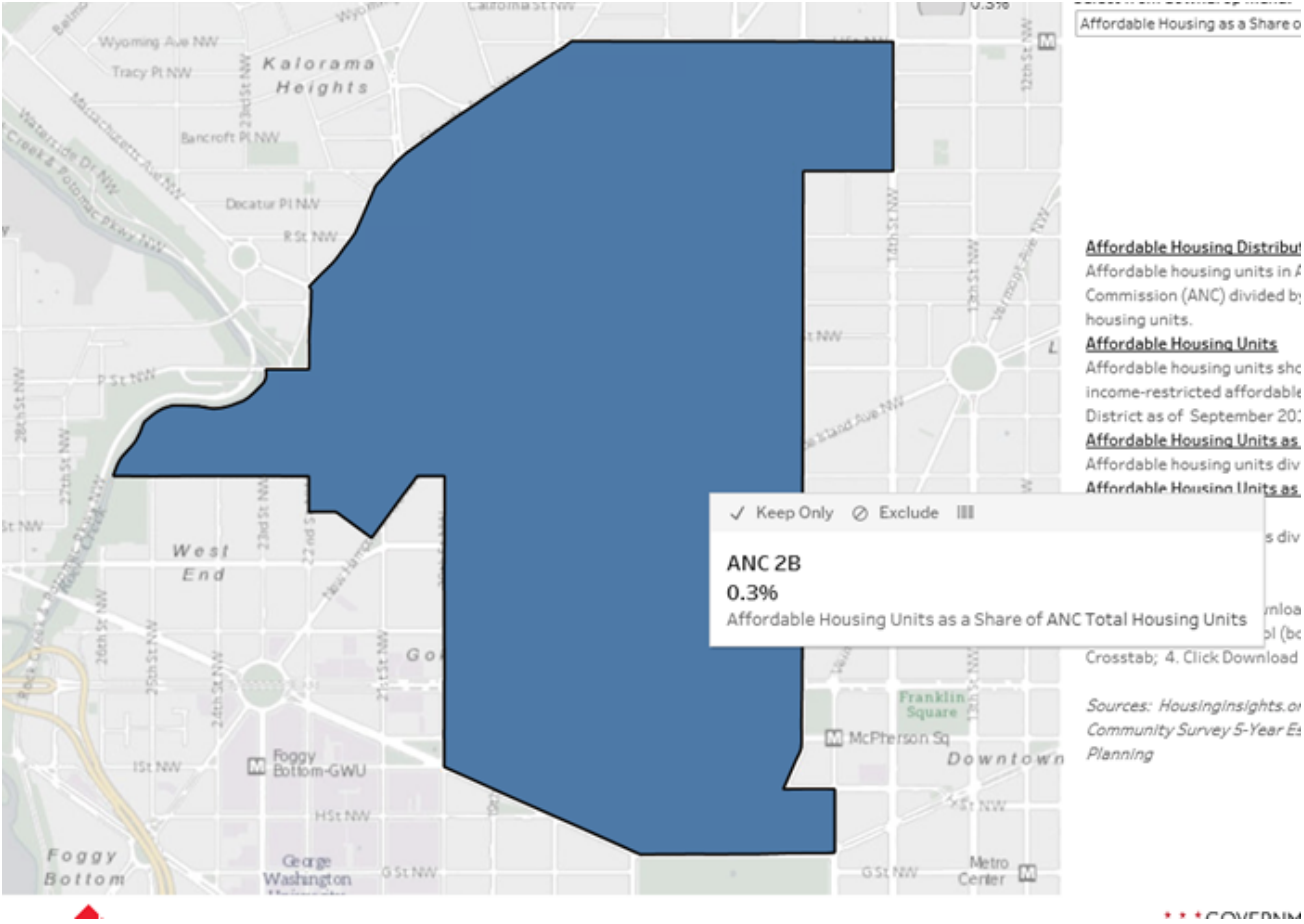
- Closing Costs
- Forgivable 2nd Mortgage

