

TABLE 2.7: HOUSING NEEDS

|                                  |        |                   |                           | Current % of House-holds | Current Number of House-holds | Priority Need? | Plan to Fund? | Fund Source |
|----------------------------------|--------|-------------------|---------------------------|--------------------------|-------------------------------|----------------|---------------|-------------|
| Household Income <=30% MFI       | Renter | Elderly           | NUMBER OF HOUSEHOLDS      | 100%                     | 11819                         |                |               |             |
|                                  |        |                   | Any housing problems      | 76.7                     | 9066                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden > 30%         | 76.7                     | 9066                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden >50%          | 46.5                     | 5499                          | High           | Yes           |             |
|                                  |        | Small Related     | NUMBER OF HOUSEHOLDS      | 100%                     | 11371                         |                |               |             |
|                                  |        |                   | With Any Housing Problems | 85.3                     | 9696                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden > 30%         | 84.7                     | 9636                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden >50%          | 70.2                     | 7984                          | High           | Yes           |             |
|                                  |        | Large Related     | NUMBER OF HOUSEHOLDS      | 100%                     | 2745                          |                |               |             |
|                                  |        |                   | With Any Housing Problems | 76.2                     | 2092                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden > 30%         | 62.5                     | 1716                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden >50%          | 54.4                     | 1493                          | High           | Yes           |             |
|                                  |        | All other hsholds | NUMBER OF HOUSEHOLDS      | 100%                     | 20767                         |                |               |             |
|                                  |        |                   | With Any Housing Problems | 90.6                     | 18819                         | High           | Yes           |             |
|                                  |        |                   | Cost Burden > 30%         | 90.6                     | 18819                         | High           | Yes           |             |
|                                  |        |                   | Cost Burden >50%          | 76.3                     | 15837                         | High           | Yes           |             |
|                                  | Owner  | Elderly           | NUMBER OF HOUSEHOLDS      | 100%                     | 5251                          |                |               |             |
|                                  |        |                   | With Any Housing Problems | 79.3                     | 4162                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden > 30%         | 79.3                     | 4162                          | High           | Yes           |             |
|                                  |        |                   | Cost Burden >50%          | 47.6                     | 2499                          | High           | Yes           |             |
|                                  |        | Small Related     | NUMBER OF HOUSEHOLDS      | 100%                     | 1196                          |                |               |             |
|                                  |        |                   | With Any Housing Problems | 94.2                     | 1126                          | Medium         | TBD           |             |
|                                  |        |                   | Cost Burden > 30%         | 94.2                     | 1126                          | Medium         | TBD           |             |
|                                  |        |                   | Cost Burden >50%          | 79.2                     | 947                           | Medium         | TBD           |             |
|                                  |        | Large Related     | NUMBER OF HOUSEHOLDS      | 100%                     | 302                           |                |               |             |
|                                  |        |                   | With Any Housing Problems | 78.5                     | 237                           | Medium         | TBD           |             |
|                                  |        |                   | Cost Burden > 30%         | 78.5                     | 237                           | Medium         | TBD           |             |
|                                  |        |                   | Cost Burden >50%          | 78.5                     | 237                           | Medium         | TBD           |             |
|                                  |        | All other hsholds | NUMBER OF HOUSEHOLDS      | 100%                     | 2081                          |                |               |             |
|                                  |        |                   | With Any Housing Problems | 96.9                     | 2016                          | Medium         | TBD           |             |
|                                  |        |                   | Cost Burden > 30%         | 96.9                     | 2016                          | Medium         | TBD           |             |
|                                  |        |                   | Cost Burden >50%          | 96.9                     | 2016                          | Medium         | TBD           |             |
| old<br>Income<br>>30 to<br><=50% | Renter | Elderly           | NUMBER OF HOUSEHOLDS      | 100%                     | 3396                          |                |               |             |
|                                  |        |                   | With Any Housing Problems | 54.9                     | 1863                          | High           | Yes           |             |

|                                            |        |                   |                           | Current % of | Current   | Priority | Plan to | Fund   |
|--------------------------------------------|--------|-------------------|---------------------------|--------------|-----------|----------|---------|--------|
|                                            |        |                   |                           | House-holds  | Number of | Need?    | Fund?   | Source |
| Household<br>Income >50<br>to <=80%<br>MEI | Owner  | Small Related     | Cost Burden > 30%         | 54.9         | 1863      | High     | Yes     |        |
|                                            |        |                   | Cost Burden >50%          | 4.3          | 145       | High     | Yes     |        |
|                                            |        |                   |                           |              | 8559      |          |         |        |
|                                            |        |                   | NUMBER OF HOUSEHOLDS      | 100%         | 8559      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 61.6         | 5269      | High     | Yes     |        |
|                                            |        |                   | Cost Burden > 30%         | 57.2         | 4896      | High     | Yes     |        |
|                                            |        |                   | Cost Burden >50%          | 10.1         | 863       | High     | Yes     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            |        | Large Related     | NUMBER OF HOUSEHOLDS      | 100%         | 1026      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 53.6         | 550       | High     | Yes     |        |
|                                            |        |                   | Cost Burden > 30%         | 38.5         | 395       | High     | Yes     |        |
|                                            |        |                   | Cost Burden >50%          | 14.2         | 146       | High     | Yes     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            |        | All other hsholds | NUMBER OF HOUSEHOLDS      | 100%         | 9837      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 72.6         | 7139      | High     | Yes     |        |
|                                            |        |                   | Cost Burden > 30%         | 69.0         | 6783      | High     | Yes     |        |
|                                            |        |                   | Cost Burden >50%          | 21.8         | 2142      | High     | Yes     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            | Renter | Elderly           | NUMBER OF HOUSEHOLDS      | 100%         | 3217      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 46.1         | 1483      | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden > 30%         | 46.1         | 1483      | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden >50%          | 22.1         | 712       | Medium   | TBD     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            |        | Small Related     | NUMBER OF HOUSEHOLDS      | 100%         | 3056      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 69.8         | 2132      | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden > 30%         | 69.8         | 2132      | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden >50%          | 44.9         | 1373      | Medium   | TBD     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            |        | Large Related     | NUMBER OF HOUSEHOLDS      | 100%         | 1232      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 68.5         | 844       | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden > 30%         | 68.5         | 844       | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden >50%          | 34.6         | 426       | Medium   | TBD     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            |        | All other hsholds | NUMBER OF HOUSEHOLDS      | 100%         | 2338      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 68.6         | 1604      | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden > 30%         | 68.6         | 1604      | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden >50%          | 54.1         | 1265      | Medium   | TBD     |        |
|                                            |        |                   |                           |              |           |          |         |        |
|                                            |        | Elderly           | NUMBER OF HOUSEHOLDS      | 100%         | 2369      |          |         |        |
|                                            |        |                   | With Any Housing Problems | 38.0         | 900       | Medium   | TBD     |        |
|                                            |        |                   | Cost Burden > 30%         | 38.0         | 900       | Medium   | TBD     |        |

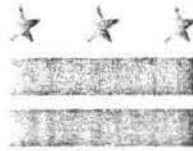
|  |        | Current % of House-holds  | Current Number of House-holds | Priority Need? | Plan to Fund? | Fund Source |
|--|--------|---------------------------|-------------------------------|----------------|---------------|-------------|
|  | Owner  | Cost Burden >50%          | 32.2                          | 762            | Medium        | TBD         |
|  |        | NUMBER OF HOUSEHOLDS      | 100%                          | 3095           |               |             |
|  |        | With Any Housing Problems | 44.0                          | 1362           | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 42.2                          | 1306           | Medium        | TBD         |
|  |        | Cost Burden >50%          | 17.4                          | 539            | Medium        | TBD         |
|  |        | NUMBER OF HOUSEHOLDS      | 100%                          | 159            |               |             |
|  |        | With Any Housing Problems | 100.0                         | 159            | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 100.0                         | 159            | Medium        | TBD         |
|  |        | Cost Burden >50%          | 100.0                         | 159            | High          | Yes         |
|  |        | NUMBER OF HOUSEHOLDS      | 100%                          | 7236           |               |             |
|  |        | With Any Housing Problems | 45.4                          | 3287           | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 42.7                          | 3089           | Medium        | TBD         |
|  |        | Cost Burden >50%          | 7.7                           | 556            | High          | Yes         |
|  |        | NUMBER OF HOUSEHOLDS      | 100%                          | 2034           |               |             |
|  |        | With Any Housing Problems | 23.4                          | 476            | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 23.4                          | 476            | Medium        | TBD         |
|  |        | Cost Burden >50%          | 14.4                          | 292            | Medium        | TBD         |
|  | Renter | NUMBER OF HOUSEHOLDS      | 100%                          | 1746           |               |             |
|  |        | With Any Housing Problems | 64.2                          | 1121           | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 64.2                          | 1121           | Low           | No          |
|  |        | Cost Burden >50%          | 17.5                          | 305            | Medium        | TBD         |
|  |        | NUMBER OF HOUSEHOLDS      | 100%                          | 189            |               |             |
|  |        | With Any Housing Problems | 31.2                          | 59             | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 0.0                           | 0              | Low           | No          |
|  |        | Cost Burden >50%          | 0.0                           | 0              | Medium        | TBD         |
|  |        | NUMBER OF HOUSEHOLDS      | 100%                          | 2841           |               |             |
|  |        | With Any Housing Problems | 72.0                          | 2045           | Medium        | TBD         |
|  |        | Cost Burden > 30%         | 72.0                          | 2045           | Low           | No          |
|  |        | Cost Burden >50%          | 35.2                          | 1001           | Medium        | TBD         |

### **3** **Basis for Assigning Priority**

Please refer to “Geographic Priority” and “Basis for Allocation of Funding” in the “General Questions” section earlier in the Consolidated Plan.

### **4** **Obstacles to Meeting Underserved Needs**

Please refer to “Obstacles to Meeting Underserved Needs” in the “General Questions” section earlier in the Consolidated Plan.



## **Housing Market Analysis (91.210)**

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

## 1

## Market Characteristics

Over the past 10 years, the District of Columbia has gone through a tremendous period of revitalization that has affected all sectors of the economy, including the demand and supply of housing. This revitalization has slowed, if not temporarily stopped, due to the number and size of residential development projects that delivered just as the changes in the capital markets and the resulting national recession began<sup>35</sup>. Recently, unemployment has exceeded 12 percent<sup>36</sup> and the District's total labor force has declined by more than 3,000 persons during the past several months after peaking in August 2008. Despite the recent economic challenges, the District's housing market appears to be well positioned for the next several years. The District's population, currently just under 600,000, has been rising since 1998 after decades of decline beginning in the mid-1960s. Renting remains a popular housing option—55 percent of District residents compared to 33 percent nationally.<sup>37</sup> Several factors suggest that metro area residents are choosing to move to the District at greater rates than in the past, in order to be closer to their jobs in the core. Looking forward, rising transportation costs, a growing interest in walkable neighborhoods, fewer households with children and noticeable improvements in the District's school system suggest this change in location-based housing demand growth could increase<sup>38</sup>.

The table below presents information on tenure, number of bedrooms, cost, and level of quality of housing stock in the District of Columbia. This table contains information required by HUD in the Needs spreadsheet under the CPMP tool.

**TABLE 2.8: HOUSING MARKET STATISTICS (HOUSING MARKET ANALYSIS TAB FROM NEEDS.XLS IN CPMP)<sup>39</sup>**

| Housing Stock Inventory                       | Vacancy Rate | 0 & 1 Bedroom | 2 Bedrooms | 3+ Bedrooms | Total   | Substandard Units |
|-----------------------------------------------|--------------|---------------|------------|-------------|---------|-------------------|
| Affordability Mismatch                        |              |               |            |             |         |                   |
| Occupied Units: Renter                        |              | 94,190        | 35,600     | 17,335      | 147,125 | 89                |
| Occupied Units: Owner                         |              | 14,585        | 21,600     | 65,030      | 10,1215 | 31                |
| Vacant Units: For Rent                        | 7%           | 5,380         | 3,195      | 1,085       | 9,660   | TBD               |
| Vacant Units: For Sale                        | 3%           | 825           | 1,020      | 1,665       | 3,510   | TBD               |
| Total Units Occupied & Vacant                 |              | 114,980       | 61,415     | 85,115      | 261,510 | 120               |
| Rents: Applicable FMRs (in \$s)               |              | \$1,156       | \$1,494    | \$1,927     |         |                   |
| Rent Affordable at 30% of 50% of MFI (in \$s) |              | \$38,905      | \$13,910   | \$4,290     |         |                   |

## Supply of Housing

There are approximately 284,000 housing units in the District, approximately 250,000 of which are occupied. The table below provides further information on the number of units and whether they are owner-occupied, renter-occupied, or vacant.

<sup>35</sup> Office of Planning Comprehensive Housing Report. Working paper. Washington, DC: Office of Planning, 2010.

<sup>36</sup> Heid, Markheim. "Region's Jobless Rate Remains Well below National Average." Washington Examiner. Washington Examiner, 23 Feb. 2010. Web. <[http://www.washingtonexaminer.com/local/Region\\_s-jobless-rate-remains-well-below-national-average-84998202.html](http://www.washingtonexaminer.com/local/Region_s-jobless-rate-remains-well-below-national-average-84998202.html)>.

<sup>37</sup> 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

<sup>38</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

<sup>39</sup> 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

**TABLE 2.9: SUPPLY OF DISTRICT HOUSING<sup>40</sup>**

| Supply of District Housing     | 2000    |         | 2008    |         |
|--------------------------------|---------|---------|---------|---------|
|                                | Number  | Percent | Number  | Percent |
| Total Number of units          | 247,845 | 100%    | 284,164 | 100%    |
| Total number of occupied units | 248,338 | 90.4%   | 250,423 | 88.1%   |
| Owner-occupied units           | 101,214 | 40.85   | 111,645 | 44.6%   |
| Renter-occupied units          | 14,7124 | 59.2%   | 138,778 | 55.4%   |
| Vacant units                   | 26,507  | 9.6%    | 33,741  | 11.9%   |

The District Office of Planning (OP) forecasted the amount of housing supply in coming years by analyzing future housing development projects. Over 17,500 units of housing have received public approvals either in the form of building permits, Board of Zoning Adjustments or Zoning Commission orders, or commitments of public funds. However, changes in the capital markets have made it very difficult for those projects with predevelopment approvals to break ground and begin construction. Therefore, other than projects already under construction very little stock is expected to deliver until 2013 to meet the demand discussed previously.

An important aspect in the supply of housing is the rate of sales. After a rapid increase in single-family home and condominiums sales beginning in the late 1990s, sales volumes have dramatically decreased. Single-family home sales during the last quarter of 2008 were almost half the volume of sales from the last quarter of 2003, and almost 60 percent lower than the last quarter of 1998. Similarly, condominium sales in the last quarter of 2008 were down more than half from the last quarter of 2003. However, unlike single-family homes, 2008 condominium sales were similar to that of 1998 sales, likely due to the large increase in the supply available<sup>41</sup>.

