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Testimony Before the District of Columbia Council
Committee on Housing
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District of Columbia Housing Authority

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Introduction

Good morning, Chairperson White, and members of the Committee. My name is Makenna Osborn. I am a Policy Attorney at Children’s Law Center and a resident of the District. Children’s Law Center believes every child should grow up with a strong foundation of family, health and education and live in a world free from poverty, trauma, racism and other forms of oppression. Our more than 100 staff – together with DC children and families, community partners and pro bono attorneys – use the law to solve children’s urgent problems today and improve the systems that will affect their lives tomorrow. Since our founding in 1996, we have reached more than 50,000 children and families directly and multiplied our impact by advocating for city-wide solutions that benefit hundreds of thousands more.

Thank you for the opportunity to testify regarding the Mayor’s proposed Fiscal year 2025 (FY25) budget for the District of Columbia Housing Authority (DCHA). Housing security – having a safe, healthy, and stable place to call home – has a profound impact on a child’s health, development, and ability to learn.¹ Evidence shows that increasing access to affordable housing is one of the most cost-effective strategies for preventing the adverse physical, mental, and behavioral health conditions associated with childhood poverty and housing insecurity.² In a time of economic difficulty for the District, adequately contributing to the public housing and long-term housing voucher

programs operated by DCHA is one of the best investments the District can make to support our community's future health and economic development.

Many of Children's Law Center's client families reside in public housing or receive long-term housing vouchers through DCHA. It is essential for these families that DCHA has sufficient funding to maintain safe and healthy public housing in the District and efficiently connect eligible families with permanent housing through vouchers. Therefore, we were disappointed to see that the Mayor's proposed FY25 budget decreases capital funding for the rehabilitation and maintenance of DCHA's public housing stock over the next six years³ and flatlines funding for the Local Rent Supplement Program (LRSP).⁴ The Council can choose to take a different path. You can choose to protect and build upon the District's investments in keeping DC children and families stably housed. My testimony will identify the level of funding the Council should ensure is included in the District's FY25 budget for 1) the rehabilitation and maintenance of the District's public housing stock and 2) new locally funded long-term housing vouchers to meet the basic housing needs of DC families with low incomes.

The Council Should Continue Local Investment in Public Housing Rehabilitation and Maintenance to Provide Safe and Healthy Housing to Low-Income Families

Children's Law Center's clients in public housing regularly report living with conditions that are threatening their child's physical and mental health including hazardous mold contamination, recurrent pest infestations, and unsafe windows and appliances.⁵ The conditions our clients experience reflect the importance of ensuring that

DCHA has sufficient funding to rehabilitate its old and deteriorating properties and carry out regular repairs and maintenance across its public housing portfolio. To that end, we appreciate that the Mayor's proposed FY25 budget includes \$50.77 million in capital funds to DCHA for the rehabilitation and maintenance of public housing in FY25 and \$50.72 million in FY26, continuing the District's commitment of at least \$50 million in capital funds to DCHA over the past four years.⁶

It is vital that the Council maintain, and ideally increase, this level of local capital investment in DCHA because there continues to be a vast difference between the amount of repairs needed to restore and maintain the District's public housing in good condition and the funding for repairs that DCHA receives from the federal government.⁷ According to DCHA's own estimates, the agency would need between \$1.03 and \$2.2 billion to achieve safe and habitable conditions in all of the District's public housing stock.⁸ We have no reason to believe those estimates are inflated. At a rate of \$50 million in capital funds per year, it would take DCHA at least 20 years to complete all of the necessary work.⁹ Therefore, with our partners in the Fair Budget Coalition, Children's Law Center asks that the Committee begin increasing its annual capital commitment to DCHA by providing \$60 million for public housing rehabilitation and maintenance in the FY25 budget so DCHA can make progress toward meaningfully improving the living conditions and health outcomes of District families in public housing.¹⁰

The Mayor's proposed budget also reverses the dedication of 15% of deed transfer and recordation taxes to DCHA capital projects that was set to begin in FY28.¹¹ This new dedicated funding stream was thoughtfully added by the Council in the FY24 budget to "enhance DCHA's ability to rehabilitate the District's public housing units [and] honor the District's commitment to increase local funds investment in DC's capital assets, help maintain a strong bond rating, and lower the cost of borrowing."¹² The tax dedication would have provided an estimated \$78.3 million in FY28 for DCHA's capital rehabilitation and maintenance projects and similar amounts in the following years.¹³ We encourage the Committee to work with DCHA and the Executive to understand the impact of removing this future funding stream on DCHA's timeline for bringing the District's public housing stock into a condition that residents deserve.