RENTAL

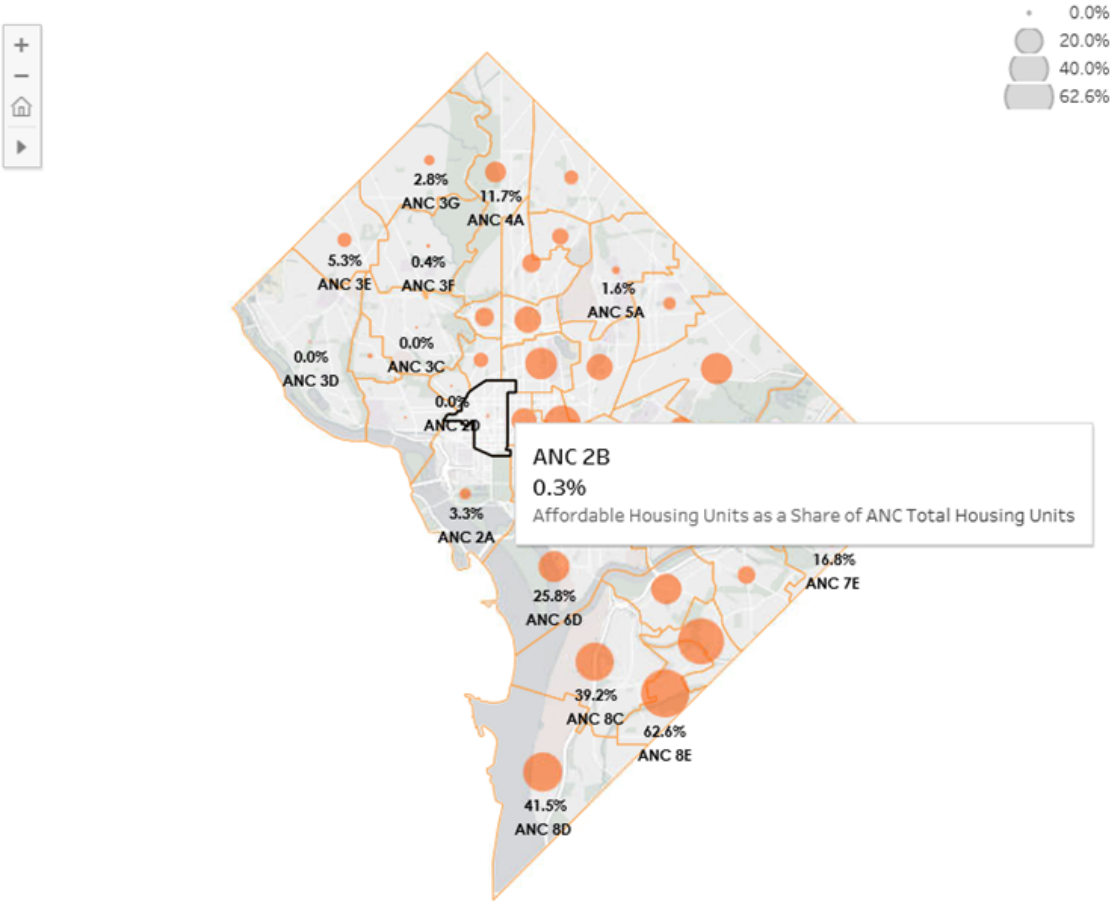
1. Fixed Rental Rates: 60% of AMI (Rent set by program)
 - LIHTC Equity/Bond Financing
2. Subsidized Rental Rates: 30 – 80 % AMI (Rent tied to resident income)
 - Public Housing
 - Housing Choice Voucher and Local Rent Supplement Program (LRSP)
3. Shelters/Temporary Housing
 - Operating Funds for Owner of Housing