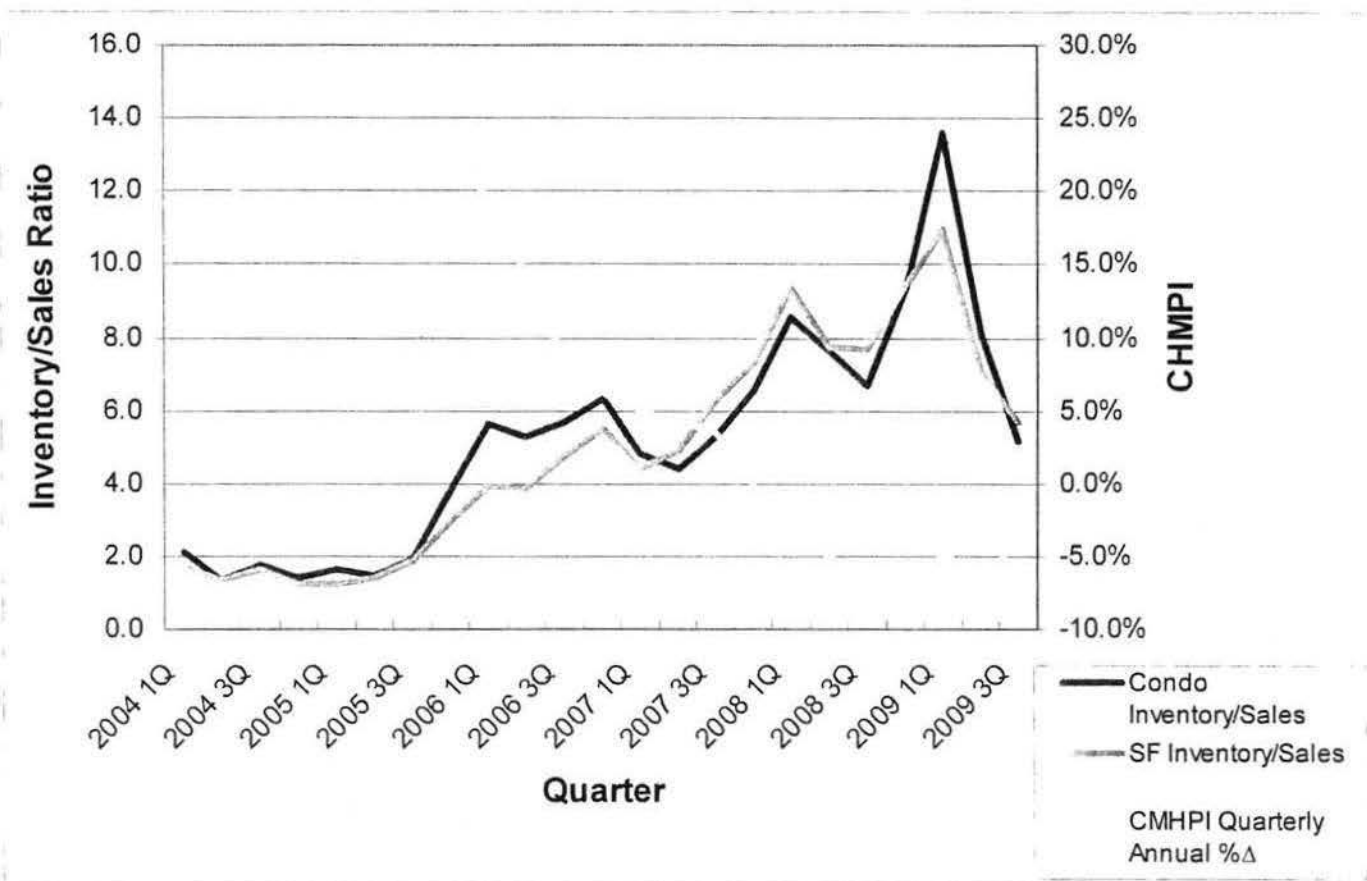
Another way to look at the sales volume's effect on the supply of housing is to compare the number of units for resale to the monthly pace of sales. This ratio is essentially the months of supply assuming sales stay at their current pace. The graph shows that after peaking in the first quarter of 2009, the supply of for-resale units dropped to less than six months,<sup>42</sup> the approximately supply level in 2006. Unfortunately, most of the rental housing added to the market in recent years has been market rate. Affordable rental units, particularly appropriate for families, are not easy to find, particularly in neighborhoods outside of Wards 7 and 8. The need for moderately priced rental units is also apparent, as there are few apartment buildings priced reasonably for those who can not afford to rent in the new luxury buildings but do not qualify to live in a tax-credit property<sup>43</sup>.

<sup>40</sup> 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

<sup>41</sup> "DC Housing Monitor Spring 2009." NeighborhoodInfo DC. NeighborhoodInfo DC, 10 Sept. 2009. Web. 23 Mar. 2010. <[http://www.neighborhoodinfo.org/housing/DCHousingMonitor\\_2009\\_2/](http://www.neighborhoodinfo.org/housing/DCHousingMonitor_2009_2/)>.

<sup>42</sup> This is separate from the months of supply of new homes. New homes sell more slowly because they are targeted at a narrower segment of the demand market. The Delta Associates report estimates a 2.5 year supply of new home marketed for sale.

<sup>43</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

**FIGURE 2.1: RATIO OF UNITS-FOR-SALE TO SALES-PER-MONTH<sup>44</sup>**

\*CMHPI: Conventional Mortgage Home Price Index

## Demand for Housing

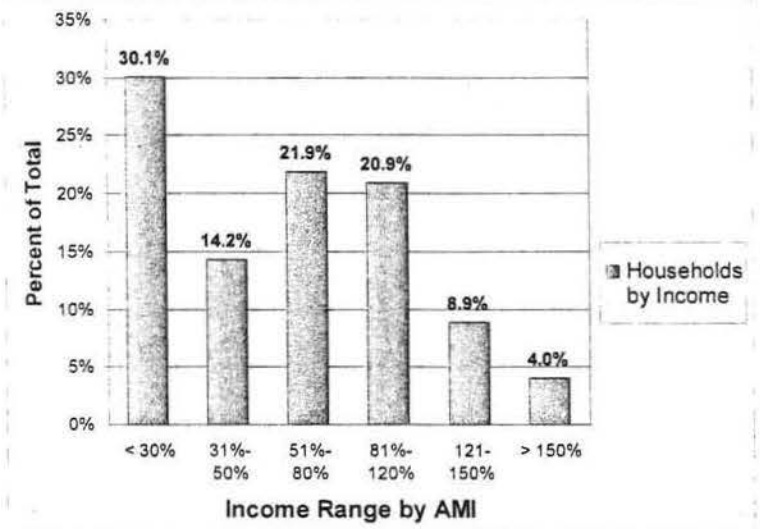
Total housing demand results from several sources, including net job growth that attracts people to move from outside the region, rates of household formation and local migration. Total demand can be broken down by tenure, unit types and price points. OP estimates that between now and 2014 there is potential demand for approximately 11,565 net new housing units in the District. In the immediate short-term, job growth in industries that pay lower wages will increase demand for housing from households earning less than 80 percent of the AMI. Households earning less than 80 percent of the AMI have insufficient income to afford the market rate rents typically needed to finance new construction and therefore put greater pressure on the supply of subsidized affordable housing<sup>45</sup>. In fact, 35.5 percent of residents spend more than 30 percent of their income on housing, and 16.4 percent of residents spend more than 50 percent of their income on housing. The table below provides more information on the housing burden faced by District residents, clearly demonstrating a strong need for affordable housing.

<sup>44</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

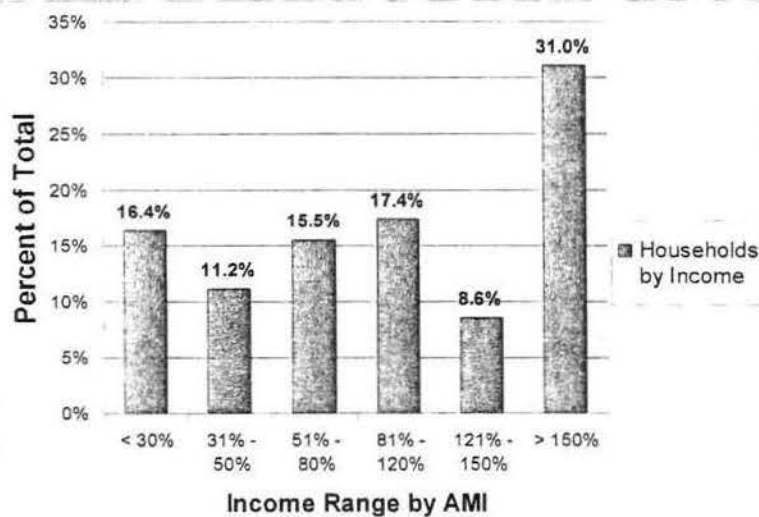
<sup>45</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

**FIGURE 2.2: DISTRIBUTION OF POTENTIAL DC HOUSEHOLDS BY PERCENT OF AMI (SHORT-TERM FORECAST) (OP)<sup>46</sup>**

Forecasted job growth in higher wage industries in one to two years suggests that housing demand will shift from households earning less than 80% of the AMI to those earning more than 80% of the AMI. The connection between the type of job growth and household income suggests that demand for market rate construction will not begin to significantly increase until 2011<sup>47</sup>. Figure 2.2 and 2.3 show this change in demand for housing between the short term and mid-term and its relationship to income.



**FIGURE 2.3: DISTRIBUTION OF POTENTIAL DC HOUSEHOLDS BY PERCENT OF AMI (MID-TERM FORECAST) (OP)<sup>48</sup>**



## Housing Cost

According to the 2006 District Comprehensive Plan, the median sales price for a single-family home in the District rose 174 percent, from \$178,250 to \$489,000 between 2000 and 2005. Condominiums and cooperatives—once considered “starter” homes for first time buyers—increased proportionately, from a median sales price of \$138,000 in 2000 to \$377,950 in 2005. Rents also soared, jumping 12 percent between 2003 and 2004 alone. As prices have risen, the percentage of residents able to

comfortably afford the median priced home or apartment dropped. In 2001, 34 percent of the District’s for-sale housing would have been affordable to a family supported by a full-time school teacher; by 2004, that figure had dropped to just 16 percent. The tightening availability of workforce housing is hindering the

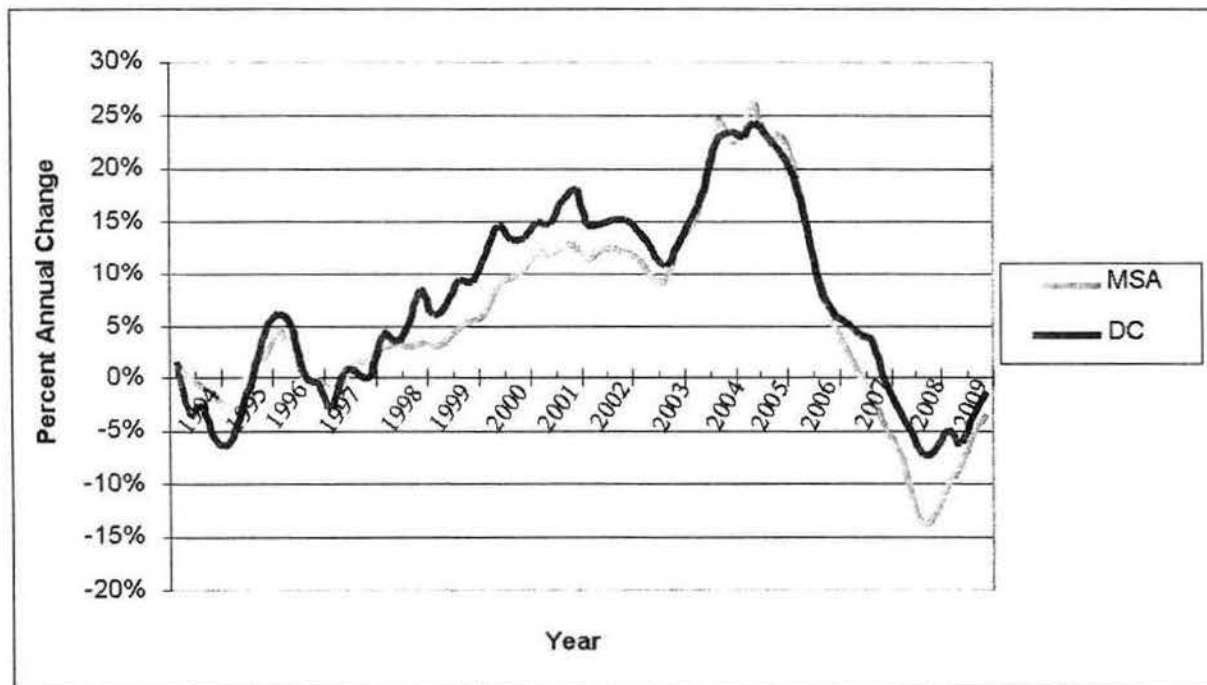
<sup>46</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

<sup>47</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

<sup>48</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

District's ability to retain and attract moderate income households. Rising costs have triggered a crisis of this figure shows the annual growth rate of housing prices across the District. The data documents that over the past 15 years the District averaged an annual appreciation rate of approximately 7.9 percent, inclusive of the recent losses in 2008 and 2009. The chart shows the District's housing values increased more between 1998 and 2004 and decreased less between 2007 and 2009, and appear to be recovering faster than the surrounding area<sup>49</sup>. Unfortunately, particular areas of the District have been hit harder by declining home prices than others. Home sales prices declined by .5 percent citywide, but declined more dramatically in Wards 5, 7, and 8 by 17.9 percent, 9.7 percent, and 12.8 percent respectively in that same period. For more information on Wards 5, 7 and 8, see the District Demographic Profile section in Chapter One: General Information.<sup>50</sup>

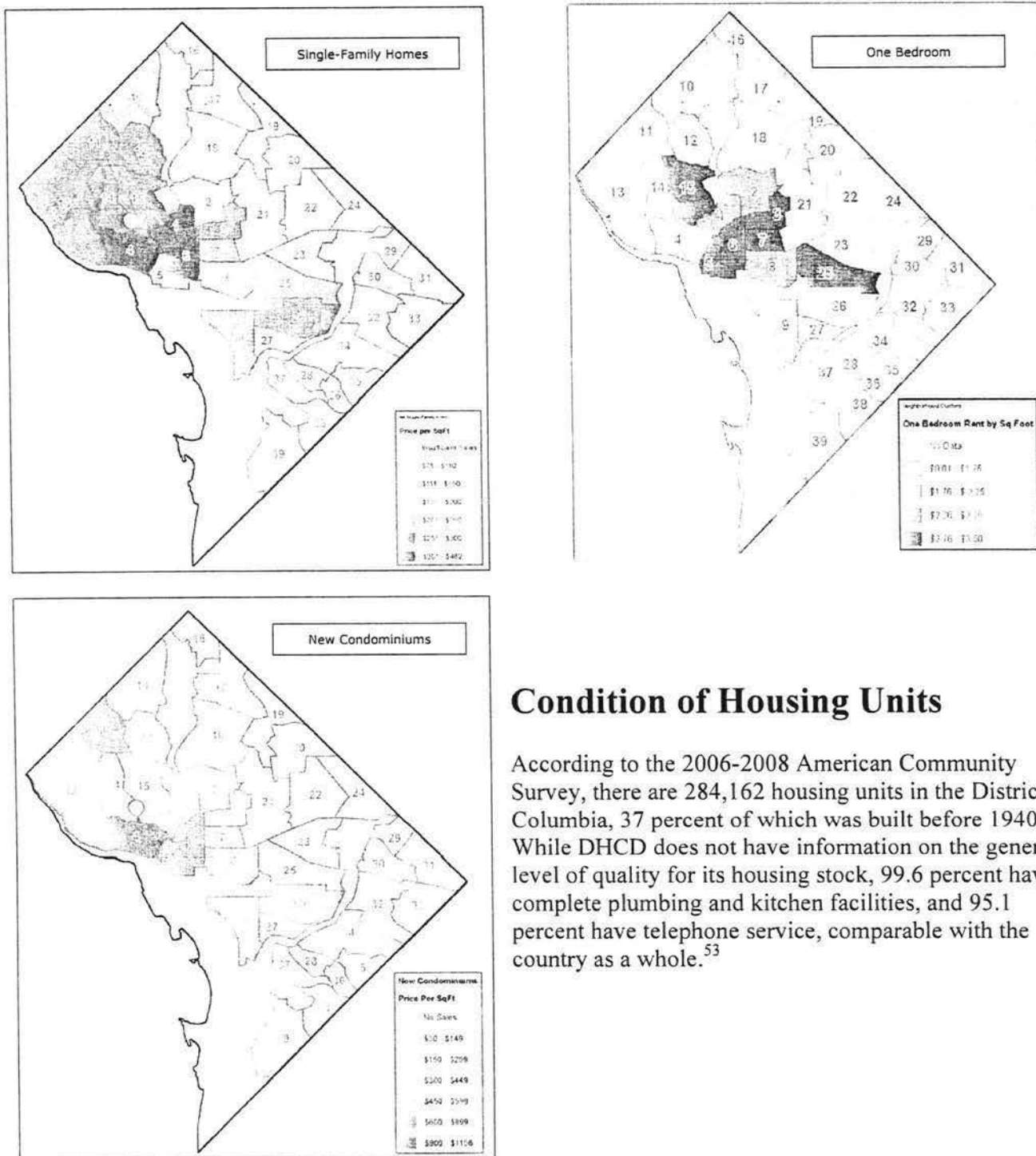
**FIGURE 2.4: PERCENT ANNUAL CHANGE IN THE DISTRICT AND MSA BY QUARTER**



<sup>49</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

<sup>50</sup> Office of Planning Draft Analysis, 2010. Washington, DC: Office of Planning, 2010.