Children's Law Center is concerned that without large-scale, planned capital investments in DCHA – like that envisioned by the Council's 15% deed recordation and transfer tax dedication – the District's public housing properties will deteriorate beyond repair resulting in thousands of primarily Black,¹⁴ low-income DC families being forced out of their communities or displaced from the District altogether in the coming years.¹⁵

The Council Should Fund New Local Long-Term Housing Vouchers to Meet the Needs of Families Experiencing Housing Insecurity

Children's Law Center also works with families who receive locally funded, long-term housing vouchers through the Local Rent Supplement Program (LRSP). LRSP operates in a similar manner to the federal Housing Choice Voucher program, which is

administered in the District by DCHA, and provides rental assistance to DC residents with extremely low incomes through long-term tenant-based vouchers.¹⁶ There are several types of vouchers funded within LRSP, including two utilized by Children’s Law Center’s clients: 1) basic tenant-based vouchers (hereinafter referred to as “LRSP vouchers,” which is how they are commonly known) with no supportive services; and 2) Targeted Affordable Housing (TAH) vouchers for families, which include “light-touch supportive services.”¹⁷ Children’s Law Center’s clients also utilize Permanent Supportive Housing vouchers for families, which include more intensive supportive services and are separately funded in the Department of Human Services (DHS) budget.¹⁸

All of these vouchers – LRSP, TAH, and PSH – are vital resources for the many low-income families who cannot afford rent in DC’s costly private market and evidence shows they are an effective tool for helping families achieve long-term housing stability.¹⁹ Local vouchers are an especially important resource for young heads of household who have never even been able to apply for a federally-funded Housing Choice Voucher because DCHA’s waitlist for the program has been closed since 2013.²⁰ Unfortunately, the Mayor’s proposed FY25 budget does not include any funding for new vouchers for families.²¹ Considering that households with children make up a disproportionate amount of the 12% of District residents currently experiencing housing insecurity²² and DHS recently reported it will stop providing rental assistance to at least 2,000 families through the Family Re-Housing Stabilization Program (more commonly known as Rapid

Re-Housing),²³ it is urgent that the Committee strive to fund as many new long-term vouchers for families as possible across DHS and DCHA in the FY25 budget.

Chairperson White and the Council have led historic investments in locally funded housing vouchers in recent budgets and Children's Law Center hopes you will continue supporting permanent housing solutions in FY25.²⁴ Along with our partners in the Fair Budget Coalition, we estimate that the number of vouchers that will be needed by families in shelter and Rapid Re-Housing in FY25, is 800 LRSP vouchers, 2,326 TAH vouchers, and 580 PSH vouchers.²⁵ To meet this level of need, the Council would need to maintain the recurring funding for existing vouchers and allocate an additional \$70.75 million and \$17.33 million to DCHA for new TAH and LRSP vouchers respectively and \$22.80 million to DHS for new PSH vouchers for families.²⁶

While we share the concern raised by the Mayor and Council that local vouchers funded in FY23 and FY24 remain unutilized, it is important to remember that this underutilization has been due to bureaucratic processing delays while DHS and DCHA scaled up their capacity after the initial influx of vouchers, not lack of need. Children's Law Center believes the solution should be to pair investments in new vouchers with funding and oversight focused on reducing voucher backlogs rather than failing to fund any new vouchers. As I raised to this Committee during my testimony on the FY25 DHS budget last week, if the Council does not fund any new local vouchers in FY25, it is likely

that the District will run out of local vouchers to connect families with well before the end of FY25.²⁷

Children's Law Center would like to see the Council fund enough long-term vouchers to connect each eligible family that DHS anticipates will be terminated from Rapid Re-Housing or enter shelter in FY25 with long-term housing stability. However, given the budget constraints the District government is facing this year, we acknowledge that the Council may not be able to meet the actual level of need amongst DC families. At a minimum, the Council should fund enough new vouchers for DHS and DCHA to maintain their current matching pace through FY25. For example, in FY23 DHS matched an average of 11 TAH and 25 PSH vouchers to new families per month meaning the Council should aim to fund at least 132 new TAH and 300 new PSH vouchers in the FY25 budget.²⁸ This would require allocating an estimated additional \$4.01 million to DCHA for new TAH vouchers for families, and \$11.79 million to DHS for new PSH vouchers for families.²⁹ We urge the Committee to ask DCHA for equivalent data on how many LRSP vouchers – excluding those dedicated for specific purposes or populations like TAH or vouchers for returning citizens – it connected families with per month in FY23 and FY24 to date in order to reach a similar estimate for LRSP vouchers.³⁰