**Where is affordable
housing located in
Ward 2?**

Affordable Housing Ownership Units In Ward 2



Affordable Housing as a Share of All Housing



**How do we create and
preserve affordable
housing?**

Challenges Facing Affordable Housing Owners

- Increased costs due to additional cleaning and maintenance, increased water bills;
- Eviction moratorium in place along with expiration of mortgage relief – owners are unable to pay mortgage/operating costs;
- Multiple rent relief programs with different criteria – hard to navigate for owners and tenants; agencies assisting with rent relief programs are overwhelmed with need – hard to complete applications and obtain required documentation during covid time.
- Majority of tenants work in the service industry (office cleaning, hotel, restaurant) – some of the hardest hit industries.
- Increased isolation for at risk residents (elderly, mental health customers, latch key children)
- Decreased income – higher food insecurity for residents

COVID-19 Support Programs for Housing

- Mortgage Relief (Federal and DC legislation): Expired after 3 months – required commensurate reduction in tenant rent arrears
- Eviction Moratorium: No evictions until 60 days after emergency health emergency is lifted
- Rent Relief Programs: CARES Act (federal) and DC programs (ERAP) available to tenants facing inability to pay rent due to loss of job or loss of income;

**What can we do to
support the creation and
preservation of
affordable housing?**

Question and Answer

Closing and Next Steps

A Few Notes Before We Close...

- We will be sending out a post-call survey to collect your feedback
- Be on the lookout for a follow-up email with more details about how you can get involved

Thanks!

More questions?

You can find us at:

Robin Nunn, ANC Commissioner, 2B03: 2B03@anc.dc.gov

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Keelyn Robey, Miriam's Kitchen: keelyn.robey@miriamskitchen.com