**Figure 2.5-6. Price per Square Foot of Single-Family Homes, New Condominiums and One-Bedroom Apartments<sup>51,52</sup>**



## Condition of Housing Units

According to the 2006-2008 American Community Survey, there are 284,162 housing units in the District of Columbia, 37 percent of which was built before 1940. While DHCD does not have information on the general level of quality for its housing stock, 99.6 percent have complete plumbing and kitchen facilities, and 95.1 percent have telephone service, comparable with the country as a whole.<sup>53</sup>

<sup>51</sup> For the purposes of this study new condominiums were defined as those built since 2005. In order to analyze sales across a wider area of the District, sales data for some neighborhoods did include condominiums built since 2000 and sold over the past two years.

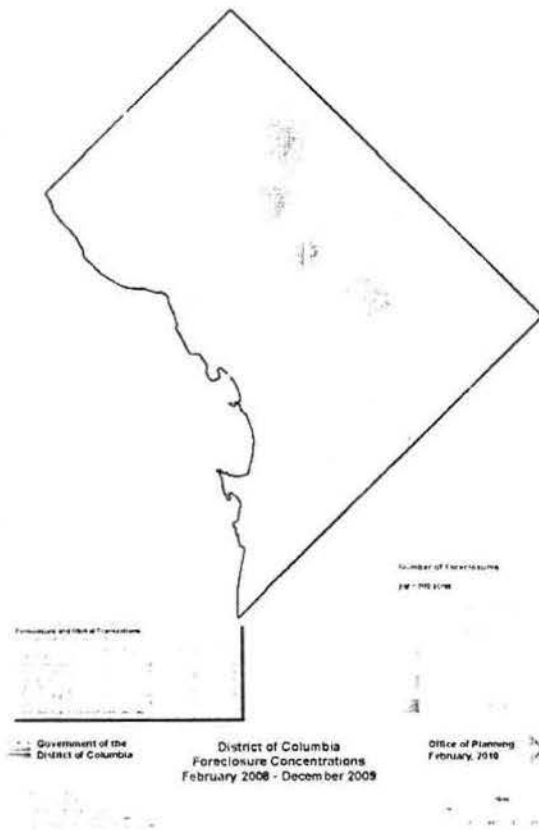
<sup>52</sup> Office of Tax and Revenue, DC Office of Planning

<sup>53</sup> 2006-2008 American Community Survey Washington, D.C. U.S. Census Bureau. Web. 03 Feb. 2010. <<http://factfinder.census.gov/>>.

## Housing Available to Persons with Special Needs

Approximately 79,899 housing units (roughly 28%) in the District are available to serve persons with disabilities<sup>54</sup>, and approximately 8,537 units are available to serve persons living with HIV/AIDS and their families<sup>55</sup>. Please see Chapter Five for more information on housing stock available to special needs populations.

**FIGURE 2.7: FORECLOSURE CONCENTRATIONS**



### Foreclosures

Unlike many cities, the District of Columbia as a whole was spared an early entry into the foreclosure crisis through a strong housing market that allowed struggling households to sell before having to foreclose and kept prices high enough that homeowners could earn enough on the sale to repay the bank. Households were impacted by the economic decline, but they had more options than households in less robust housing and employment markets nationwide. Anchored by the Federal government's relatively stable employment base and the recent change in administration that brought new residents to the region, the District appeared to remain solvent amidst a challenging national picture.

However, this strong economy masked a growing problem in the District. Through 2007 when sub-prime mortgages began to reset, and low and moderate income families began to be overwhelmed by ballooning payments, they had options to sell in the market when they received the Notice of Foreclosure.

Beginning in late 2007, as the housing market slowed and unemployment rose; many households were no longer able to sell and ran out of options. These communities saw monthly declines in home sales prices, rapid increases in the number of days homes stayed on the market, and a subsequent decline in the absorption rate. As a result, between 2006 and 2008, foreclosures rose by 660.4%, increasing from 149 foreclosures in 2006 to 1,133 in 2008. Meanwhile, foreclosure starts similarly increased dramatically, from 1,186 for all of 2006 to 3,194 in 2008.<sup>56</sup> The map to the left shows the concentration of foreclosures in the District from February 2008 to December 2009. Note the breakdown of foreclosures and market transactions by housing type.

<sup>54</sup> Pettit, Kathryn, Leah Hendey, G. Thomas Kingsley, Mary Cunningham, Jennifer Comey, Liza Getsinger, and Michel Grosz. Housing in the Nation's Capital 2009. Rep. Urban Institute and Fannie Mae, 2009. Web. <[http://www.urban.org/UploadedPDF/1001340\\_housingnationscapital09.pdf](http://www.urban.org/UploadedPDF/1001340_housingnationscapital09.pdf)>.

<sup>55</sup> Housing Opportunities for Persons with Aids (HOPWA) Consolidated Plan & Action Plan. Rep. Washington, DC: HOPWA, 2010.

<sup>56</sup> DC ROD Online Public Records. Web. 11 June 2009. <<http://www.washington.dc.us/landata.com/%5C#>>.

According to anecdotal evidence from the Department's community-based organization partners and consistent with national data, trends in foreclosure in the District are changing. In the first wave of foreclosures that began in 2006, when foreclosures rose, the primary reason appears to have been Adjustable Rate Mortgages resets. More recently, there has been a rise in unemployment as a primary reason for foreclosure. The overall number of mortgages in foreclosure in District increased 99% in 2009 according to the National Association of Realtors. By December 2009, one in every 1,648 housing units in the District received a foreclosure filing.<sup>57</sup> It is also important to remember that foreclosures do not just affect homeowners. In the first three quarters of 2009, 475 foreclosure proceedings were begun against multifamily rental or cooperative homes in the District.

Due to the high cost of housing in the District, overcrowding is a problem. The U.S. Census Bureau defines overcrowding as a household with more than 1.01 persons per room (excluding bathrooms, kitchens, hallways, and porches). Severe overcrowding is defined as more than 1.51 persons per room. In the District, 1.6 percent of occupied housing units are overcrowded, and 1.2 percent is severely overcrowded (for a total of 2.8 percent). In renter-occupied units, 2.3 percent are overcrowded, and 1.9 percent is severely overcrowded (for a total of 4.2 percent). Nationwide, 4.0 percent of renter-occupied housing units are overcrowded, and 1.8 percent are severely overcrowded (for a total of 5.8 percent). Overcrowding has become more prevalent in the District as families "double up" in homes due to the foreclosure crisis and recession.

## Vacancies

A recent survey of large apartment management companies by the Office of Planning<sup>58</sup> found low vacancy rates among stabilized properties (properties with 90 percent or higher occupancy). Among those that chose to report, the average was a low 2.6 percent. Furthermore, a quarter of the properties surveyed reported no vacant units. These properties may have had units "on notice," but none of them were currently vacant. The buildings with no vacancies were scattered across the District and often of smaller size (less than 25 units). Apartments marketed for senior citizens were among the least likely to have vacancies. Across the District, there are approximately 33,741 vacant or abandoned buildings, 11.9 percent of total housing units in the District. This is comparable to the national vacancy rates, which according to the U.S. Census Bureau, were 10.7 percent for rental housing and 2.7 percent for owner-occupied units in the fourth quarter of 2009.

## 2

## Assisted Housing

Within the District Government, affordable housing is provided by the Department of Housing and Community Development (DHCD), the Office of the Deputy Mayor for Planning and Economic Development (DMPED), the DC Housing Finance Agency (DCHFA) and the DC Housing Authority (DCHA). For example, between these four District entities, approximately 27,151 affordable housing units have been completed or are in development, either through new construction or rehabilitation. Because the units are being developed through a District agency, either local or federal funds are being used to finance part of the project. Of that number, an estimated 10,381 units have been completed and are available for occupancy, leaving 16,770 units that are currently receiving local or federal funds for development through one of these four agencies. DCHA, an autonomous entity, also funds 10,500 units currently,

<sup>57</sup> Foreclosure Real Estate Listings | RealtyTrac Web 3 Feb 2010 <<http://Realtytrac.com>>

<sup>58</sup> Comprehensive Housing Market Study 2009-2014 Rep Washington, DC Office of Planning

through vouchers. Information on how anticipated federal, state, and local funds will be used to address housing needs can be found in Chapter Two: Housing.

Unfortunately, despite the District's efforts, The National Low Income Housing Coalition estimates that 4,831 units of affordable housing could be lost from the assisted housing inventory. Reasons for loss include the expiration of Section 8 contracts, and the expiration of other local and federal subsidies. This number may fluctuate depending on other factors like housing conditions, housing market, and subsidy renewals.

### **3 Housing Market's Influence on Use of Funds**

The state of the housing market as described above strongly influences how DHCD uses available funds. Several characteristics in particular have prompted the creation or continuation of agency programs. These housing market characteristics include:

#### **Housing Market Characteristic One: Demand for complete neighborhoods**

The District is committed to creating complete neighborhoods. Studies done by the Office of Planning and anecdotal evidence indicate there is strong demand for neighborhoods with a full range of neighborhood services, including affordable housing, public transportation, local retail, open space, and community facilities. Programs and services to further complete the Districts' neighborhoods include:

- ***HEALTHY BY DESIGN***  
Healthy by Design is a framework for District government policies and programs that encourage active living and healthy eating by increasing access to healthy food, primary care facilities, walkable destinations and recreational opportunities.
- ***RETAIL ACTION CORRIDOR STUDY***  
This study examines ways to strengthen the city's retail base at both the citywide and local scale, to promote vibrant commercial districts with a broad range of retail businesses in all neighborhoods, and to create expanded opportunities for small and local retailers.
- ***HOUSING RESOURCE CENTER (HRC)***  
Opened July 2009, the HRC is a one-stop shop for rental accommodations and conversion services, and information on quality affordable housing services for low and moderate income residents.

#### **Housing Market Characteristic Two: Demand for a Sustainable City**

The District has made sustainability a huge priority as demonstrated by Mayor Fenty's Green DC Agenda, launched in 2008. Programs and services that further make the District a leader in citywide sustainability include:

- ***GREEN BUILDING ACT OF 2006***  
Beginning in 2007, DHCD has required that all residential projects submitted for financing consideration conduct an integrated design charrette to explore the most cost-effective ways to incorporate green building standards such as connections to public transportation, sustainable building materials, energy and water conservation, and storm water retention.
- ***WEATHERIZATION PROGRAM***  
The District Department of the Environment assists low-income residents make their homes more energy efficient by repairing heating and cooling systems, and installing or repairing weather stripping, insulation, doors, and windows.
- ***PLASTIC BAG TAX***  
As of January 2010, District businesses that sell food or alcohol must charge customers five cents for every disposable paper or plastic carryout bag beginning January 1, 2010, with the proceeds going to the new Anacostia River Cleanup and Protection Fund.
- ***EXPLORATION OF OTHER ENVIRONMENTALLY SUSTAINABLE OPTIONS***  
Creating complete neighborhoods is a goal of the District along with exploring new sustainable options such as transit-oriented development, walkable/bikeable transportation options, and methods of reducing the amount and energy and water used in construction and maintenance

## **Housing Market Characteristic Three: High Cost of Housing**

Due to the high cost of housing, the District will continue to use the majority of its funding to provide affordable housing for low-income households (those below 80 percent Area Median Income (AMI)), with a special focus on very low-income households (those between 30 percent and 50 percent AMI). The District will also continue to focus on providing home-ownership units, particularly for low-income and moderate-income (those between 80 percent and 120 percent AMI). The District prioritizes helping extremely low-income persons, part of which is done through its programming for homeless and chronic homelessness persons. Please refer to Chapter Three: Homeless for detailed information on these programs. Specific programs and services to address the high cost of housing in the District include

- ***HOUSING PRODUCTION TRUST FUND***  
Under the Housing Act of 2002, a dedicated funding source was identified for housing production that requires at least 40 percent of the funds benefit households at or below 30 percent of AMI, and at least 40 percent of the funds benefit households at or below 50 percent of AMI, with the remaining 20 percent serving households at or below 80 percent of AMI. During FY 2005 DHCD launched a Trust Fund initiative to facilitate access to acquisition funds for nonprofit housing developers. See SAFI below.
- ***SINGLE FAMILY HOME REHABILITATION***  
DHCD offers, through its Single-Family Residential Rehabilitation Program, rehabilitation loans/grants to owner-occupants of single-family homes in order to prevent displacement due to market pricing pressures and to ensure that residents continue to live in decent and safe housing that meets the provisions of the District's housing codes. To meet special needs, up to \$10,000 of assistance is automatically deferred for senior citizens, and assistance for handicapped accessibility improvements is provided as a grant.

- ***HOME PURCHASE ASSISTANCE PROGRAM (HPAP)***  
HPAP enables lower-and moderate-income individuals and families to purchase affordable housing in Washington, DC by providing up to \$44,000 towards down payment and closing costs

## **Housing Market Characteristic Four: Vacant and Blighted Property**

There remains a high amount of vacant and blighted property in the District. Programs and services to address the large amount of vacant and blighted property in the District include

- ***THE SITE ACQUISITION FUND INITIATIVE (SAFI)***  
SAFI combines public funds from the HPTF and private funds from selected lending institutions for nonprofit developers to quickly acquire development sites in the competitive real estate market.
- ***PROPERTY ACQUISITION AND DISPOSITION DIVISION (PADD)***  
PADD helps transform vacant residential properties into homeownership opportunities by acquiring properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure and selling the properties to developers to be rehabilitated into high quality housing for residents of all income levels

## **Housing Market Characteristic Five: Large Renter population**

As mentioned above, 55 percent of District residents rent their homes, compared to 33 percent nationally. Programs and services to benefit the high renter population in the District include

- ***MULTI-FAMILY HOUSING FINANCING***  
DHCD funds hundreds of multifamily housing units each year
- ***TENANT PURCHASE TECHNICAL ASSISTANCE PROGRAM***  
To assist in preventing displacement when a tenant's apartment building is offered for sale, DHCD offers the First Right to Purchase and the Tenant Purchase Technical Assistance programs that provide technical assistance, counseling, and loans and grants to tenant organizations to enable them to exercise their right to purchase their building for homeownership

## **Housing Market Characteristic Six: Increase in Foreclosures**

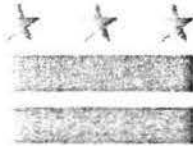
While the District was spared an early entry into the foreclosure crisis, it is now clearly being dramatically affected by it. In order to combat this increase in foreclosures, the District has developed the following programs and services:

- ***NEIGHBORHOOD STABILIZATION PROGRAM (NSP) ROUNDS ONE AND TWO***  
As part of NSP One, the District will invest \$2.8 million in NSP funds toward the development of 58 affordable housing units in the Ivy City/Trinidad neighborhood, one of the areas of the District which has been hardest hit by foreclosures. As part of NSP Two, the District will receive \$9.5 million to bolster existing programs that create and preserve affordable housing opportunities for low- and moderate-income residents.
- ***PROPERTY ACQUISITION AND DISPOSITION DIVISION (PADD)***  
PADD helps transform vacant residential properties into homeownership opportunities by acquiring properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure and selling the properties to developers to be rehabilitated into high quality housing for residents of all income levels.
- ***HOUSING EXPO AND FORECLOSURE CLINIC***  
In June 2009, the District provided information about foreclosure prevention, homeownership, credit counseling, and neighborhood revitalization. A second annual event was held June 19, 2010.

