



# Good Faith Communities Coalition

Taking action on homelessness and affordable housing with and for the poor in the District of Columbia

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January 23, 2019

## Mayor and Councilmember talk about affordable housing

**From Mayor Bowser:** "DC needs more housing - and fast....Hands down the **number one issue among D.C. residents is affordable housing....**We are all called on to **think big and differently** about how we deliver more units in our city. That doesn't mean that we can do everything the way we've always done it. We have to think bigger about it." [READ MORE](#)



The Mayor set a goal of **36,000 new housing units by 2025** and made a commitment that at least a third of the units would be affordable. **But Bowser didn't specify the level of affordability.** Workforce affordability for those earning at 60-80% of the Adjusted Median Income (AMI) in the District? Affordability for families living in deep poverty (annual income of \$33K for a family of three) and affordability for the chronically homeless (0 -30% AMI)? New housing for these latter categories have met the Council's goals only once in the last 4 years. Such housing is the most difficult to finance at the outset and to financially support over the life of the building. **Nevertheless, providing housing for those living in deep poverty and the chronically homeless, in the quantity needed, is by far the city's greatest challenge.**

The Mayor's suggestions when she talks about **thinking BIG and DIFFERENTLY** generally involve an **"8 ward solution."** **What would building 36K new units of housing look like if it were spread across the city?** Jonah Goodman in Greater Greater Washington (1/17/19) created a planning model to implement this "8 Ward Solution": **121 new units of housing in each of the 296 ANC Single Member Districts (SMD).** This spread across the city would create close to the 36K new housing units needed. Goodman then applied the model to his SMD in Petworth - and invited each neighborhood to start its own conversation.

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**Stay tuned for FAIR SHOT FEBRUARY,** community meetings to give input to the Mayor's FY2020 proposed budget. The proposed budget will be delivered to the Council during the third week in March 2019. Expect some bold plans as the Mayor believes that only plans started in the first year of the four year term get done!



### **From Councilmember Brianne Nadeau, Ward 1, Chair of Council Committee on Human Services:**

"I am proud of the investments we have made [in affordable housing]. Yet, in a town with so much prosperity, we have **much more work to do to serve our most vulnerable residents.** Until we truly make homelessness rare, brief and non-recurring, **we cannot rest. I will not rest** until I have identified every possible funding stream for the housing we need to end homelessness."

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## **DC's Comprehensive Plan for growth**

The DC Council is currently weighing changes recommended to the Comprehensive Plan. Chairman Mendelson says he'll release a draft of Comprehensive Plan amendments "at least a week" before the Council's first vote on them, which he's said will occur in the coming months.

## **Families in shelter (December 25, 2018):**

On Christmas day last year, **603 families in emergency shelter**: 408 in motels; 87 in apartment style units; 108 in short term family housing. The goal for families in shelter is for them to exit to permanent housing in 90 days. **The average length of stay is 227 days at present.**

**Let not the needy, O Lord, be forgotten - Nor the hope of the poor be taken away.**



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