Additionally, in remarks to the Committee last week, DHS Director Zeilinger indicated that DHS was in communication with DCHA about the possibility of connecting families exiting Rapid Re-Housing in the coming months with housing

through DCHA's public housing and Housing Choice Voucher program.³¹ We hope the Committee will ask Director Zeilinger and Director Pettigrew for updates on that discussion, how many families exiting Rapid Re-Housing could realistically receive housing assistance through this path and how that impacts the number of families that would need to be connected to local vouchers.

Not being able to connect a family at risk of homelessness with stable housing through an appropriate long-term voucher can have dire and costly consequences. If the Council does not invest in any new long-term vouchers for DC families in the FY25 budget, next year more families will go through the destabilizing experience of acute housing insecurity and many could end up in the District's family shelter system, which will be more costly for the District and harmful to the future of DC children.³²

Conclusion

Thank you again for the opportunity to testify today and for your commitment to creating a functioning public housing authority and an FY25 budget that meets the needs of District families. To truly maintain our values and the programs that support economically vulnerable District residents, and ensure a stronger economic future, Children's Law Center encourages the Council to consider equitable and balanced revenue-raising proposals. We welcome the opportunity to work with the Council as it navigates a difficult budget season to ensure that revenue raised goes to support children and their families. I look forward to answering any questions you may have.

¹ See Sonya Acosta, “Stable Housing is Foundational to Children’s Well-Being,” Center on Budget and Policy Priorities (Feb. 15 2022), available at: <https://www.cbpp.org/blog/stable-housing-is-foundational-to-childrens-well-being>; Megan Sandel et al., “Housing as a Healthcare Investment,” Children’s Health Watch (Mar. 2016), available at: <https://childrenshealthwatch.org/wp-content/uploads/Housing-as-a-Health-Care-Investment.pdf>.

² Citation; See Abigail Gaylord et al., *Impact of Housing Instability on Child Behavior at Age 7*, *Int’l J. Child Hum. Dev.* 287 (2018), available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8442946/#R8>; Pete Nabozny, *A Place to Call Home*, *The Children’s Agenda* (Aug. 2023), available at: <https://thechildrensagenda.org/wp-content/uploads/2023/08/Housing-Stability-FINAL.pdf>; Kimberly Rollings, *Housing and Neighborhood Physical Quality: Children’s Mental Health and Motivation*, 50 *J. Env’t Psych.* 17 (2017), available at: <https://www.sciencedirect.com/science/article/abs/pii/S027249441730004X?via%3Dihub>.

³ Compare FY24 District of Columbia Approved Budget, Vol. 5, p. 265 with FY25 District of Columbia Proposed Budget, Vol. 5, p. 261 (Decrease of over \$113 million across the 6-Year Budget Authority between the FY24 approved budget and the Mayor’s proposed FY25 budget).

⁴ FY25 District of Columbia Proposed Budget, Vol. 2, Table HY0-4. p. B-30.

⁵ Makenna Osborn, Children’s Law Center Testimony Before the District of Columbia Council Committee on Housing, (Feb 22, 2024), available at: [2023-24 Oversight Testimony: District of Columbia Housing Authority - Children’s Law Center \(childrenslawcenter.org\)](https://www.childrenslawcenter.org/2023-24-Oversight-Testimony-District-of-Columbia-Housing-Authority-Childrens-Law-Center); Makenna Osborn, Children’s Law Center Testimony Before the District of Columbia Council Committee on Housing Public Oversight Roundtable, (Oct. 26, 2023), available at: [Testimony: Public Oversight Roundtable, Performance of the District of Columbia Housing Authority - Children’s Law Center \(childrenslawcenter.org\)](https://www.childrenslawcenter.org/testimony-public-oversight-roundtable-performance-of-the-district-of-columbia-housing-authority-childrens-law-center).

⁶ FY25 Housing Authority Payment, available at:

https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/hy_hap_capital_2025m.pdf.

However, we were disappointed to see that this is a decrease from the \$61 million that the Mayor pledged would be allocated for this purpose in FY25 in last year’s budget.