## **Housing Market Characteristic Seven: Large Special Needs Populations**

The District is home to a high number of persons with special needs, including the elderly, persons with disabilities, and people living with HIV/AIDS. These populations require particular housing and services, the provision of which the District has made a high priority. Programs and services to benefit special needs populations in the District include:

- ***PARTNERSHIP WITH THE DEPARTMENT OF MENTAL HEALTH (DMH)***  
In recognition of the large demand for special needs housing, DMH and DHCD have partnered to provide 300 units of supportive housing for persons who are eligible to receive mental health services or support from DMH.



### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:



# 1 Specific Housing Priorities and Objectives

The following table represents the specific housing objectives, detailed previously in the specific annual objectives, DHCD hopes to achieve for the 2011-2015 Consolidated Plan period. These specific housing objectives are priorities of the District, and show the end goal for FY 2015.

**TABLE 2.10: SPECIAL HOUSING PRIORITIES**

| PRIORITY OBJECTIVE                                                | HUD REFERENCE                  | MEASUREMENT   | GOAL  |
|-------------------------------------------------------------------|--------------------------------|---------------|-------|
| Homeownership Assistance (direct)                                 | DH-3.1, DH-3.2, EO-1.1         | People        | 3,570 |
| Homeownership Assistance (indirect)                               | DH-1.3, DH-1.4                 | Housing Units | 900   |
| Property Acquisition, Reclamation, Rehabilitation and Disposition | SL-3.3, SL-3.4, SL-3.5, SL-3.6 | Properties    | 569   |
| Rehabilitation (Single and Multi-family)                          | SL-1.1, SL-1.2, SL-1.3         | Housing Units | 1,740 |
| Special Needs (Elderly, Disabled, Homeless) Housing               | DH-1.2, SL-1.4, EO-1.2         | Housing Units | 895   |
| Preservation Assistance (indirect)                                | DH-1.5                         | Housing Units | 1,000 |
| Inclusionary Zoning                                               | DH-2.1                         | Housing Units | TBD   |
| Affordable Housing Created-Reclamation                            | SL-2.1                         | Housing Units | 285   |

## Priority Housing Objectives

DHCD's housing priorities are meant to preserve and increase the supply of affordable housing; increase homeownership opportunities; and revitalize neighborhoods, promote community development and provide economic opportunities. Priority housing objectives throughout the five year Consolidated Plan period include:

### ***INCLUSIONARY ZONING***

The District has implemented Inclusionary Zoning to ensure new development meets affordability standards. DHCD will partner with the Department of Consumer and Regulatory Affairs (DCRA) to implement the administration of Inclusionary Zoning. These regulations will require builders of 10 or more residential units to set aside 8% of the new housing as affordable to moderate and low income families.

### ***NEIGHBORHOOD REVITALIZATION***

DHCD will continue to target acquisition efforts in specific areas throughout the city, including Ivy City/Trinidad, Deanwood, Historic Anacostia and Washington Highlands, to better ensure a comprehensive impact in building complete neighborhoods and a more sustainable city.

### ***GREEN REDEVELOPMENT***

Green building techniques have been required since 2006 with the passage of the local Green Building Act. Additional programs with green redevelopment components available for vacant or distressed properties include DHCD's Façade Improvement Program, DDOE's weatherization program and DHCD's single family home rehabilitation program.

## 2

## Available Resources

In FY2010, the available Federal allocations for CDBG, HOME, Stimulus and Local Funding for housing needs were as follows:

**TABLE 2.11: CDBG, HOME, STIMULUS AND LOCAL FUNDING FOR HOUSING**

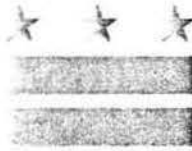
| 2010                        | CDBG                | HOME                | Stimulus            |
|-----------------------------|---------------------|---------------------|---------------------|
| Allocation                  | \$18,179,591        | \$9,322,221         |                     |
| <b>*Total Federal Funds</b> | <b>\$34,245,871</b> | <b>\$18,716,498</b> | <b>\$20,863,401</b> |

\*Includes program income and previous year fund balance

**TABLE 2.12 :LOCAL FUNDING FOR HOUSING**

| 2010                     | HPTF                | Local               | Loan Repay         | Other              |
|--------------------------|---------------------|---------------------|--------------------|--------------------|
| <b>Total Local Funds</b> | <b>\$51,328,694</b> | <b>\$10,019,922</b> | <b>\$1,702,899</b> | <b>\$9,400,075</b> |

The District anticipates that federal funding levels will remain relatively constant throughout the five year Consolidated Plan. The District expects to expend HOME and CDBG funds on homeownership assistance, property acquisition and disposition, development financing, rehabilitation and small business assistance and improvements. Considering the recent revenue forecast, the local allocations are anticipated to be reduced. These local funds will be used to fill the gap for homeownership assistance, neighborhood based activities and housing regulation services. The private financing sector generally provides a significant portion of each project's funds. Banks and savings and loan institutions serve as the primary financing sources of most housing production, rehabilitation, or capital improvements. Many banks have special community lending operations, partly in response to the provisions of the Community Reinvestment Act, which encourages local lenders to invest in affordable housing and other community support projects. Several local banks have been active in supporting nonprofit affordable housing development. The District's public dollars leverage these private funds. DHCD also works in tandem with nonprofit and semi-governmental development organizations to leverage funds for affordable housing and economic opportunity. In addition, the District government and nonprofit developers have actively reached out to capture foundation grants. Many nonprofit organizations seek foundation funding to provide social support services, especially to special needs populations. Among the organizations that are active in this area are Fannie Mae, Local Initiatives Support Corporation (LISC), and the Enterprise Community Partners.



### **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:



# **1**

## **Public Housing Needs**

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### **Public Housing Details**

#### ***OCCUPIED HOUSING UNITS***

DCHA currently has 8,430 public housing units, 1,193 efficiencies, 2,367 one bedroom units, 2,336 two bedroom units, 1,738 three bedroom units, 553 four bedroom units, 202 five bedroom units and 41 six bedroom units. There are 11,092 Housing Choice Vouchers (HCVP) being used by families in the District. Due to the extensive waitlist, the District does not currently have any vacant public housing units according to DCHA.

#### ***PHYSICAL CONDITION OF PUBLIC HOUSING AND REVITALIZATION NEEDS***

Based on a physical needs assessment and a preventative maintenance plan, DCHA determined in FY08 that approximately \$160 million in projected physical needs would be present over the next four years. Eleven properties were identified as needing priority improvements costing a projected \$4.79 million in capital funds. There are five properties slated for redevelopment as part of the District's New Communities Initiative and four of these properties will be demolished.

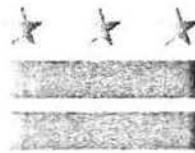
#### ***HOUSEHOLDS ON THE PUBLIC HOUSING AND HCVP WAIT LIST***

In FY 2008, the number of households on the public housing wait list was 29,756 with 6,868 requesting efficiencies, 8,966 requesting one bedroom units; 7,899 requesting two bedroom units, 4,649 requesting three bedroom units; 1,211 requesting four bedroom units, 67 requesting five bedroom units, and 96 requesting six or more bedrooms. The overwhelming majority of those households, 29,374, earn 30 percent of the area median income (AMI) or less, 334 households earn between 30 and 50 percent of the AMI; 9 earn between 50 and 80 percent AMI, and 39 earn more than 80 percent AMI.

The number of households on the HCVP wait list was 48,748 in FY2008, 47,906 of which earned less than 30 percent AMI. Approximately 749 households earned between 30 and 50 percent AMI, 34 earned between 50 and 80 percent AMI, and 69 households earned more than 80 percent AMI.

#### ***SECTION 504 NEEDS ASSESSMENT***

DCHA has a transition plan agreed to by HUD for modification or construction of accessible units and common areas to meet needs of persons with disabilities and Uniform Federal Accessibility Standards (UFAS). DCHA has also revised key policies and administrative practices to ensure that persons with physical and mental disabilities are reasonably accommodated, including requiring that 6% of the construction of total new units be UFAS compliant for those with physical disabilities and 3% is accessible to those who are hearing and vision impaired. In 2008, DCHA created 97 new UFAS compliant units, of which 37 are located in mixed-income redevelopments.

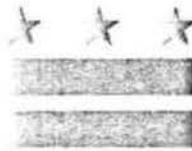


### **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

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### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
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3-5 Year Strategic Plan Specific Housing Objectives response:

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### ***NEIGHBORHOOD REVITALIZATION***

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### ***GREEN REDEVELOPMENT***

Green building techniques have been required since 2006 with the passage of the local Green Building Act. Additional programs with green redevelopment components available for vacant or distressed properties include DHCD's Façade Improvement Program, DDOE's weatherization program and DHCD's single family home rehabilitation program.

# **1**

## **Housing Agency's Strategy**

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### **Strategy to Support Resident Needs**

The DC Housing Authority plans to continue directly administering the following programs for services to residents of public and assisted housing

- HOPE VI-funded community and supportive services programs in five communities, namely, Wheeler Creek, Capitol Gateway (formerly East Capitol/Capitol View Dwellings), Henson Ridge (formerly Frederick Douglass/ Stanton), Arthur Capper/Carrollburg, and Eastgate.
- Family Self Sufficiency programs offered through the Housing Choice Voucher program;
- Programs funded by operating subsidy and Capital Fund management improvement funds which include organizing and overseeing fair and successful resident council elections, resident council and officer training, outreach to local businesses and charitable organizations to provide direct assistance to residents and support of specialized activities to benefit residents, and
- Support of the administration of various Resident Opportunities for Self Sufficiency (ROSS) grants by resident councils

In addition, DCHA will continue to sponsor the provision of service programs offered by other organizations using DCHA facilities. Supportive or enrichment services are offered at forty-seven of DCHA's properties and the variety of programs available at these locations is wide-ranging. Government agencies, nonprofit, and faith-based organizations are among the entities that currently provide these programs, including: Boys and Girls Clubs of America, Urban Family Institute, and the Alliance of Concerned Men. The DCHA subsidiary, Community Vision, Inc. seeks to be a facilitator and manager of service providers in an increasingly seamless and integrated manner.

### **Strategy for Improving Operations**

The Authority's financial health is sound. The reserve level is such that DCHA can respond to an emergency situation or unusual circumstance without threat to the provision of routine services. In addition, the DCHA has established three primary goals for improving financial management: strengthen financial operations to ensure accuracy of financial data and management control, optimize financial management operations to increase efficiencies and customer satisfaction and decreasing costs; and improve financial performance reporting to better support management decisions and to ensure compliance with standards issued by the Governmental Accounting Standards Board.

DCHA has a comprehensive set of policies and procedures related to the operations and Housing Choice Voucher programs in support of its overall mission to enhance the quality of life for its residents and effectively manage affordable housing in the District of Columbia. DCHA has established operating procedures to sustain an unqualified opinion on the annual independent audit and to aggressively resolve all findings, has implemented internal and external monitoring standards for each major program function; and through direct internal audit activities aimed at increasing efficiency, economy and effectiveness of operations. Furthermore, DCHA is and will continue to assess and modify its regulations governing eligibility, selection and admissions, in concert with stakeholders and residents in accordance with the public notice and documentation requirements of the District of Columbia.

Strategies aimed at decreasing the concentration of families living in poverty include seeking to increase the number of landlords throughout the District of Columbia willing to rent to participants of the Housing Choice Voucher Program, giving preference for 50 percent of available units to working families, and implementation of market-based flat rents, as required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA). DCHA's Office of Fair Hearings provides a comprehensive grievance procedure for Public Housing applicants and residents. The grievance procedures for the HCVP applicants and residents are governed by the Housing Choice Voucher compliance department.

## **2 Addressing Resident Needs and Encouraging Involvement**

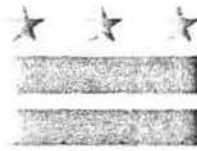
DCHA works closely with the 47 active public housing resident organizations. Additionally, three public housing residents are members of DCHA's nine-member Board of Commissioners. Residents are frequently called upon to provide input into the DCHA decision-making process, from participating on developer selection panels, candidate interviews and major policy decisions. Beginning with the 2005-2006 DCHA Strategic Plan, the agency has called for providing resident leaders with the training and support to make informed choices and improve their ability to provide meaningful leadership to their constituents.

DCHA has incorporated a strong homeownership incentive program through the use of HCVP recipients, targeting and reserving units in its new development projects for those residents, and providing supporting services to ensure financing. During FY 08, DCHA created 10 homeownership units through the redevelopment and acquisition of scattered sites. There will be an additional 18 homeownership units built at the Capitol Gateway HOPE VI redevelopment site, and an additional 98 homeownership units for low and moderate income families at other mixed income redevelopments.

## **3**

## **HUD Designation**

DCHA is not designated as "troubled" by HUD or otherwise performing poorly.



### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

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**1****Barriers to Affordable Housing**

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In the past decade, the District of Columbia housing market has experienced a sharp increase in housing prices making the District one of the least affordable in terms of housing. While home prices have declined since mid-2009, the rents and home prices remain far higher than a decade ago. Affordable rental units continue to be converted into luxury condominiums, although not at the same rate as the peak of the housing market. The lack of affordable housing has been particularly burdensome for low- and moderate-income residents, and is so severe for the District's lowest-income residents that most in this category now spend half or more of their income on housing.

The reasons for the high cost and limited stock of housing are complex, but government officials and policy experts have identified the following policies or lack of policies as major obstacles to affordable housing in the District.

- A lack of tax incentives in the D C Official Code to promote the development of affordable housing and homeownership opportunities,
- A rent control system which allows landlords to increase rents without many rules and regulations
- High rates of rental to condo conversion displacing low-income residents,
- The Uniform Height Act of 1910, which effectively limits building height in the District to 13 stories and requires an Act of Congress to repeal, and

There are also non-policy barriers to affordable housing in the District which include limited housing stock and a lack of diversity in the existing housing stock, soaring housing costs for both rental and ownership units, a lack of economic development in some areas of the city resulting in little new housing being built in some neighborhoods, severe budget constraints, rising foreclosure rates and an accompanying tightening of the credit market, and the fact that the District has the lowest home ownership rate in the country. Additionally, many neighborhoods in the District are home to residents with low educational attainment and job skills levels, which hinders their ability to secure well-paying jobs, thus further limiting their ability to find housing affordable at their incomes. These same neighborhoods also suffer from concentrated levels of poverty and in many cases, poor building quality levels.

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**2 Efforts to Remove Barriers to Affordable Housing**

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In order to achieve the vision of complete neighborhoods, the District continues to take several steps to remove the barriers to affordable housing. Below is a list and description of several programs and steps being taken by the District government to address the need for affordable housing.