In Loving Memory of Melvin "Mark" Williams - 1944-2020



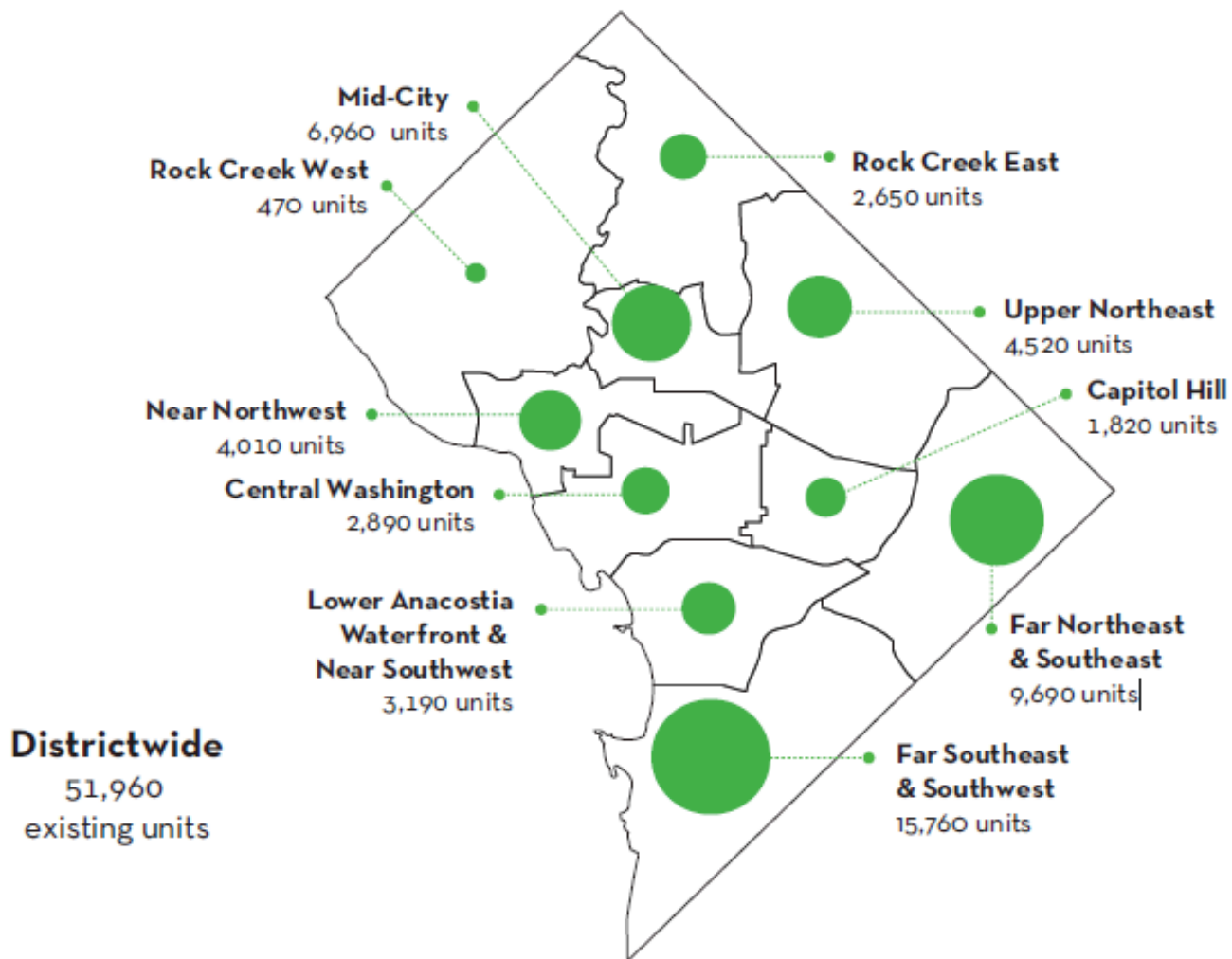
Appendix

DC Housing Data

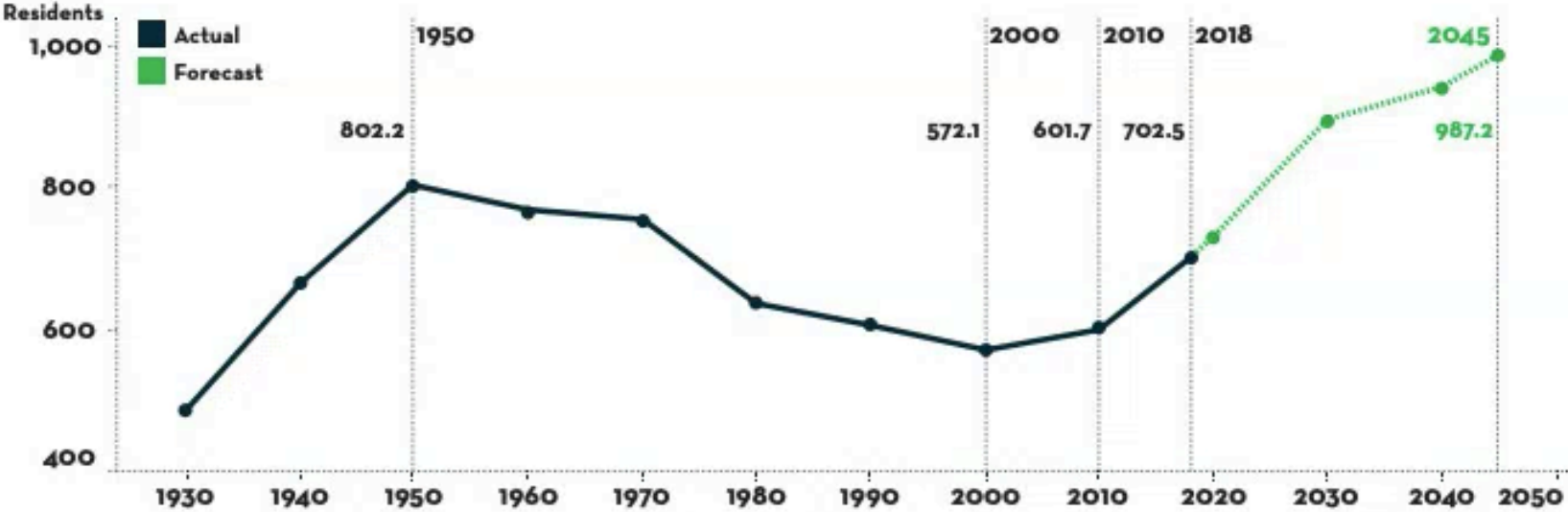
Ward 2 Housing Resources

- [Distribution of affordable housing by ANC](#), Office of Planning
- [Map of affordable housing](#), from Open Data DC
- ANC 2B Housing Recommendations [In Progress]

