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Testimony Before the District of Columbia Council
Committee on Housing
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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, resident of the District and tenant in Ward 6. 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 proposed local Fiscal Year 2026 budget for the District of Columbia Housing Authority (DCHA). When a child experiences housing insecurity — whether homelessness, eviction, or forced moves — it can cause significant and lasting harm,¹ including developmental delays,² adverse physical and mental health conditions,³ and lower levels of engagement in school.⁴ These harms are also associated with higher use of public services.⁵ Directly connecting low-income families to consistently affordable housing is an evidence-based strategy for preventing childhood housing insecurity.⁶ Many of Children's Law Center's client

families are connected to affordable housing through a long-term housing voucher administered by DCHA or public housing operated by DCHA.

In a time of fiscal challenges for the District, committing adequate funding to DCHA's voucher and public housing programs is one of the best investments the Council can make in the well-being of DC children and the broader DC community, now and for years to come.⁷ That means ensuring DCHA has the resources it needs to connect as many families as possible with long-term vouchers and maintain safe and healthy public housing. To that end, my testimony will identify areas in DCHA's budget where the Committee can prioritize protecting and deepening funding for 1) locally funded housing vouchers to meet the basic housing needs of DC families with low incomes and 2) repairs and maintenance of the District's public housing stock.

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

Children's Law Center regularly works with families who receive —or are eligible to receive— long-term rental assistance through the District's Local Rent Supplement Program (LRSP). LRSP operates in a similar manner to the federal Housing Choice Voucher program administered by DCHA; providing ongoing rental subsidies to extremely low-income families via tenant-, project-, and sponsor-based vouchers to cover the difference between what a family can afford (30% of their income) and monthly rent.⁸ It is Children's Law Center's understanding that LRSP vouchers are purely rental subsidies but can also be paired with case management and wraparound services

through the Department of Human Services (DHS) and/or non-profit housing providers to support the District's Targeted Affordable Housing (TAH) and Permanent Supportive Housing (PSH) vouchers.⁹ These local voucher options —LRSP, TAH, and PSH— are administered collaboratively by DCHA and DHS with funding shared across their respective budgets.¹⁰

Households with children make up a disproportionate amount of the 12% of District residents currently experiencing housing insecurity and housing vouchers a vital resource for helping them afford rent in DC's costly private market.¹¹ Research shows that long-term housing vouchers are an effective tool not only for preventing family homelessness and reducing childhood poverty in the short-term but also increasing a child's access to opportunity and economic security into adulthood.¹² 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 2013.¹³

For the first time since the District's historic expansion of local housing vouchers in the FY22 and FY23 budgets, there is not a backlog of funded vouchers awaiting distribution to eligible families.¹⁴ While this reflects DHS and DCHA's work to scale up and streamline their voucher utilization processes, it is also due to the relatively low numbers of new vouchers funded in the FY24 and FY25 budgets. Unfortunately for DC

families currently experiencing housing insecurity, it means there are simply no vouchers for them to be connected to for the rest of this fiscal year.

Therefore, Children's Law Center is grateful that the Mayor's proposed FY26 budget for DHS includes funding for approximately 156 new PSH vouchers for families.¹⁵

However, considering that:

- the DHS FY26 budget also cuts almost \$18 million from the Family Re-Housing Stabilization Program (more commonly known as Rapid Re-Housing) meaning **hundreds of families** will be cut off from the rental assistance they were receiving from Rapid Re-Housing and unable to independently afford rent;¹⁶
- in FY26 the District will likely lose the federal Emergency Housing Voucher (EHV) funding it is using to support PSH vouchers for **160 families** vouchers for families;¹⁷ and
- **thousands of DC families** have been impacted by federal layoffs and are newly experiencing, or at risk of experiencing, housing insecurity;¹⁸

it is nowhere near enough to meet the housing needs of DC families over the next year.

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 FY26 with long-term housing stability. Along with our partners in the Fair Budget Coalition, Children's Law Center estimates that the number of new vouchers that would be needed to achieve this goal is 800 LRSP vouchers, 3,058 TAH vouchers, and 764 PSH vouchers.¹⁹ To fund these vouchers, the FY26 budget would need to maintain the recurring funding for existing vouchers and allocate an

additional estimated \$17.33 million, \$93.01 million, and \$30.03 million across the DCHA and DHS budgets for new for new LRSP, TAH, and PSH vouchers respectively.²⁰

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 this time. At a minimum, the Council should fund the number of new vouchers that DHS and DCHA can feasibly distribute —or “match” — throughout FY26. Although there have been very limited numbers of local vouchers to distribute in FY25, over the past year DHS and DCHA have successfully matched approximately 1,300 families to federal HCV vouchers.²¹ Therefore, in addition to the 156 new PSH-F vouchers included in the proposed DHS budget, Children’s Law Center believes that the Council should aim to fund at least 1,144 new vouchers for families in the FY26 budget across LRSP and TAH-F, which would require an estimated \$24.8 to \$34.8 million.²² We welcome the opportunity to work this Committee and the Committee on Human Services as you prepare your Committee markups to explore possible paths forward for achieving these goals.