**Programs*****HOUSING PRODUCTION TRUST FUND (HPTF)***

A DHCD-administered source of public funds focused on producing and preserving units of affordable housing for low- and moderate-income residents, HPTF, is targeted to serve residents with the greatest housing needs. At least 40 percent of all funds must be used to serve households with incomes below 30 percent of the area median income (AMI). At least 40 percent of funds must be used to serve households with incomes between 30 percent and 50 percent of AMI, while the remaining 20 percent of funds may be

used to serve families with incomes up to 80 percent of AMI. In addition, at least half of all HPTF must be used to produce or preserve rental housing.

***RENTAL HOUSING CONVERSION AND SALE AMENDMENT ACT OF 2005 (COMMONLY KNOWN AS THE “TENANT OPPORTUNITY TO PURCHASE ACT” OR “TOPA.”)***

TOPA gives tenant associations in the District the right to purchase their housing units upon sale by the owner. DHCD administers the First Right to Purchase Assistance Program, which effectively aligns the purpose of the law with the Department mission to create and preserve affordable housing opportunities. DHCD offers tenant purchase financing which assists in the preservation of affordable units across the city.

***THE HOUSING REGULATION ADMINISTRATION (HRA)***

HRA administers the District’s rental housing regulations and implements the District’s Inclusionary Zoning program. Inclusionary Zoning in the District requires that an exclusive percentage of units in a new development or a substantial rehabilitation that increase the size of an existing building be set aside as affordable units in exchange for a bonus density. The goals of the program are to generate mixed-income neighborhoods; construct affordable housing for a diverse labor force, seek equitable growth of new residents, and augment homeownership opportunities for low and moderate income levels.

***RESIDENTIAL AND COMMUNITY SERVICES DIVISION (RCSD)***

RCSD administers the District’s Home Purchase Assistance Program (HPAP) and Employee Assisted Housing Programs which provide financial assistance for low and moderate-income households and District Government employees for the purpose of first-time home purchase. The Division also provides rehabilitation resources, including grants for lead hazard remediation to eligible units, and loans and grants to income-qualified owner-occupant District residents in order to preserve homeownership in the District. RCSD also oversees the Single Family Residential Rehabilitation Program, which provides low-interest loans designed to help households finance home repairs that will address District housing code violations. Funding may be used for activities that include repairing walls and floors, replacing windows, and repairing plumbing, electrical, and heating systems. Up to \$75,000 in loan financing is available per eligible household.

***COMMUNITY-BASED ORGANIZATION PARTNERS***

DHCD partners with nonprofit and private sector housing advocates and practitioners to affirmatively further fair housing and provide greater education coverage of housing and fair housing issues to target communities. This is accomplished by funding community-based organizations to provide outreach and education to District residents who are tenants and homeowners on topics such as purchase programs for first time homeowners, comprehensive homeownership and housing counseling, foreclosure prevention and assistance for relocation, and location of apartments.

***TARGETED SPENDING OF SCARCE RESOURCES***

DHCD has partnered with community-based, private sector and nonprofit partners such as Fannie Mae and the Urban Institute to ensure effective analysis and targeting of scarce resources to maximize outreach and education to empower residents about their choices.

***RECOVERY ACT GRANTS***

DHCD will distribute the funding toward single-family and multi-family redevelopment and preservation through the acquisition and sale of vacant and foreclosed properties, rehabilitation and homeownership.

opportunities through a “turnkey” program which will involve partnerships with the D C Housing Authority; and down payment assistance to low and moderate income homebuyers<sup>59</sup>

***TAX ABATEMENT FOR LOWER INCOME HOMEOWNERSHIP***

Eligible homeowners, including nonprofit organizations and shared equity investors, may receive a five-year tax abatement and be exempt from paying recordation and transfer taxes. To qualify, they must meet the following conditions:

- The property must be owner-occupied,
- The owner must meet the income level requirement; and
- The property must be less than \$320,000 in value

***RENTAL CONTROL REFORM ACT OF 2005***

This act placed a cap on annual rent increases in rent controlled units, which assists renters by providing them with predictable housing costs

***HOUSING WAITLIST ELIMINATION ACT OF 2008***

This act requires the Mayor to submit a comprehensive plan that outlines a strategy for eliminating the District of Columbia Housing Authority’s current waiting list of individuals seeking housing choice vouchers and placement in public housing by January 1, 2012, and measures to prevent the waiting list from reaching such high levels in the future

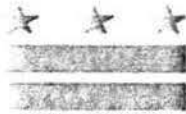
***DCHOUSINGSEARCH.ORG***

DCHousingSearch.org allows residents to quickly find housing that fits their needs and budget by providing up-to-date listings of available for rent and for sale properties. The site also connects people to housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and information about renter rights

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<sup>59</sup> "Department of Housing and Community Development " DC Government Resource Center Web 05 Feb 2010  
<<http://newsroom.dc.gov/show.aspx/agency/dhcd/section/2/release/19339/year/2010>>

## CHAPTER THREE: HOMELESS



### Homeless Needs (91.205 (b) and 91.215 (c))

**Homeless Needs—** The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

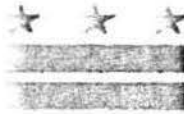
Historically, the District of Columbia's Department of Housing and Community Development (DHCD) has been the designated agency recipient of the Emergency Shelter Grant (ESG) and Shelter Plus Care Grant (S+C), administered annually by the United States Department of Housing and Urban Development (HUD). In this Consolidated Plan period and going forward, the District of Columbia designates the District's Department of Human Services (DHS) as the designated agency recipient of both grants. As a result, DHS will assume responsibility for all aspects of both grants including all reporting, tracking, monitoring, commitment and expenditure of funds in HUD's Integrated Disbursement Information System (IDIS) and other applicable federal reporting systems. DHS will also assume responsibility for the ESG and S+C portion of the consolidated planning and reporting process, but will coordinate with DHCD to ensure timely submission to HUD.

According to Point in Time data from the last several years, between three- and five hundred men and women are sleeping on the street or in places not meant for human habitation on a given night. This accounts for roughly five percent of literally homeless persons living in the District of Columbia. The number of unsheltered persons is likely much lower in the colder months due to the expansion of the city's Emergency Shelter system that occurs between November and March each year.

Unsheltered persons are typically unaccompanied, single persons as opposed to persons in families. Indeed, the unsheltered persons count done as a part of the annual Point in Time enumeration has not included any persons in families for the past several years. The data suggests that families are far more likely to be living in "doubled up" situations with other family or friends (and, thus, do not meet HUD's definition of homelessness).

The Virginia Williams Family Resource Center maintains a list of families that have made application for Emergency Shelter but whose situation is not so dire that they are in immediate need of placement in such a facility. Families on the "pending list" remain housed, though their situations may be temporary or precarious, and as such they are also not considered homeless. In 2009, the pending list included, on average, 314 families. Not all families who fall into this category ultimately need shelter, due in part to enhanced prevention efforts.

More information on the characteristics and needs of low-income individuals and children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered can be found in the table in the next section, "Priority Homeless Need."



## **Priority Homeless Need**

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

# 1 Homelessness and Homelessness Prevention

## Priorities

The table below shows the relative priority of each category of homeless need within the District's Continuum of Care. Categories labeled as "High" priority are those projects which will receive Consolidated Plan funding, assuming level funding of the City's formula grants over the next five years. Activities identified as "Medium" priority are those projects which will likely receive Consolidated Plan funding if the applicable formula grants to the District are increased during the next five years and could also receive extra funding if there is an extra need or push for the project. Activities that receive a "Low" priority are unlikely to receive Consolidated Plan funding over the next five years.

**TABLE 3.1: HOMELESS NEEDS<sup>60</sup>**

| Part 1: Homeless Population               |                                                | Sheltered |                     | Un-sheltered | Total    |              |             |
|-------------------------------------------|------------------------------------------------|-----------|---------------------|--------------|----------|--------------|-------------|
|                                           |                                                | Emergency | Transitional        |              |          |              |             |
|                                           |                                                |           |                     |              |          |              |             |
| 1. Homeless Individuals                   |                                                | 2632      | 981                 | 321          | 3934     |              |             |
| 2. Homeless Families with Children        |                                                | 203       | 500                 | 0            | 703      |              |             |
|                                           | 2a. Persons in Homeless with Children Families | 683       | 1611                | 0            | 2294     |              |             |
| Total (lines 1 + 2a)                      |                                                | 3315      | 2592                | 321          | 6228     |              |             |
|                                           |                                                |           |                     |              |          |              |             |
| Part 2: Homeless Subpopulations           |                                                | Sheltered |                     | Un-sheltered | Total    |              |             |
| 1. Chronically Homeless                   |                                                | 1632      |                     | 291          | 1923     |              |             |
| 2. Severely Mentally Ill                  |                                                | 932       |                     | 82           | 1014     |              |             |
| 3. Chronic Substance Abuse                |                                                | 1578      |                     | 65           | 1643     |              |             |
| 4. Veterans                               |                                                | 554       |                     | 29           | 583      |              |             |
| 5. Persons with HIV/AIDS                  |                                                | 131       |                     | 1            | 132      |              |             |
| 6. Victims of Domestic Violence           |                                                | 499       |                     | 1            | 500      |              |             |
| 7. Youth (Under 18 years of age)          |                                                | 17        |                     | 0            | 17       |              |             |
|                                           |                                                |           |                     |              |          |              |             |
| Part 3: Homeless Needs Table: Individuals |                                                | Needs     | Currently Available | Gap          | Priority | Plan to Fund | Fund Source |
| Beds                                      | Emergency Shelters                             | 2470      | 2470                | 0            | TBD      | TBD          | ESG?        |
|                                           | Transitional Housing                           | 1245      | 1245                | 0            | TBD      | TBD          | ESG?        |
|                                           | Permanent Supportive Housing                   | 3910      | 2724                | 1186         | High     | Yes          | ESG?        |
|                                           | Total                                          | 7625      | 6439                | 1186         | TBD      | TBD          | ESG?        |
| Chronically Homeless                      |                                                | 1923      | 1740                |              |          |              |             |
|                                           |                                                |           |                     |              |          |              |             |
| Part 4: Homeless Needs Table: Families    |                                                | Needs     | Currently Available | Gap          | Priority | Plan to Fund | Fund Source |
| Beds                                      | Emergency Shelters                             | 599       | 599                 | 0            | TBD      | TBD          | ESG?        |
|                                           | Transitional Housing                           | 1888      | 1888                | 0            | TBD      | TBD          | ESG?        |
|                                           | Permanent Supportive Housing                   | 1851      | 1165                | 686          | High     | Yes          | ESG?        |
|                                           | Total                                          | 4338      | 3652                | 686          | TBD      | TBD          | ESG?        |

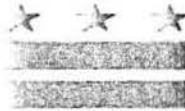
<sup>60</sup> The Community Partnership for the Prevention of Homelessness

## **2**

## **Chronic Homelessness**

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The District has made ending chronic homelessness a high priority, as reflected above. For more information on the District's plan to end chronic homelessness in the "Homeless Strategic Plan" section later in this chapter.



### **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:



**1****Homeless Inventory**

A summary of the District's existing facilities and services that assist homeless persons and families with children, including particular subpopulations, can be found in the table below.