2018 Estimated Distribution of Dedicated Affordable Units

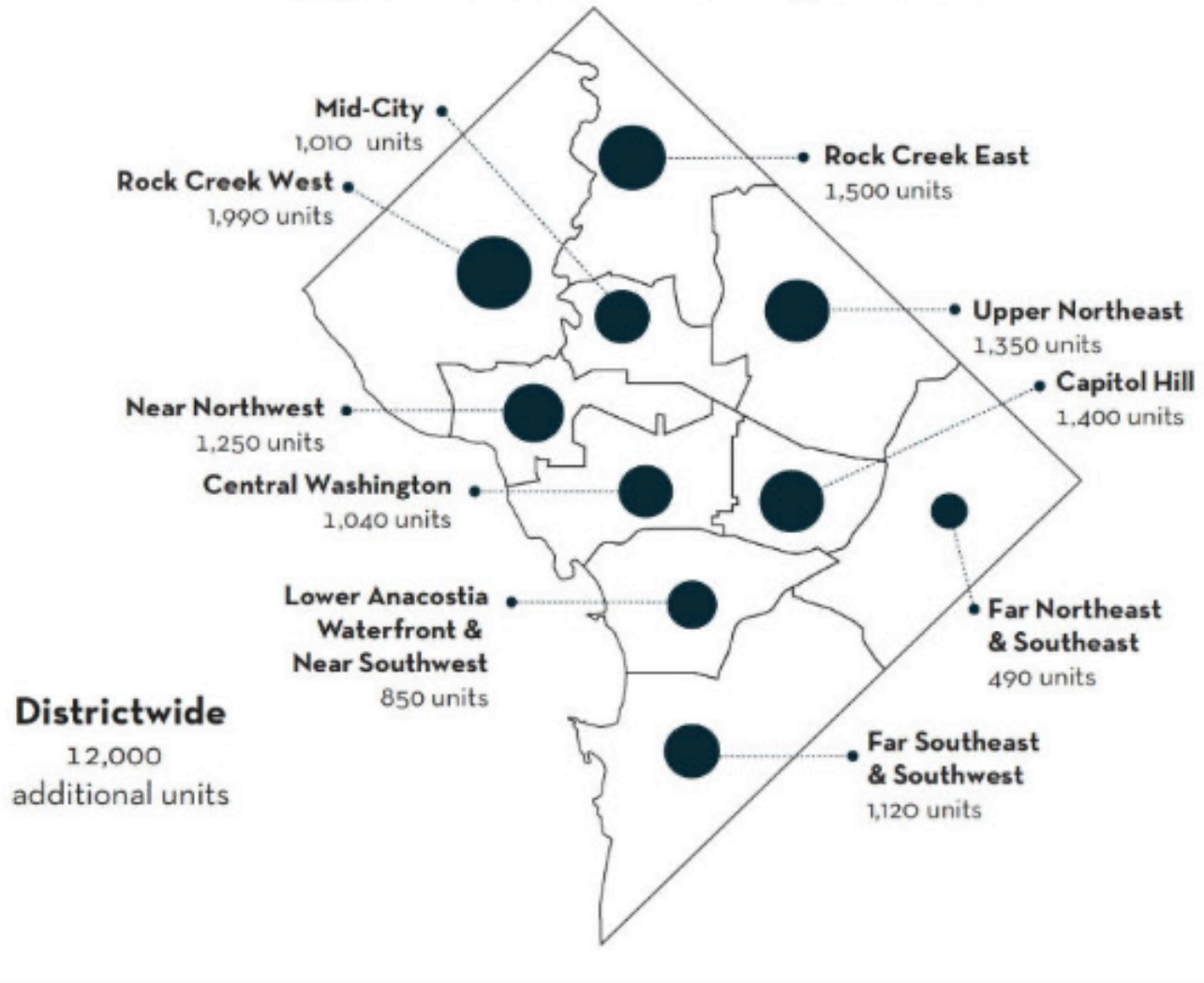


Washington, DC Population Growth & Forecast (000s)



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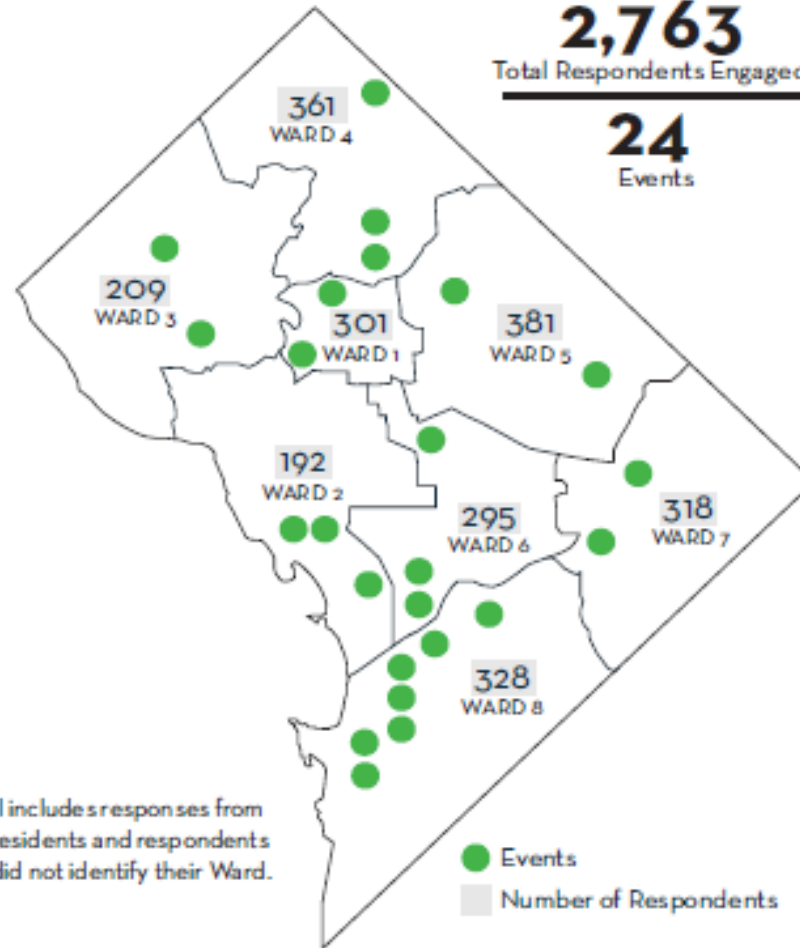
2025 Dedicated Affordable Housing Production Goals



