

**BUILDING LOCAL PARTNERSHIPS:
COLLABORATIONS TO ADDRESS
HOUSING NEEDS**

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WHAT IS CNHED?

**Coalition for
Nonprofit
Housing and
Economic
Development**



CNHED

HOW CNHED ADVOCATES FOR HOUSING POLICY WORKING GROUPS

■ Goals

- Improvement of programs and processes
- Better spending and increased funding
- Coordination between agencies
- Implementation of best practices

■ Tools

- Testimony
- Letters
- Regular meetings with DC agency officials
- Annual lobby day

■ Results

- Creation of Housing Production Trust Fund & Local Rent Supplement Program



HOW CNHED ADVOCATES FOR HOUSING HOUSING FOR ALL CAMPAIGN

- Goal: 3X funding for affordable housing in DC, across the Continuum of Housing.
- Tools:
 - Rallies
 - Letter writing, phone calls, emails
 - Town halls
 - Empowering residents to tell their stories
 - Testimony
- Results:
 - \$100 million committed to affordable housing in FY 2014 budget!



WHY DO WE NEED AFFORDABLE HOUSING, AND WHAT IS IT?

- **Affordable housing** is housing that costs a household no more than 30% of its income.
- HUD has determined that spending more than that on housing cuts into budgets for food, medicine, transportation, and other essentials.

TYPICAL HOUSEHOLD BUDGET IN 28 METROPOLITAN AREAS <i>(Expenses as a share of income)</i>		
	All Households	Working Families Incomes \$20,000 – \$50,000
Housing	27.4%	27.7%
Transportation	20.2%	29.6%
Food	10.6%	15.1%
Healthcare	4.7%	7.7%

*Image from [A Heavy Load](#),
Center for Housing Policy, Oct. 2006

HOUSING BURDEN

- HUD defines a household as **housing burdened** when they are paying more than 30% of their income on rent.
- A household is **severely housing burdened** when they pay more than 50% of their income on rent.
- Housing burdened and severely housing burdened households do not have enough income to pay for other necessities such as transportation and healthcare.

HOUSING BURDEN IN DC

- **Very low income households** are most likely to be faced with severe housing burdens.
- **Most severely housing burdened households** work at least part-time.
- **Over 40,000 renter households** are severely housing burdened.
 - *7,000 of those households are seniors.*

AREA MEDIAN INCOME

- AMI stands for Area Median Income
 - AMI is calculated by HUD every year
 - AMI is based on a statistical area – this means that HUD includes incomes of households in DC’s wealthy suburbs when setting the AMI
 - AMI is used to determine eligibility for assistance
- 2013 DC Washington Statistical Area AMI is \$107,300
 - AMI is calculated for a family of four.
 - For other household sizes, HUD uses a percentage of this number.
 - For a single person household in DC, AMI is \$76,049
- Median income in the District is \$61,835, per the latest Census data

HOUSING ASSISTANCE HOUSING PRODUCTION TRUST FUND

- Provides loans and grants to developers of affordable housing in DC, for new construction and preservation.
- Funded primarily by a dedicated revenue stream of 15% of the Deed Transfer and Recordation Tax.
- For housing that serves households at 0-80% of AMI.



Resident advocates reminding DC Council to “Fund the Fund!”

HOUSING ASSISTANCE LOCAL RENT SUPPLEMENT PROGRAM

- Modeled after the federal Section 8 program, but locally funded
- Works in 3 ways: at the tenant-, project- and sponsor-based levels.
- Vouchers can go directly to tenants renting on the open market to cover the gap between 30% of their income and what market rent costs.
- Vouchers distributed at the project- and sponsor-based levels are attached to specific projects or units (instead of to tenants). Organizations develop or lease those units and charge affordable rents.
- Administered by the DC Housing Authority
- To date, LRSP has produced more than 1,000 units and subsidized rent for nearly 700 families through tenant-based vouchers.

HOUSING ASSISTANCE HOME PURCHASE ASSISTANCE PROGRAM

- HPAP helps low- and moderate-income residents purchase first homes through downpayment and closing cost assistance.
- Homebuyers can receive up to \$44,000 to purchase single family houses, condominiums and cooperative apartments.
- Most HPAP funds go to applicants with incomes at 30%-80% AMI and who successfully complete training from nonprofits.
- The preparation provided by nonprofits includes: credit counseling, homebuyer clubs, and more.

HOUSING ASSISTANCE

HOUSING FIRST/PERMANENT SUPPORTIVE HOUSING PROGRAM

- DC's Permanent Supportive Housing Program provides housing assistance and supportive services using the "Housing First" model.
- The model is based on the idea that people who have serious barriers to housing stability (such as mental illness) are better able to use supportive services after they are in their own housing.
- A wide range of services are available, allowing residents to be their own agents of change and have independent responsibility for their future.

HOUSING ASSISTANCE

FIRST RIGHT PURCHASE PROGRAM/TOPA

- The Tenant Opportunity to Purchase Act gives tenants in DC the first right to buy their building when the owner decides to sell.
- Low-income tenants are eligible to receive funds through the HPTF to make sure that they can afford to purchase and renovate their buildings.
- Tenants may convert their buildings into condos and purchase individual units, create joint ownership through a cooperative, or assign their rights to a third party that commits to preserve affordability.



QUESTIONS?

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