| <b>KEY</b>                                                     |  |
|----------------------------------------------------------------|--|
| <b>Target Population A</b>                                     |  |
| CO: couples only, no children                                  |  |
| HC: households with children                                   |  |
| SF: single females                                             |  |
| SFHC: single females and households with children              |  |
| SM: single males                                               |  |
| SMHC: single males and households with children                |  |
| SMF: single males and females                                  |  |
| SMF + HC: Single male and female plus households with children |  |
| YF: youth females (under 18 years old)                         |  |
| YM: youth males (under 18 years old)                           |  |
| YMF: youth males and females (under 18 years old)              |  |
| <b>Target Population B</b>                                     |  |
| DV - Domestic Violence victims only                            |  |
| VET - Veterans only                                            |  |
| HIV - HIV/AIDS populations only                                |  |
| <b>Inventory type</b>                                          |  |
| C: Current Inventory                                           |  |
| N: New Inventory                                               |  |
| U: Under development                                           |  |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information           |                                               |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-------------------------------|-----------------------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name             | Program Name                                  | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Capitol Hill Group Ministries | Congregation Based Shelter Project            | C    | HC                |   | 18                        | 8                         | 0                         | 18                    | 18                            | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Capitol Hill Group Ministries | Corcoran Street-ADA Townhouse                 | C    | HC                |   | 3                         | 1                         | 0                         | 3                     | 3                             | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Capitol Hill Group Ministries | Kramer Street-ADA Townhouse                   | C    | HC                |   | 3                         | 1                         | 0                         | 3                     | 3                             | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Catholic Charities            | 801 East                                      | C    | SM                |   | 0                         | 0                         | 380                       | 380                   | 0                             | 380                            |                                    | 100%                                | 52                  | 52                                        | 0        |
| Catholic Charities            | 801 East TRP                                  | C    | SM                |   | 0                         | 0                         | 60                        | 60                    | 0                             | 60                             |                                    | 100%                                | 0                   | 0                                         | 0        |
| Catholic Charities            | Adams Place                                   | C    | SM                |   | 0                         | 0                         | 150                       | 150                   | 0                             | 150                            |                                    | 100%                                | 30                  | 30                                        | 0        |
| Catholic Charities            | Banneker Community Center                     | C    | SM                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 40                  | 40                                        | 0        |
| Catholic Charities            | Community of Christ                           | C    | SF                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 25                  | 25                                        | 0        |
| Catholic Charities            | First Seventh Day Adventist Church            | C    | SM                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 25                  | 25                                        | 0        |
| Catholic Charities            | Harriet Tubman Shelter at DC General Hospital | C    | SF                |   | 0                         | 0                         | 100                       | 100                   | 0                             | 100                            |                                    | 100%                                | 0                   | 0                                         | 0        |
| Catholic Charities            | Hermano Pedro                                 | C    | SF                |   | 0                         | 0                         | 20                        | 20                    | 0                             | 20                             |                                    | 100%                                | 5                   | 5                                         | 0        |
| Catholic Charities            | John Young Center at Federal City Shelter     | C    | SF                |   | 0                         | 0                         | 85                        | 85                    | 0                             | 85                             |                                    | 100%                                | 15                  | 15                                        | 0        |
| Catholic Charities            | New Covenant Baptist Church                   | C    | SF                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 30                  | 30                                        | 0        |
| Catholic Charities            | New York Avenue HAC                           | C    | SM                |   | 0                         | 0                         | 360                       | 360                   | 0                             | 360                            |                                    | 100%                                | 0                   | 0                                         | 0        |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                                             |                                                |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-----------------------------------------------------------------|------------------------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                                               | Program Name                                   | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Catholic Charities                                              | Sacred Heart Catholic Church                   | C    | SM                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 50                  | 50                                        | 0        |
| Catholic Charities                                              | St. Luke's                                     | C    | SM                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 15                  | 15                                        | 0        |
| Catholic Worker                                                 | Dorothy Day House                              | C    | HC                |   | 14                        | 5                         | 0                         | 14                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | 0        |
| Central Union Mission                                           | Overnight Men's Shelter                        | C    | SM                |   | 0                         | 0                         | 82                        | 82                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | 0        |
| Coalition for the Homeless                                      | Emery Working Men's Shelter                    | C    | SM                |   | 0                         | 0                         | 100                       | 100                   | 0                             | 100                            |                                    | 100%                                | 0                   | 0                                         | 0        |
| Coalition for the Homeless                                      | La Casa Overnight Shelter                      | C    | SM                |   | 0                         | 0                         | 90                        | 90                    | 0                             | 90                             |                                    | 100%                                | 0                   | 0                                         | 0        |
| Coalition for the Homeless                                      | La Casa Winter Shelter                         | N    | SM                |   | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 50                  | 50                                        |          |
| Coalition for the Homeless                                      | Spring Road Apartments                         | C    | HC                |   | 102                       | 28                        | 0                         | 102                   | 102                           | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Community Council for the Homeless Church Based Shelter Network | St. Alban's Metropolitan St. Paul's St. Luke's | C    | SMF               |   | 0                         | 0                         | 14                        | 14                    | 0                             | 14                             |                                    | 100%                                | 0                   | 0                                         | 0        |
| Community for Creative Non-Violence                             | Federal City Shelter                           | C    | SMF               |   | 0                         | 0                         | 780                       | 780                   | 0                             | 780                            |                                    | 100%                                | 231                 | 231                                       | 0        |
| Community of Hope                                               | Girard Street Apartments                       | C    | HC                |   | 97                        | 20                        | 0                         | 97                    | 97                            | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Covenant House Washington                                       | Crisis Center                                  | C    | YMF               |   | 0                         | 0                         | 16                        | 16                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | 0        |
| Covenant House Washington                                       | Family Program                                 | C    | HC                |   | 13                        | 6                         | 0                         | 13                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | 0        |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                           |                                                                  |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-----------------------------------------------|------------------------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                             | Program Name                                                     | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| DC Dept. of Health and Dept. of Mental Health | DC General Sobering Center                                       | C    | SMF               |     | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 15                  | 0                                         | 0        |
| Families Forward                              | DC General Family Shelter                                        | C    | HC                |     | 134                       | 41                        | 0                         | 134                   | 134                           | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Families Forward                              | DC General Family Shelter - Hypothermia units                    | C    | HC                |     | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 125                 | 125                                       | 0        |
| Families Forward                              | Park Road Family Shelter-New Beginnings                          | C    | HC                |     | 137                       | 45                        | 0                         | 137                   | 137                           | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| Georgetown Ministry Center                    | Winter Shelter                                                   | C    | SMF               |     | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 10                  | 0                                         | 0        |
| House of Ruth                                 | Herspace                                                         | C    | HC                | DV  | 64                        | 16                        | 0                         | 64                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | 0        |
| House of Ruth                                 | Madison 24 Hour                                                  | C    | SF                |     | 0                         | 0                         | 25                        | 25                    | 0                             | 25                             |                                    | 100%                                | 0                   | 0                                         | 0        |
| House of Ruth                                 | Madison Overnight                                                | C    | SF                |     | 0                         | 0                         | 39                        | 39                    | 0                             | 39                             |                                    | 100%                                | 0                   | 0                                         | 0        |
| Jobs Have Priority, Inc.                      | Naylor Road Family Shelter                                       | U    | HC                |     | 84                        | 28                        | 0                         | 84                    | 84                            | 0                              | 100%                               |                                     | 0                   | 0                                         | 0        |
| My Sister's Place                             | My Sister's Place Casa & Crisis                                  | C    | SFH<br>C          | DV  | 14                        | 6                         | 6                         | 20                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | 0        |
| New Hope Ministries                           | Open Door 12-Hour Shelter at Federal City Shelter & MISS Program | C    | SF                |     | 0                         | 0                         | 108                       | 108                   | 0                             | 108                            |                                    | 100%                                | 10                  | 10                                        | 0        |
| New Hope Ministries                           | Open Door Residential MISS Program at Federal City Shelter       | C    | SF                |     | 0                         | 0                         | 10                        | 10                    | 0                             | 10                             |                                    | 100%                                | 0                   | 0                                         | 0        |
| RAP Inc.                                      | HIV/AIDS Emergency Shelter                                       | C    | SMF               | HIV | 0                         | 0                         | 5                         | 5                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | 0        |
| Sasha Bruce Youthworks                        | Bruce House                                                      | C    | YMF               |     | 0                         | 0                         | 15                        | 15                    | 0                             | 15                             |                                    | 100%                                | 0                   | 0                                         | 0        |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                |                                                       |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|------------------------------------|-------------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                  | Program Name                                          | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| So Others Might Eat (SOME)         | Dwelling Place for Abused Elderly                     | C    | SMF               |     | 0                         | 0                         | 7                         | 7                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | 0        |
| So Others Might Eat (SOME)         | Jordan House                                          | C    | SMF               |     | 0                         | 0                         | 8                         | 8                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | 0        |
| So Others Might Eat (SOME)         | Kirwin House                                          | C    | SMF               |     | 0                         | 0                         | 10                        | 10                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | 0        |
| St. Aloysius Roman Catholic Church | Father McKenna Center                                 | C    | SM                |     | 0                         | 0                         | 0                         | 0                     | 0                             | 0                              |                                    |                                     | 25                  | 0                                         | 0        |
| Access Housing                     | Chesapeake House                                      | C    | SMF               | VET | 0                         | 0                         | 40                        | 40                    | 0                             | 40                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Access Housing                     | Southeast Veterans Center                             | C    | SMF               | VET | 0                         | 0                         | 30                        | 30                    | 0                             | 30                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Bethany Inc.                       | Good Hope House                                       | C    | HC                |     | 21                        | 7                         | 0                         | 21                    | 21                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Bethany Inc.                       | System Transformation Initiative-scattered sites      | C    | HC                |     | 110                       | 33                        | 0                         | 110                   | 110                           | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Calvary Women's Services           | Calvary Women's Shelter                               | C    | SF                |     | 0                         | 0                         | 25                        | 25                    | 0                             | 25                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Calvary Women's Services           | Pathways Transitional                                 | C    | SF                |     | 0                         | 0                         | 10                        | 10                    | 0                             | 10                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Capitol Hill Group Ministries      | System Transformation Initiative-scattered sites      | C    | HC                |     | 25                        | 7                         | 0                         | 25                    | 25                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Catholic Charities                 | Families in Transition at Tenants Empowerment Network | C    | HC                |     | 36                        | 14                        | 0                         | 36                    | 36                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Catholic Charities                 | Mount Carmel House                                    | C    | SF                |     | 0                         | 0                         | 20                        | 20                    | 0                             | 20                             |                                    | 100%                                | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                 |                                                   |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-------------------------------------|---------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                   | Program Name                                      | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Catholic Charities                  | St. Martin's House at Tenants Empowerment Network | C    | HC                |     | 28                        | 10                        | 0                         | 28                    | 28                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Catholic Charities                  | St. Matthias Mulumba House                        | C    | SM                |     | 0                         | 0                         | 30                        | 30                    | 0                             | 30                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Catholic Charities                  | Tenants Empowerment Network                       | C    | HC                |     | 59                        | 20                        | 0                         | 59                    | 59                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Central Union Mission               | Spiritual Transformation Program                  | C    | SM                |     | 0                         | 0                         | 40                        | 40                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Chesapeake Health Education Project | McDermott House for Veterans                      | C    | SM                | VET | 0                         | 0                         | 30                        | 30                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Christ House                        | Christ House Medical Beds (for women)             | C    | SF                |     | 0                         | 0                         | 4                         | 4                     | 0                             | 4                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Christ House                        | Medical Beds & Transitional Units                 | C    | SM                |     | 0                         | 0                         | 34                        | 34                    | 0                             | 34                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Clean & Sober Streets               | Clean & Sober Streets                             | C    | SMF               |     | 0                         | 0                         | 120                       | 120                   | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Clean & Sober Streets               | Recovery Program at Federal City Shelter          | C    | SMF               |     | 0                         | 0                         | 75                        | 75                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Coalition for the Homeless          | Blair Transitional Recovery Program               | C    | SM                |     | 0                         | 0                         | 86                        | 86                    | 0                             | 86                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Coalition for the Homeless          | La Casa TRP                                       | C    | SM                |     | 0                         | 0                         | 40                        | 40                    | 0                             | 40                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Coalition for the Homeless          | Park Road                                         | C    | SM                |     | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Coalition for the Homeless          | Valley Place Transitional                         | C    | HC                |     | 58                        | 18                        | 0                         | 58                    | 58                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Coalition for the Homeless          | Webster House                                     | C    | SM                |     | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                                    |                                                    |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|--------------------------------------------------------|----------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                                      | Program Name                                       | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Columbia Heights-Shaw Family Support Collaborative     | System Transformation Initiative-scattered sites   | C    | HC                |     | 66                        | 18                        | 0                         | 66                    | 66                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Community Connections                                  | R & Newton Streets-Transitional Living Communities | C    | SMF               |     | 0                         | 0                         | 14                        | 14                    | 0                             | 14                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Connections                                  | Training Apartments                                | C    | SMF               |     | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Council for the Homeless at Friendship Place | The Haven                                          | C    | SF                |     | 0                         | 0                         | 5                         | 5                     | 0                             | 5                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Family Life Services                         | Trinity Arms                                       | C    | HC                |     | 42                        | 17                        | 0                         | 42                    | 42                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Community of Hope                                      | Hope Apartments                                    | C    | HC                |     | 45                        | 12                        | 0                         | 45                    | 45                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Community of Hope                                      | System Transformation Initiative-scattered sites   | C    | HC                |     | 47                        | 13                        | 0                         | 47                    | 47                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Covenant House Washington                              | Rites of Passage Family Program                    | N    | HC                |     | 13                        | 6                         | 0                         | 13                    | 13                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Covenant House Washington                              | Rites of Passage Singles Program                   | N    | YMF               |     | 0                         | 0                         | 4                         | 4                     | 0                             | 4                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Covenant House Washington                              | Transitional Living Program                        | C    | YMF               |     | 0                         | 0                         | 3                         | 3                     | 0                             | 3                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Damien Ministries                                      | HOPWA Transitional                                 | C    | SMF               | HIV | 0                         | 0                         | 3                         | 3                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Diane's House                                          | Diane's House                                      | C    | SF                |     | 0                         | 0                         | 10                        | 10                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| East of the River Family Support Collaborative         | System Transformation Initiative-scattered sites   | C    | HC                |     | 91                        | 20                        | 0                         | 91                    | 91                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                             |                                                  |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-------------------------------------------------|--------------------------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                               | Program Name                                     | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Edgewood-Brookland Family Support Collaborative | System Transformation Initiative-scattered sites | C    | HC                |   | 80                        | 19                        | 0                         | 80                    | 80                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Families Forward                                | Stable Families I                                | C    | HC                |   | 50                        | 18                        | 0                         | 50                    | 50                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Families Forward                                | Stable Families III                              | C    | HC                |   | 50                        | 18                        | 0                         | 50                    | 50                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Families Forward                                | System Transformation Initiative-scattered sites | C    | HC                |   | 54                        | 18                        | 0                         | 54                    | 54                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Far Southeast Family Support Collaborative      | System Transformation Initiative-scattered sites | C    | HC                |   | 50                        | 16                        | 0                         | 50                    | 50                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| For the Love of Children                        | Hope and a Home                                  | C    | HC                |   | 64                        | 18                        | 0                         | 64                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Georgia Avenue Family Support Collaborative     | System Transformation Initiative-scattered sites | C    | HC                |   | 70                        | 18                        | 0                         | 70                    | 70                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Gospel Rescue Ministries                        | Fulton House                                     | C    | SF                |   | 0                         | 0                         | 18                        | 18                    | 0                             | 18                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Gospel Rescue Ministries                        | Induction Center                                 | N    | SM                |   | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Gospel Rescue Ministries                        | Lambert House                                    | N    | SM                |   | 0                         | 0                         | 24                        | 24                    | 0                             | 24                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Gospel Rescue Ministries                        | Ready to Work                                    | N    | SMF               |   | 0                         | 0                         | 22                        | 22                    | 0                             | 22                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Gospel Rescue Ministries                        | Transforming Men's Lives Ministry                | C    | SM                |   | 0                         | 0                         | 25                        | 25                    | 0                             | 25                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Hannah House                                    | HERS Program                                     | C    | SF                |   | 0                         | 0                         | 15                        | 15                    | 0                             | 15                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Hannah House                                    | THEIRS Program                                   | C    | HC                |   | 13                        | 5                         | 0                         | 13                    | 13                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                          |                                |      | Target Population |    | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|----------------------------------------------|--------------------------------|------|-------------------|----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                            | Program Name                   | Type | A                 | B  | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| House of Imogene                             | House of Imogene               | C    | SMF               |    | 0                         | 0                         | 11                        | 11                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| House of Ruth                                | Family Reunification Program   | C    | HC                |    | 53                        | 13                        | 0                         | 53                    | 53                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| House of Ruth                                | New Beginnings                 | C    | SF                |    | 0                         | 0                         | 10                        | 10                    | 0                             | 10                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| House of Ruth                                | Unity Inn                      | C    | SF                |    | 0                         | 0                         | 25                        | 25                    | 0                             | 25                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Johnening Temple of Praise/Way of the Word   | A New Day Transitional Housing | C    | HC                |    | 25                        | 10                        | 0                         | 25                    | 25                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Latin American Youth Center                  | Extended Housing Program       | N    | YMF               |    | 0                         | 0                         | 5                         | 5                     | 0                             | 5                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Latin American Youth Center                  | Hope's House                   | U    | HC                |    | 6                         | 3                         | 0                         | 6                     | 6                             | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Latin American Youth Center                  | Transitional Living Program    | C    | YMF               |    | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Latino Transitional Housing Partnership      | SHP scattered site apartments  | C    | HC                |    | 65                        | 20                        | 8                         | 73                    | 65                            | 8                              | 100%                               | 100%                                | 0                   | 0                                         | N/A      |