Community Engagement

2,763
Total Respondents Engaged*

24
Events

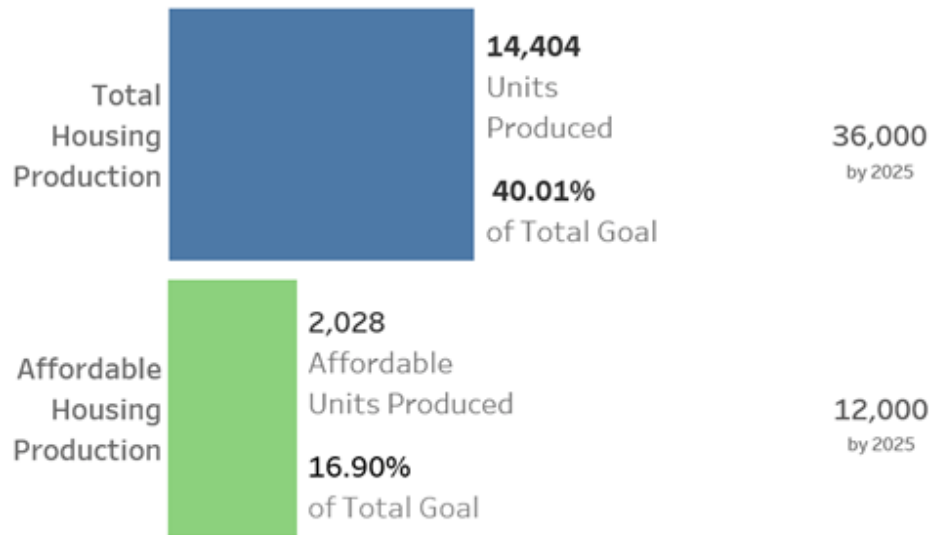


*Total includes responses from non-residents and respondents that did not identify their Ward.

● Events
■ Number of Respondents

Mayor Bowser set forth a goal at the beginning of her second term to create **36,000 new housing units by 2025, 12,000 of which are to be affordable to low-income residents earning less than 80 percent of the District's Median Family Income**. On May 10, 2019, Mayor Bowser signed a Mayor's Order directing District agencies to look at a variety of approaches to accelerate housing production while addressing the housing needs of specific populations (e.g. families, older adults, residents with special needs) and across income levels in Washington, DC. This Dashboard visualizes the progress made to date on achieving these bold housing targets.

At the District-level...



Unit counts represent housing production from January 2019 through December 2020.

In response to the Mayor's Order, the Office of Planning (OP) and the Department of Housing and Community Development (DHCD) launched the **Housing Framework for Equity and Growth**, which will examine a wide range of factors and policies that affect housing production and affordability, and make recommendations for improving the District's ability to deliver housing while increasing housing affordability and equity for residents.