⁷ DCHA, Presentation on Performance Oversight, slides 9-11 (Mar. 4, 2020), available at:

[temp_fbVV0y2OeC1583343224RNS6niM8nofBYWervlSW.pdf \(dcha.us\)](https://www.dcha.us/temp_fbVV0y2OeC1583343224RNS6niM8nofBYWervlSW.pdf) (DCHA’s capital funding from the federal Department of Housing and Urban Development (HUD) has decreased by 2% per year since 2000 and as the vast majority of DCHA’s public housing stock was constructed before 1970, this has left DCHA with a large “unmet capital need.”).

⁸ DCHA, *Our People, Our Portfolio, Our Plan: DCHA 20-Year Transformation Plan*, p. 14, 19 (August 28, 2019), available at:

https://dcha.us/img/guest_uploads/temp_rimehhGVtC15670083132z6ZwtkqRDhoZKdydLeU.pdf; See also Andrew Giambrone, *D.C.’s Public Housing Will Be Overhauled Under New 20-Year Plan, Curbed* (September 4, 2019), available at: <https://dc.curbed.com/2019/9/4/20849254/dc-public-housing-redevelopment-plan-affordable-dcha>.

⁹ At \$50 million/year DCHA would reach the lower estimate of \$1 billion in capital needs in approximately 20 years.

¹⁰ Fair Budget Coalition, *Safety is Investing in Community: Shifting Power and Resources to the People*, (2024), available at: <https://fairbudget.org/wp-content/uploads/2024/03/Desktop-View.pdf>.

¹¹ FY25 Proposed Budget, Vol. 1, p. 123., available at:

<https://app.box.com/s/ix96hmpm6bcjnp1fdd629x24s2d16q5f>.

¹² Council of the District of Columbia, Committee of the Whole, Report on Bill 25-203, the “Fiscal Year 2024 Local Budget Act of 2023” (May 16, 2023), p. 28, available at:

https://lims.dccouncil.gov/downloads/LIMS/52615/Committee_Report/B25-0203-Committee_Report8.pdf?Id=166614.

¹³ Proposed FY25 Budget Support Act of 2024, B25-784 (April 9, 2024), p. 47, *available at*:

<https://lims.dccouncil.gov/downloads/LIMS/55181/Introduction/B25-0784-Introduction.pdf?Id=188453>.

¹⁴ Approximately 95% of public housing residents in the District are Black. *See* District of Columbia Housing Authority, FY 2023-2024 Performance Oversight Pre-Hearing Questions, Response to Q43(d) (February 19, 2024), *available at*: <https://lims.dccouncil.gov/Hearings/hearings/238>.

¹⁵ If a DCHA property deteriorates to the degree that it is not habitable, residents will be transferred to other public housing properties but that can mean that a family loses the supportive connections they have built to their neighbors and school. Also, when Public Housing Authorities like DCHA are unable to afford the costs of rehabilitating public housing properties, they often use alternative financing strategies that essentially privatize public housing and can contribute to displacement through eviction or increasing rents. *See* Sharon Yavo-Ayalon, Privatization and its Aftermath: Are We Facing a New Displacement Force?, *Journal of Urban Management* 11 (2022) 285-297,

<https://www.sciencedirect.com/science/article/pii/S2226585622000048/pdf?md5=6147b64bb52a4119614bae553a77aea&pid=1-s2.0-S2226585622000048-main.pdf>; Human Rights Watch, “The Tenant Never Wins”:

Private Takeover of Public Housing Puts Rights at Risk in New York City (January 27, 2022),

<https://www.hrw.org/report/2022/01/27/tenant-never-wins/private-takeover-public-housing-puts-rights-risk-new-york-city>;

Shamus Roller and Jessica Cassella, The Promise and Peril of HUD’s RAD Program, Shelterforce (July 30, 2018), <https://shelterforce.org/2018/07/30/the-promise-and-peril-of-huds-rad-program/>.

¹⁶ DC Fiscal Policy Institute, *The Local Rent Supplement Program*, (Apr. 11, 2016), *available at*:

<https://www.dcfpi.org/wp-content/uploads/2016/04/16-04-LRSP-Brief.pdf>.

¹⁷ *See* FY24 District of Columbia Approved Budget, Vol. 2, Housing Authority Subsidy, B-35 – B-36, *available at*: <https://app.box.com/s/wjiy9uv4tntch5bmjt978fi61ilp56j9>.

¹⁸ *See* FY25 District of Columbia Proposed Budget, Vol. 4, Department of Human Services, Table JA0-4, E-69, *available at*: <https://app.box.com/s/s5zt9krml3wnhnexaldged0mu89ylc2v>.