| Marshall Heights Community Development Corp  | Olive House                    | C    | SMF               |    | 0                         | 0                         | 4                         | 4                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Marshall Heights Community Development Corp. | Transitional Housing Program   | C    | HC                |    | 18                        | 6                         | 0                         | 18                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Miriam's Kitchen                             | Arnold's Place                 | C    | SM                |    | 0                         | 0                         | 4                         | 4                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| My Sister's Place                            | My Sister's Place              | C    | SFH<br>C          | DV | 10                        | 5                         | 2                         | 12                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                        |                                                  |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|--------------------------------------------|--------------------------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                          | Program Name                                     | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| N Street Village                           | 4th Floor Transitional                           | C    | SF                |   | 0                         | 0                         | 17                        | 17                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| N Street Village                           | Luther Place Women's Shelter                     | C    | SF                |   | 0                         | 0                         | 31                        | 31                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| N Street Village                           | Sarah House/Tubman House                         | C    | SF                |   | 0                         | 0                         | 21                        | 21                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Neighbor's Consejo                         | Casa Paz & Casa Libertad                         | C    | SM                |   | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| New Endeavors by Women                     | New Expectations                                 | C    | HC                |   | 20                        | 10                        | 0                         | 20                    | 20                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| New Endeavors by Women                     | New Generations                                  | C    | HC                |   | 37                        | 15                        | 0                         | 37                    | 37                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| New Endeavors by Women                     | NEW Transitional                                 | C    | SF                |   | 0                         | 0                         | 38                        | 38                    | 0                             | 38                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| North Capitol Family Support Collaborative | System Transformation Initiative-scattered sites | C    | HC                |   | 95                        | 23                        | 0                         | 95                    | 95                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Northwest Center                           | 2702 Ontario Road                                | C    | HC                |   | 10                        | 5                         | 0                         | 10                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Northwest Church Family Network            | Augusta & Louisa Apartments                      | C    | HC                |   | 67                        | 28                        | 0                         | 67                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Northwest Church Family Network            | System Transformation Initiative-scattered sites | C    | HC                |   | 25                        | 9                         | 0                         | 25                    | 25                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Parklands Community Center                 | System Transformation Initiative-scattered sites | C    | HC                |   | 26                        | 10                        | 0                         | 26                    | 26                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Safe Haven Outreach                        | Sibley Plaza                                     | C    | SMF               |   | 0                         | 0                         | 60                        | 60                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Salvation Army                             | Harbor Light                                     | C    | SMF               |   | 0                         | 0                         | 33                        | 33                    | 0                             | 33                             |                                    | 100%                                | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information        |                                |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|----------------------------|--------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name          | Program Name                   | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Salvation Army             | Turning Point                  | C    | HC                |   | 85                        | 28                        | 0                         | 85                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Samaritan Inns             | Intensive Recovery Program     | C    | SMF               |   | 0                         | 0                         | 16                        | 16                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Samaritan Inns             | Trans. Living Program (men)    | C    | SM                |   | 0                         | 0                         | 8                         | 8                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Samaritan Inns             | Trans. Living Program (women)  | C    | SF                |   | 0                         | 0                         | 16                        | 16                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Sasha Bruce Youthworks     | Independent Living Program     | C    | YMF               |   | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Sasha Bruce Youthworks     | Olaiya's Cradle (teen mothers) | C    | HC                |   | 10                        | 5                         | 0                         | 10                    | 10                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Sasha Bruce Youthworks     | Transitional Living Program    | C    | YMF               |   | 0                         | 0                         | 10                        | 10                    | 0                             | 10                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Exodus House                   | C    | SM                |   | 0                         | 0                         | 18                        | 18                    | 0                             | 18                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Kuehner House                  | N    | SF                |   | 0                         | 0                         | 6                         | 6                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Leland Place                   | C    | SM                |   | 0                         | 0                         | 15                        | 15                    | 0                             | 15                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Mary Claire House              | C    | SMF               |   | 0                         | 0                         | 10                        | 10                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Maya Angelou/Harvest House     | C    | SF                |   | 0                         | 0                         | 27                        | 27                    | 0                             | 27                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Thea Bowman House              | C    | HC                |   | 40                        | 14                        | 0                         | 40                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                           |                                                  |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-----------------------------------------------|--------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                             | Program Name                                     | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| South Washington Family Support Collaborative | System Transformation Initiative-scattered sites | C    | HC                |     | 64                        | 19                        | 0                         | 64                    | 64                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Temple Micah                                  | Micah House                                      | C    | SM                |     | 0                         | 0                         | 4                         | 4                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Temple Sinai                                  | Sinai House                                      | C    | HC                |     | 15                        | 4                         | 0                         | 15                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Transgendered Health Empowerment              | Wanda Alston House                               | C    | YMF               |     | 0                         | 0                         | 8                         | 8                     | 0                             | 8                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Transitional Housing Corp.                    | Partner Arms I                                   | C    | HC                |     | 55                        | 14                        | 0                         | 55                    | 55                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Transitional Housing Corp.                    | Partner Arms II                                  | C    | HC                |     | 52                        | 13                        | 0                         | 52                    | 52                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Transitional Housing Corp.                    | Partner Arms III                                 | C    | HC                |     | 38                        | 13                        | 0                         | 38                    | 38                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Washington Hebrew                             | Carrie Simon House                               | C    | HC                |     | 6                         | 3                         | 0                         | 6                     | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| Woodley House                                 | Crossing Place                                   | C    | SMF               |     | 0                         | 0                         | 8                         | 8                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
|                                               |                                                  |      |                   |     |                           |                           |                           |                       |                               |                                |                                    |                                     | 0                   | 0                                         |          |
| New Hope Ministries                           | Safe Haven-Haven of Hope & Door of Hope)         | C    | SMF               |     | 0                         | 0                         | 25                        | 25                    | 0                             | 25                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
|                                               |                                                  |      |                   |     |                           |                           |                           |                       |                               |                                |                                    |                                     | 0                   | 0                                         |          |
| Access Housing                                | Southeast Vets Center SRO                        | C    | SMF               | VET | 0                         | 0                         | 20                        | 20                    | 0                             | 20                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Anchor Mental Health                          | Scatter site Respite & PSH/SMI                   | C    | SMF               |     | 0                         | 0                         | 70                        | 70                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Anchor Mental Health                          | Chronic Homeless Initiative V                    | U    | SMF               |     | 0                         | 0                         | 24                        | 24                    | 0                             | 24                             |                                    | 100%                                | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information        |                                                 |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|----------------------------|-------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name          | Program Name                                    | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Building Futures           | Marigold Place                                  | C    | SMH C             | HIV | 21                        | 6                         | 1                         | 22                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |
| Building Futures           | Sunflower House                                 | C    | SMF +HC           | HIV | 42                        | 12                        | 8                         | 50                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |
| Building Futures           | Tenant Based Rental program                     | C    | SMF               | HIV | 0                         | 0                         | 40                        | 40                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Catholic Charities         | 8th Street                                      | C    | SM                |     | 0                         | 0                         | 5                         | 5                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Catholic Charities         | Fortitude Housing DC                            | C    | SM                |     | 0                         | 0                         | 12                        | 12                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Catholic Charities         | McKenna House SRO                               | C    | SM                |     | 0                         | 0                         | 31                        | 31                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Catholic Charities         | Rock Creek Church                               | C    | SM                |     | 0                         | 0                         | 4                         | 4                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Christ House               | Kairos House SRO/ Kairos Apts                   | C    | SM                |     | 0                         | 0                         | 39                        | 39                    | 0                             | 39                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Coalition for the Homeless | Sherman Avenue SRO                              | C    | SMF               |     | 0                         | 0                         | 5                         | 5                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Community Connections      | Dual Diagnosis - Girard St NW                   | C    | SM                |     | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Connections      | HIV - G Street NE                               | C    | SMF               | HIV | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Connections      | Local Rent Subsidy Program                      | N    | HC                |     | 0                         | 0                         | 55                        | 55                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Community Connections      | Permanent Families (formerly LTHP/Sim Barreras) | N    | HC                |     | 24                        | 8                         | 0                         | 24                    | 24                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                                 |                                                                           |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|-----------------------------------------------------|---------------------------------------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                                   | Program Name                                                              | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Community Connections                               | Permanent Supportive Housing Program (formerly Covenant House Washington) | N    | SMF +HC           |     | 31                        | 9                         | 8                         | 39                    | 31                            | 8                              | 100%                               | 100%                                | 0                   | 0                                         | N/A      |
| Community Connections                               | Supportive Housing Program (formerly Coates & Lane)                       | C    | SMF               | HIV | 0                         | 0                         | 36                        | 36                    | 0                             | 36                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Connections                               | Sutland Rd SE - Trauma Program for Homeless Women                         | C    | SF                |     | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Council for the Homeless Friendship Place | Bridges 1                                                                 | C    | SMF               |     | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Council for the Homeless Friendship Place | Bridges 2                                                                 | C    | SMF               |     | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Council for the Homeless Friendship Place | Congregation Unit                                                         | C    | SMF               |     | 0                         | 0                         | 35                        | 35                    | 0                             | 35                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Council for the Homeless Friendship Place | Zekes House                                                               | C    | SM                |     | 0                         | 0                         | 5                         | 5                     | 0                             | 5                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Community Family Life Services                      | Milestone Place SRO                                                       | C    | SMF               |     | 0                         | 0                         | 35                        | 35                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Community of Hope                                   | Housing Families First                                                    | N    | HC                |     | 68                        | 16                        | 0                         | 68                    | 68                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Community of Hope                                   | Local Rent Subsidy Program                                                | N    | HC                |     | 38                        | 15                        | 0                         | 38                    | 38                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Cornerstone Community                               | Permanent Supportive Housing - Samaritan 2008                             | U    | SM                |     | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Covenant House Washington                           | My Place                                                                  | N    | HC                |     | 15                        | 7                         | 3                         | 18                    | 15                            | 3                              | 100%                               | 100%                                | 0                   | 0                                         | N/A      |
| DC Dept of Human Services                           | Permanent Supportive Housing Program                                      | N    | SMF +HC           |     | 5                         | 1                         | 409                       | 414                   | 5                             | 409                            | 100%                               | 100%                                | 0                   | 0                                         | N/A      |
| DC Dept of Human Services                           | Permanent Supportive Housing Program                                      | U    | SMF +HC           |     | 240                       | 79                        | 211                       | 451                   | 240                           | 211                            | 100%                               | 100%                                | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                          |                                |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|----------------------------------------------|--------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                            | Program Name                   | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| DC Dept of Mental Health                     | Home First II                  | C    | SMF +HC           |     | 162                       | 54                        | 702                       | 864                   | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |
| DC Dept of Mental Health                     | PSH for SMI Homeless           | U    | SMF               |     | 0                         | 0                         | 300                       | 300                   | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| DC Dept of Mental Health                     | S+C                            | U    | SMF               |     | 0                         | 0                         | 15                        | 15                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| DC Dept of Health/HIV AIDS Administration    | S+C                            | C    | SMF               | HIV | 0                         | 0                         | 16                        | 16                    | 0                             | 16                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| DC Dept of Health/HIV AIDS Administration    | S+C                            | C    | SMF               | HIV | 0                         | 0                         | 20                        | 20                    | 0                             | 20                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Green Door                                   | Chronic Homeless Initiative II | C    | SMF               |     | 0                         | 0                         | 26                        | 26                    | 0                             | 26                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Green Door                                   | Green Door Housing             | C    | SMF               |     | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| House of Ruth                                | Hope Rising                    | C    | HC                | DV  | 32                        | 12                        | 0                         | 32                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| House of Ruth                                | New Pathways                   | C    | SF                |     | 0                         | 0                         | 10                        | 10                    | 0                             | 10                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Institute for Urban Living                   | Hyacinth's Place               | U    | SMF               |     | 0                         | 0                         | 15                        | 15                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Josephs House                                | Resident Care Program          | C    | SM                | HIV | 0                         | 0                         | 9                         | 9                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Marshall Heights Community Development Corp. | Willis P. Green SRO            | C    | SMF               |     | 0                         | 0                         | 60                        | 60                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| Miriam's House                               | Miriam's House                 | C    | SM                | HIV | 2                         | 1                         | 19                        | 21                    | 2                             | 19                             | 100%                               | 100%                                | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information      |                                               |      | Target Population |     | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|--------------------------|-----------------------------------------------|------|-------------------|-----|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name        | Program Name                                  | Type | A                 | B   | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Missionaries of Charity  | Gift of Peace                                 | C    | SMF               | HIV | 0                         | 0                         | 47                        | 47                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| N Street Village         | 3rd Floor Group Homes                         | C    | SF                |     | 0                         | 0                         | 18                        | 18                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| New Beginnings           | Manna                                         | U    | SMF               |     | 0                         | 0                         | 15                        | 15                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| New Endeavors by Women   | New Horizons                                  | U    | HC                |     | 32                        | 16                        | 0                         | 32                    | 32                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Open Arms Housing        | The Dunbar                                    | U    | SF                |     | 0                         | 0                         | 16                        | 16                    | 0                             | 16                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Pathways to Housing DC   | Chronic Homeless Initiative III               | C    | SMF               |     | 0                         | 0                         | 6                         | 6                     | 0                             | 6                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Pathways to Housing DC   | Hunt Place                                    | C    | SMF               |     | 0                         | 0                         | 10                        | 10                    | 0                             | 10                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Pathways to Housing DC   | Local Rent Subsidy Program                    | C    | SMF               |     | 0                         | 0                         | 30                        | 30                    | 0                             | 30                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Pathways to Housing DC   | Permanent Supportive Housing - Samaritan 2008 | U    | SMF               |     | 0                         | 0                         | 27                        | 27                    | 0                             | 27                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Pathways to Housing DC   | Serial Inebriates Program                     | C    | SMF               |     | 0                         | 0                         | 36                        | 36                    | 0                             | 36                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Rachael's Women's Center | Permanent Supportive Housing                  | C    | SF                |     | 0                         | 0                         | 17                        | 17                    | 0                             | 17                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| RIGHT Inc.               | Agape House                                   | U    | HC                |     | 24                        | 12                        | 0                         | 24                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| RIGHT Inc.               | HOPWA                                         | C    | SMF +HC           |     | 15                        | 6                         | 4                         | 19                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |
| Safe Haven Outreach      | Haven House Cooperative                       | C    | SMF +HC           |     | 35                        | 16                        | 13                        | 48                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information        |                                           |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|----------------------------|-------------------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name          | Program Name                              | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Safe Haven Outreach        | Riley Cheeks                              | C    | SMF +HC           |   | 5                         | 1                         | 15                        | 20                    | 0                             | 0                              | 0%                                 | 0%                                  | 0                   | 0                                         | N/A      |
| Samaritan Inns             | Service-enriched housing (Men & Women)    | C    | SMF               |   | 0                         | 0                         | 170                       | 170                   | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | 50th Street                               | U    | SMF               |   | 0                         | 0                         | 86                        | 86                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Alumni House                              | C    | SM                |   | 0                         | 0                         | 3                         | 3                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Anna Cooper House                         | C    | SMF               |   | 0                         | 0                         | 50                        | 50                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Barnaby House Local Rent Subsidy Program  | C    | HC                |   | 24                        | 10                        | 0                         | 24                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Freedom House                             | C    | SMF               |   | 0                         | 0                         | 30                        | 30                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Good Hope Road Local Rent Subsidy Program | U    | SMF               |   | 0                         | 0                         | 45                        | 45                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Independence Place                        | C    | HC                |   | 80                        | 18                        | 0                         | 80                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Jeremiah House                            | C    | SMF               |   | 0                         | 0                         | 54                        | 54                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Joe Smith Oxford House                    | C    | SM                |   | 0                         | 0                         | 10                        | 10                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Providence House                          | C    | SM                |   | 0                         | 0                         | 4                         | 4                     | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME) | Shalom House                              | C    | SMF               |   | 0                         | 0                         | 93                        | 93                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information                                          |                                                                       |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|--------------------------------------------------------------|-----------------------------------------------------------------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name                                            | Program Name                                                          | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| So Others Might Eat (SOME)                                   | South Capitol SRO                                                     | U    | SMF               |   | 0                         | 0                         | 51                        | 51                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME)                                   | Texas Avenue                                                          | U    | SMF               |   | 0                         | 0                         | 17                        | 17                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |
| So Others Might Eat (SOME)                                   | Zagami House Local Rent Subsidy Program                               | C    | HC                |   | 28                        | 12                        | 0                         | 28                    | 0                             | 0                              | 0%                                 |                                     | 0                   | 0                                         | N/A      |
| The Community Partnership for the Prevention of Homelessness | Chronic Homeless Initiative I                                         | C    | SMF               |   | 0                         | 0                         | 72                        | 72                    | 0                             | 72                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| The Community Partnership for the Prevention of Homelessness | Community Care Grant Program II-Housing First for Families in Shelter | C    | HC                |   | 18                        | 5                         | 0                         | 18                    | 18                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| The Community Partnership for the Prevention of Homelessness | FOCUS                                                                 | N    | SMF               |   | 0                         | 0                         | 9                         | 9                     | 0                             | 9                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| The Community Partnership for the Prevention of Homelessness | S+C Expansion Scattered sites                                         | C    | SMF +HC           |   | 246                       | 67                        | 4                         | 250                   | 246                           | 4                              | 100%                               | 100%                                | 0                   | 0                                         | N/A      |
| The Community Partnership for the Prevention of Homelessness | S+C Multiple Sponsor Agencies                                         | C    | SMF +HC           |   | 225                       | 73                        | 195                       | 420                   | 225                           | 195                            | 100%                               | 100%                                | 0                   | 0                                         | N/A      |
| Transitional Housing Corp.                                   | Housing with Care                                                     | N    | HC                |   | 49                        | 19                        | 0                         | 49                    | 49                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| Transitional Housing Corp.                                   | 13th Place Local Rent Subsidy Program                                 | U    | HC                |   | 46                        | 18                        | 0                         | 46                    | 46                            | 0                              | 100%                               |                                     | 0                   | 0                                         | N/A      |
| U.S. Vets                                                    | Affordable Rentals for Formerly Homeless Vets                         | N    | SMF               |   | 0                         | 0                         | 4                         | 4                     | 0                             | 4                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| U.S. Vets                                                    | Supportive Housing Program                                            | C    | SMF               |   | 0                         | 0                         | 12                        | 12                    | 0                             | 12                             |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Woodley House                                                | Holly House                                                           | C    | SMF               |   | 0                         | 0                         | 8                         | 8                     | 0                             | 8                              |                                    | 100%                                | 0                   | 0                                         | N/A      |
| Woodley House                                                | Supported Independent Living                                          | C    | SMF               |   | 0                         | 0                         | 65                        | 65                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |

**TABLE 3.2: HOMELESS HOUSING INVENTORY**

| Program Information |               |      | Target Population |   | All Year-Round Beds/Units |                           |                           |                       | Year-Round Beds in HMIS       |                                |                                    |                                     | Seasonal Beds       |                                           | O/V Beds |
|---------------------|---------------|------|-------------------|---|---------------------------|---------------------------|---------------------------|-----------------------|-------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------|-------------------------------------------|----------|
| Organization Name   | Program Name  | Type | A                 | B | Beds for HHs w/ Children  | Units for HHs w/ Children | Beds for HHs w/o Children | Total Year-Round Beds | HMIS Beds for HHs w/ Children | HMIS Beds for HHs w/o Children | % of HMIS Beds for HHs w/ Children | % of HMIS beds for HHs w/o Children | Total Seasonal Beds | Number of Seasonal Beds Available in HMIS | O/V Beds |
| Woodley House       | Valenti House | C    | SMF               |   | 0                         | 0                         | 20                        | 20                    | 0                             | 0                              |                                    | 0%                                  | 0                   | 0                                         | N/A      |

**HOMELESS INVENTORY TOTALS****TOTALS****Total Year-Round Beds - Household without Children**

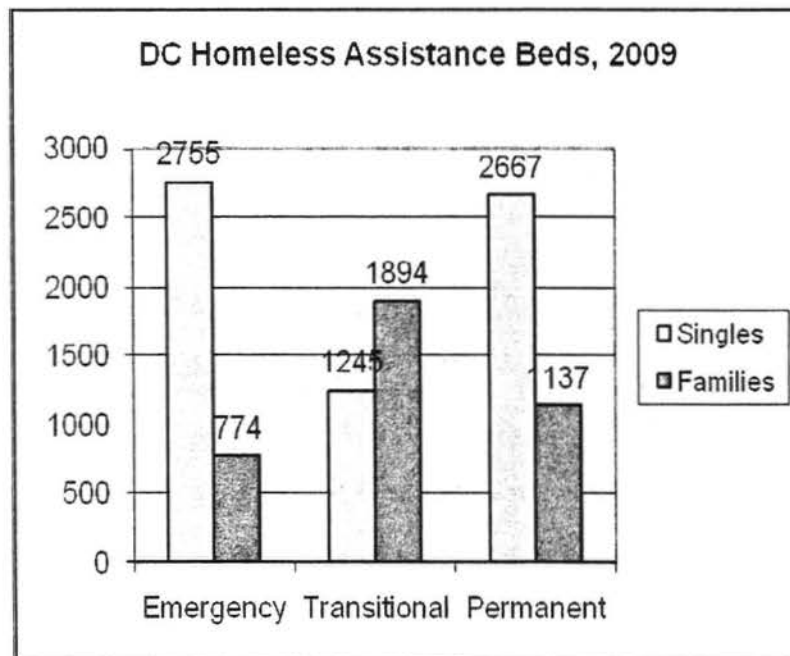
|                                                                                   |      |
|-----------------------------------------------------------------------------------|------|
| 1. Current Year-Round Emergency Shelter (ES) Beds for Households without Children | 2470 |
| 1A. Number of DV Year-Round ES Beds for Households without Children               | 6    |
| 1B. Subtotal, non-DV Year-Round ES Beds for Households without Children           | 2464 |
| 2. New Year-Round ES Beds for Households without Children                         | 0    |
| 3. Under Development Year-Round ES Beds for Households without Children           | 0    |
| 4. Total Year Round ES HMIS Beds for Households without Children                  | 2336 |
| 5. HMIS Bed Coverage: ES Beds for Households without Children                     | 95%  |

**Total Year-Round Beds - Households with Children**

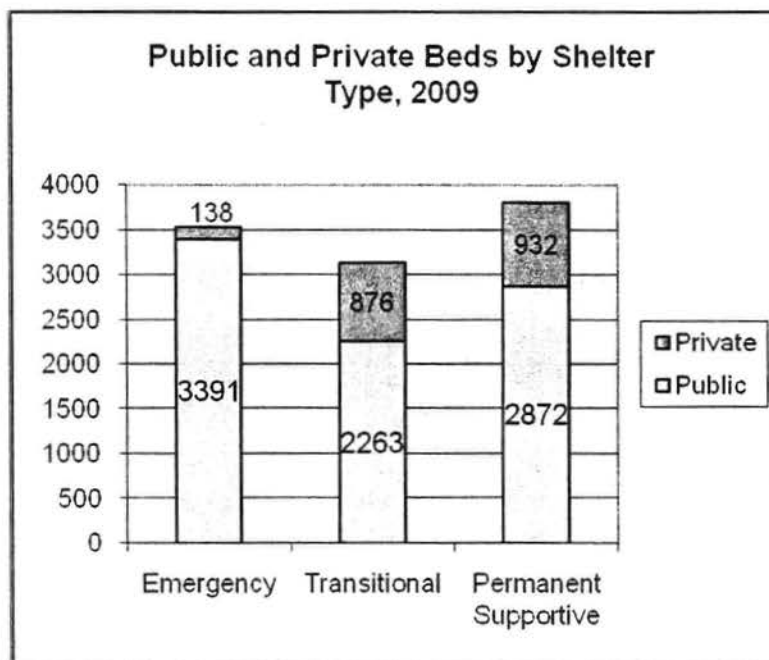
|                                                                      |     |
|----------------------------------------------------------------------|-----|
| 6. Current Year-Round ES Beds for Households with Children           | 599 |
| 6A. Number of DV Year-Round ES Beds for Households with Children     | 78  |
| 6B. Subtotal, non-DV Year-Round ES Beds for Households with Children | 521 |
| 7. New Year-Round ES Beds for Households with Children               | 0   |
| 8. Under Development Year-Round ES Beds for Households with Children | 84  |
| 9. Total Year-Round ES HMIS Beds for Households with Children        | 494 |
| 10. HMIS Bed Coverage: ES Beds for Households with Children          | 95% |

Since 1994, the District has been shifting the focus of public funds from emergency shelter to transitional and permanent supportive housing. In 2007, the District closed DC Village and launched the System Transformation Initiative to place homeless families in their own apartments on a transitional basis, for two years. However, the city is still committed to providing emergency shelter beds, especially for single adults, to meet the needs of people who are homeless, particularly in hypothermia season. The charts below show the number and relative proportions of beds for emergency, transitional, and permanent supportive housing for singles and families in 2009. Note that the number of beds for families reflects individual people, not family units. The total number of beds funded with local dollars in 2009 was 6,667 for individuals and 2,805 for families.

**FIGURE 3.1: DC HOMELESS ASSISTANCE BEDS, 2009**



There are also a significant number of privately funded beds available in each category. The data below shows the total combined number of beds, including both local DC and private funding. Note that the chart below combines beds for both individuals and families.

**FIGURE 3.2: PUBLIC AND PRIVATE BEDS BY SHELTER TYPE, 2009**

## Constructed and Rehabilitated Developments

In April 2008, the District committed to creating a total of 2,240 net new units of permanent supportive housing by 2014. This included 1,835 units for individuals (a combination of efficiencies, studio and one-bedroom units) and 405 units for families (a combination of two-bedroom and three-bedroom units). The *Permanent Supportive Housing for the Chronically Homeless in the District of Columbia: Unit Generation Report* ("the Report") outlines the production schedule as well as the strategies the District will employ in creating PSH capacity. The Report recommended generating 65% of the units through scattered site/leasing and 35% through rehabilitation and new construction of units. While the District has been very successful in creating scattered site/leased housing, it recognizes the importance of generating new units through production as well. Advantages of newly constructed and rehabilitated developments include, but are not limited to, the following:

- CONSUMER CHOICE:** A large range of populations can be supported through permanent supportive housing including individuals and families with dual diagnoses, HIV/AIDS, mental illness, and substance abuse. Such a large range in the population requires consumer choice in housing options to meet not only the consumer preferences and empowerment but the consumer recovery goals as well. Consequently, some consumers may prefer a single site option versus scattered site or clustered units in the community, depending on their specific circumstances and recovery plan.
- DESIGNATED UNITS:** New production creates the existence of units with long term use agreements that ensure the dedication of the units for the targeted population for up to 40 years, depending on the financing. Such dedication of the units provides a significant stability element in the District's supportive housing program and affordable housing stream.

- **DESIGNATED DESIGN:** New construction/substantial rehabilitation offers the opportunity to develop units with well-chosen design features and materials that can help achieve diverse objectives for the designated population. This can include the design of the living environment, choice of materials, common spaces to encourage community and safety/security issues including security design to protect tenants from physical and emotional harm, and fire risks.
- **STABILIZED NEIGHBORHOODS:** Well managed single-site and integrated permanent supportive housing developments can help stabilize a neighborhood. Studies show that property values increase with the development of successful permanent supportive housing developments.

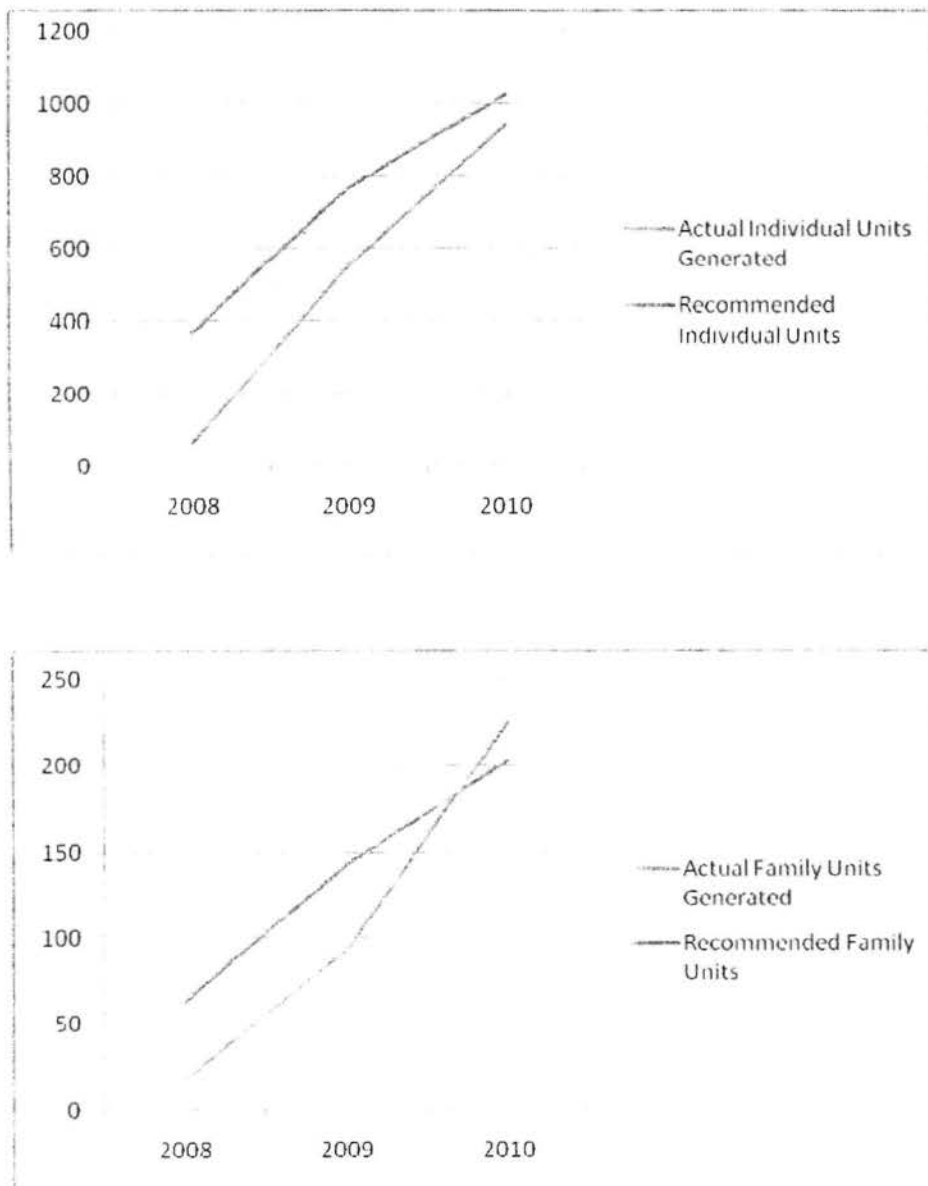
Below is a recap of the units that the Report recommends be created each year and units achieved to date.

**TABLE 3.3: RECOMMENDED PERMANENT SUPPORTIVE HOUSING UNIT PRODUCTION BY YEAR**

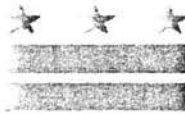
| RECOMMENDED<br>in Report                    | Target: PSH Unit Production by Year                                          |         |         |         |         |         |         |         |         |         |         |         |         |         |
|---------------------------------------------|------------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                             | NOTE: 0 Bedroom units are for individuals; 3 Bedroom units are for families. |         |         |         |         |         |         |         |         |         |         |         |         |         |
|                                             | 2008                                                                         |         | 2009    |         | 2010    |         | 2011    |         | 2012    |         | 2013    |         | 2014    |         |
|                                             | 0<br>BR                                                                      | 3<br>BR | 0<br>BR | 3<br>BR | 0<br>BR | 3<br>BR | 0<br>BR | 3<br>BR | 0<br>BR | 3<br>BR | 0<br>BR | 3<br>BR | 0<br>BR | 3<br>BR |
| New Construction/<br>Renovated Units        | 20                                                                           | 43      | 160     | 40      | 100     | 20      | 80      | 20      | 65      | 25      | 80      | 20      | 80      | 20      |
| Scattered Site/<br>Leased Units             | 350                                                                          | 20      | 240     | 40      | 155     | 40      | 140     | 40      | 135     | 25      | 120     | 25      | 110     | 27      |
| <b>TOTAL UNITS<br/>TO BE<br/>GENERATED:</b> | 370                                                                          | 63      | 400     | 80      | 255     | 60      | 220     | 60      | 200     | 50      | 200     | 45      | 190     | 47      |

It has been difficult to track these numbers. However, based on the 2008 Housing Inventory Chart that TCP prepares for HUD annually, the District had produced 342 family units and 1,991 individual units by 2008. The housing inventory chart tracks the addition of 225 family units and 943 individual units since 2008.<sup>61</sup> The below charts track this progress in comparison with the PSH Production Plan. The newly created Permanent Supportive Housing Production Committee will track and report this information in detail going forward.

**FIGURE 3.3: PERMANENT SUPPORTIVE HOUSING UNITS, 2008-2010**



<sup>61</sup> An Urban Institute authored report counted approximately 2,320 units of PSH in the District as of September 2008. This number is a combination of family and individual units and was based on the 2008 Housing Inventory Chart (HIC) combined with information provided on project surveys by 23 agencies on 25 of their PSH projects. That final number reflects adjustments that were made to account for discrepancies between the 2008 HIC and the surveys. See Martha Burt and Sam Hall, The Urban Institute, *Permanent Supportive Housing in the District of Columbia: Taking Stock and Looking Forward* 7 (2009), [http://www.urban.org/uploadedpdf/411953\\_permanent\\_housing\\_dc.pdf](http://www.urban.org/uploadedpdf/411953_permanent_housing_dc.pdf)



## Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Con plan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—briefly describes the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.