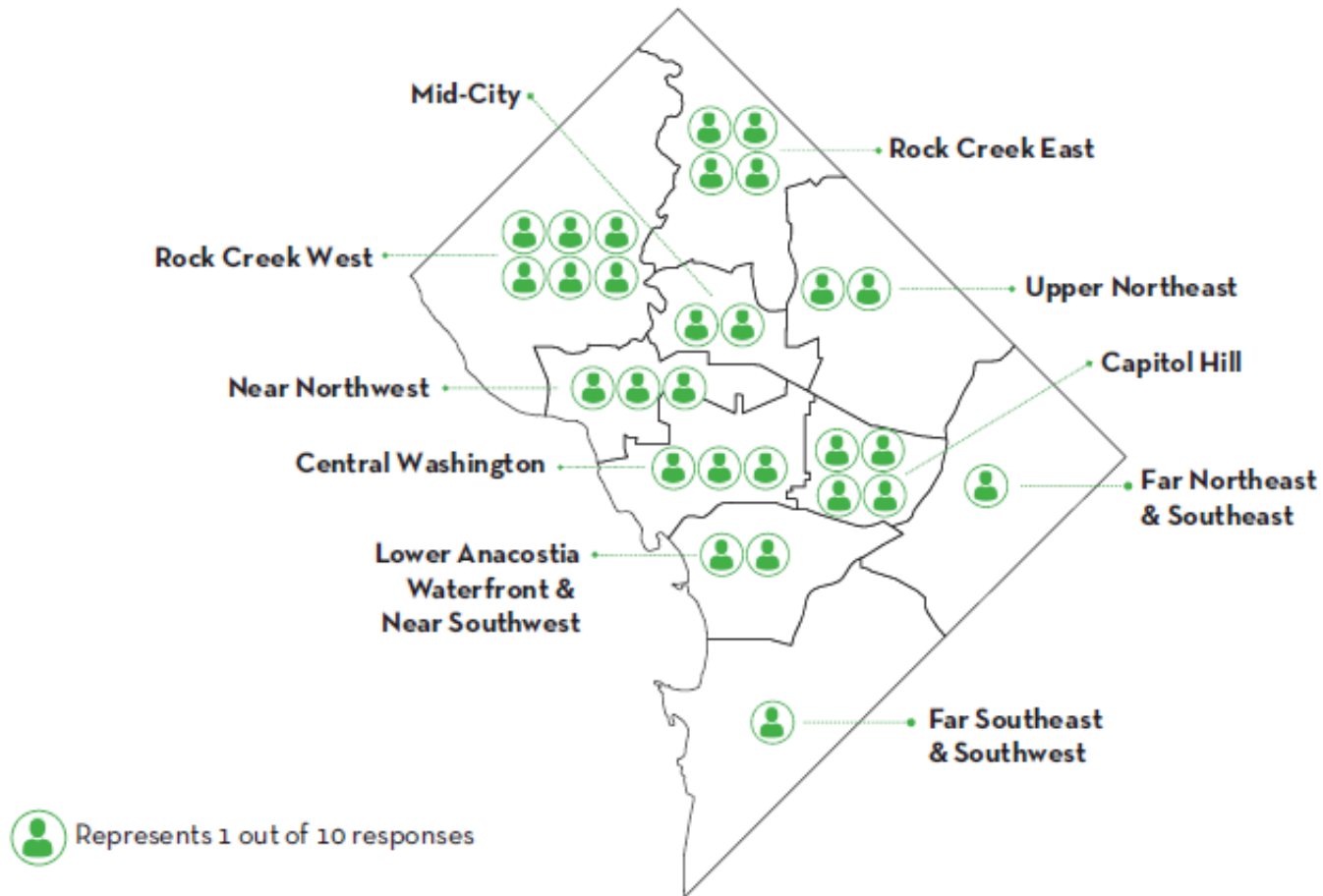
Income Limits by Percent of Median Family Income²⁹

Income Definition	Low				Moderate	
	Extremely	Very				
	30%	50%	60%	80%	100%	120%
Household 1	\$25,450	\$42,450	\$50,950	\$67,950	\$84,900	\$101,900
Size 2	\$29,100	\$48,500	\$58,200	\$77,650	\$97,050	\$116,450
3	\$32,750	\$54,600	\$65,500	\$87,350	\$109,150	\$131,000
4	\$36,400	\$60,650	\$72,800	\$97,050	\$121,300	\$145,550

2018 Dedicated Affordable Housing Supply & 2025 Production Goals

Planning Area	2018 Affordable Housing Supply	2025 Affordable Housing Production Goals	2025 Total Affordable Housing Supply
Rock Creek West	470	1,990	2,460
Rock Creek East	2,650	1,500	4,150
Capitol Hill	1,820	1,400	3,220
Upper Northeast	4,520	1,350	5,870
Near Northwest	4,010	1,250	5,260
Far Southeast & Southwest	15,760	1,120	16,880
Central Washington	2,890	1,040	3,930
Mid-City	6,960	1,010	7,970
Lower Anacostia, Waterfront & Near Southwest	3,190	850	4,040
Far Northeast & Southeast	9,690	490	10,180
Total	51,960	12,000	63,960

Where Survey Respondents Think Affordable Housing Should Be Prioritized



Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

*The total housing goals consist of net new market rate and affordable housing production. For Rock Creek West, the new affordable housing goals are greater than the total housing goals because the affordable housing goals include not only net new production, but also conversion of existing housing into subsidized housing and voucher recipients living in non-restricted housing. Reaching our goals will require a mix of these strategies, especially in Rock Creek West, where new housing has been extremely limited to date and where land use changes must be made to the Comprehensive Plan to reach these housing goals.