¹⁹ For details on unaffordability and housing insecurity in the District, *see* Morgan Baskin, *Growing Share of DC Renters Spend at Least Half of Their Income on Rent*, WAMU/DCist (September 19, 2023),

<https://www.npr.org/local/305/2023/09/19/1200323237/growing-share-of-d-c-renters-spend-at-least-half-of-their-income-on-rent>;

National Low Income Housing Coalition, “District of Columbia” (2023), *available at*: https://nlihc.org/sites/default/files/oor/DC_2023_OOR.pdf;

Claire Zippel, DC’s Housing Affordability Crisis in 7 Charts, Greater Greater Washington (April 30, 2015), <https://ggwash.org/view/37967/dcs-housing-affordability-crisis-in-7-charts>.

For evidence of the success of long-term housing vouchers, *see* Solari, Claudia D., Douglas Walton, and Jill Khadduri. 2021. “How Well Do Housing Vouchers Work for Black Families Experiencing Homelessness? Evidence from the Family Options Study.” *The ANNALS of the American Academy of Political and Social Science*, 693(1): 193-208; Gubits, Daniel, Marybeth Shinn, Michelle Wood, Stephen Bill, Samuel Dastrup, Claudia D. Solari, Scott R. Brown, Debi McInnis, Tom McCall, and Utsav Kattel. 2015. *Family Options Study: 3-Year Impacts of Housing and Services Interventions for Homeless Families*. Washington DC: US Department of Housing and Urban Development; Fischer, Will. October 2015. “Research Shows Housing Vouchers Reduce Hardship and Provide Platform for Long-Term Gains Among Children.” Washington DC: Center on Budget and Policy Priorities; and Wood, Michelle, Jennifer Turnham, and Gregory Mills. 2008. “Housing Affordability and Family Wellbeing: Results from the Housing Voucher Evaluation.” *Housing Policy Debate* 19 (2): 367–412.

²⁰ See Meagan Flynn, They Waited Decades for Housing Aid. Will Changes Finally Bring Relief?, The Washington Post (April 26, 2023), <https://www.washingtonpost.com/dc-md-va/2023/04/26/dcha-housing-waiting-list/>.

²¹ Office of the Chief Financial Officer, “FY 2025 Proposed Budget Documents,” available at: <https://cfo.dc.gov/node/289642>. The Mayor’s proposed budget does not include the increase in program funding that would be required to add new vouchers in the FY25 budget. In conversations with advocates, representatives from the Mayor’s Office of Budget and Finance confirmed that the Mayor’s proposed budget did not include any new PSH or TAH vouchers.

²² Solari, Claudia D., et. al., *Housing Insecurity in the District of Columbia*, Urban Institute, November 2023, p. 28, available at: https://www.urban.org/sites/default/files/2023-11/Housing%20Insecurity%20in%20the%20District%20of%20Columbia_0.pdf.

²³ Testimony of DHS Director Laura Zeilinger before the Committee on Housing, Department of Human Services Budget Oversight Hearing, April 5, 2024, at approximately 10:40:00, https://dc.granicus.com/MediaPlayer.php?view_id=56&clip_id=8798.

²⁴ Annemarie Cuccia, “Council Adds 400 Housing Vouchers to Budget in First Vote,” Street Sense Media (May 18, 2022), available at: <https://streetsensemedia.org/article/council-adds-400-housing-vouchers-to-budget-in-first-vote/>; DC Fiscal Policy Institute, “What’s in the Fiscal Year 2024 Budget?,” (June 26, 2023), available at: <https://www.dcfpi.org/all/whats-in-the-fiscal-year-2024-budget/>.

²⁵ Fair Budget Coalition, *Safety is Investing in Community: Shifting Power and Resources to the People*, (2024), available at: <https://fairbudget.org/wp-content/uploads/2024/03/Desktop-View.pdf>. These numbers come from an informed estimate of the number of families that will be exited from Rapid Re-Housing in FY25 and account for the percent of families that will be able to afford rent at the time of exit and the percent of families that will be eligible for a PSH voucher. For further details, please contact Makenna Osborn at Children’s Law Center at mosborn@childrenslawcenter.org.

²⁶ Fair Budget Coalition, *Safety is Investing in Community: Shifting Power and Resources to the People*, (2024), available at: <https://fairbudget.org/wp-content/uploads/2024/03/Desktop-View.pdf>. Responsibility and funding for TAH and PSH vouchers is split between DHS and the District of Columbia Housing Authority (DCHA). TAH family vouchers are funded in the DCHA budget and PSH family vouchers are funded in the DHS budget. See FY24 DHS Budget, Table JA0-4; FY24 Housing Authority Subsidy, Table HY-04. DHS is responsible for identifying and connecting (or matching) eligible families with TAH and PSH vouchers and supportive services. DHS, Voucher Process, “A Path to Ending Chronic Homelessness in DC,” <https://storymaps.arcgis.com/stories/993e532a43bd4af3a2bf1b69d54dc704>.

²⁷ See Makenna Osborn, Children’s Law Center Testimony Before the District of Columbia Council Committee on Housing, (April 5, 2024), p. 3-4, available at: <https://childrenslawcenter.org/wp-content/uploads/2024/04/DHS-FY25-Budget-Hearing-Childrens-Law-Center-Written-Testimony-04.04.2024.pdf>:

DHS has made notable improvements in its voucher processes over the past year such that all of the TAH and PSH vouchers funded in FY22 and over half of the vouchers funded in FY23 have been allocated to eligible families. DHS expects to match all of the remaining FY23-funded vouchers to families by the end of June 2024. If DHS meets this goal, the District is on track to run out of TAH and PSH vouchers to connect to families who are newly housing insecure or homeless in July and October 2024, respectively.

²⁸ FY24 Department of Human Services Performance Oversight Responses, response to Q85 and Q87, available for download at: <https://lims.dccouncil.gov/Hearings/hearings/239> (In response to Q85, 128 families entering the TAH-F program in FY23 is approximately 11 families per month and 300 families entering the PSH-F program in FY23 is approximately 25 families/month).

²⁹ These figures are based on the program costs used by the Washington Legal Clinic for the Homeless to prepare the Fair Budget Coalition's recommendation to fund the full need for vouchers, which are \$30,416 per family/year for TAH vouchers and \$39,312 per family/year for PSH vouchers.

³⁰ DCHA reported data on the number of tenant-based LRSP vouchers issued in FY23 per month in its responses to the Committee's pre-hearing Performance Oversight questions but it is not broken down by type of LRSP voucher. See District of Columbia Housing Authority, FY 2023-2024 Performance Oversight Pre-Hearing Questions, Response to Q49(a) (February 19, 2024), available at: <https://lims.dccouncil.gov/Hearings/hearings/238>.

³¹ Testimony of DHS Director Laura Zeilinger before the Committee on Housing, Department of Human Services Budget Oversight Hearing, April 5, 2024, at approximately 9:37:00, https://dc.granicus.com/MediaPlayer.php?view_id=56&clip_id=8798.

³² Families that experience eviction and homelessness are more likely to use public services like shelter, the healthcare system, educational supports, and the legal system. Numerous studies have shown that investments in eviction and homelessness prevention generate larger savings across other budget areas and benefits to communities. See William N. Evans et al., *The Impact of Homelessness Prevention Programs on Homelessness*, 353 Science 694 (August 12, 2016), available at: <https://nlihc.org/sites/default/files/Impact-of-homelessness-prevention.pdf> (Study on temporary financial assistance to those at risk of homelessness in Chicago found average cost of assistance was \$10,300 and average estimated societal benefits was \$20,548); EY, *CommonBond Communities: Social Impact Measurement of CommonBond's Eviction Prevention Activities*, (Aug. 2018), available at: <https://commonbond.org/wp-content/uploads/2018/08/CommonBond-Social-impact-report-Final.pdf> (Study of eviction prevention programs in Minnesota, Iowa, and Wisconsin found that for every \$1 spent on eviction prevention, the states realized an average \$4 social return on investment); Stout, *Cost-Benefit Analysis for Philadelphia Right to Counsel for Low Income Tenants Facing Eviction*, <https://www.stout.com/en/experience/cost-benefit-analysis-for-philadelphia-right-to-counsel> (Study found that the City of Philadelphia would receive a benefit of over \$12 for every \$1 spend on providing legal representation to low-income tenants facing eviction). See also Dan Threet, Mackenzie Pish et al., *Costs of Covid-19 Evictions*, Nat'l Low Income Hous. Coal. & Univ. Ariz. James E. Rogers Coll. L. (Nov. 19, 2020), available at: <https://nlihc.org/sites/default/files/costs-of-covid19-evictions.pdf>.