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 additional long-term vouchers for DC families in the FY26 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.²³

The Council Should Maintain Local Investments in Public Housing Repairs 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.²⁴ 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 FY26 budget includes \$26.2 million in capital funds to DCHA for the rehabilitation and maintenance of public housing.²⁵ However, we were concerned to see that the Mayor's proposed budget zeroes out the "Affordable Housing" line item in DCHA's operating budget, cutting over \$7 million that Children's Law Center understands was designated to support DCHA's rehabilitation, repair and maintenance work.²⁶ These funds are separate from and additional to capital funds for DCHA's public housing repairs and maintenance. We urge the Committee to ask DCHA how this cut will impact DCHA's ability to make the timely, quality repairs needed to ensure children in public housing are living in safe healthy and habitable conditions and prioritize restoring any operating funds needed to achieve that goal.

Further, last year, the Mayor's proposed budget repealed a dedication of 15% of deed transfer and recordation taxes to DCHA capital projects that was set to begin in FY28.²⁷ 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."²⁸ 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.²⁹ Children's Law Center is concerned that without large-scale, planned capital investments in DCHA, like 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,³⁰ low-income DC families being forced out of their communities or displaced from the District altogether in the coming years.³¹ Therefore, we strongly encourage the Committee to consider re-introducing this or a similar tax dedication to the FY26 budget.

Conclusion

As the Council considers amendments to the Mayor's proposed budget, Children's Law Center welcomes the opportunity to work with the Committee to protect and build upon the District's investments in keeping DC children and families stably housed. Thank you and 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 See Mitigating Homeless Children’s Risk for Developmental Delay, Healing Hands: A Publication of the HCH Clinicians’ Network Vol. 13 (2) (April 2009), <https://nhchc.org/wp-content/uploads/2019/08/Apr09HealingHands.pdf>.

³ See Megan Sandel et al., *Unstable Housing and Caregiver and Child Health in Renter Families*, Pediatrics, Vol. 141(2) (February 2018), available at: <https://publications.aap.org/pediatrics/article-abstract/141/2/e20172199/38056/Unstable-Housing-and-Caregiver-and-Child-Health-in?redirectedFrom=fulltext>; 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>; 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>.

⁴ Housing insecurity often involves relocating schools when a family moves or enters shelter, which can be disruptive to a child’s education. This disruption paired with increased stress and food insecurity, means that housing insecure children are less likely to attend school, have a harder time learning when they are there, and reach lower educational attainments. See Brendan Chen, *How Housing Instability Affects Educational Outcomes*, Housing Matters: An Urban Institute Initiative (February 28, 2024), <https://housingmatters.urban.org/articles/how-housing-instability-affects-educational-outcomes>; Robert Collinson et al., *The Effects of Eviction on Children*, National Bureau of Economic Research, Working Paper 33659 (April 2025), available at: <https://www.nber.org/papers/w33659>.

⁵ Families and children that experience housing insecurity, especially eviction or homelessness, are more likely to use services like shelter and emergency health care, need educational supports in school, and become involved in the criminal legal system.” See Hannah Chimowitz and Adam Ruege, *The Costs and Harms of Homelessness*, Community Solutions (September 25, 2023), <https://community.solutions/research-posts/the-costs-and-harms-of-homelessness/>; *Stable Homes Make Healthy Families*, Children’s Healthwatch, What If? Series (July 2017), <https://childrenshealthwatch.org/wp-content/uploads/CHW-Stable-Homes-2-pager-web.pdf>; Susan M. Snyder et al., *Homeless Youth, Strain, and Justice System Involvement: An Application of General Strain Theory*, Children and Youth Services Review Vol. 62 (March 2016), available at: <https://www.sciencedirect.com/science/article/abs/pii/S0190740916300251>.

⁶ See Will Fischer, *Research Shows Housing Vouchers Reduce Hardship and Provide Platform for Long-Term Gains Among Children*, Center on Budget and Policy Priorities (October 7, 2015), <https://www.cbpp.org/research/research-shows-housing-vouchers-reduce-hardship-and-provide-platform-for-long-term-gains> (long-term housing vouchers sharply reduce homelessness, housing instability, and shelter stays); Daniel Gubits et al., *Family Options Study: 3-Year Impacts of Housing and Services Interventions for Homeless Families*, Abt Associates and Vanderbilt University (prepared for the US Department of Housing and Urban Development), p. 122-123 (October 2015), <https://www.huduser.gov/portal/sites/default/files/pdf/Family-Options-Study-Full-Report.pdf> (compared to no intervention; rapid re-housing programs; and project-based transitional housing; deep, long-term housing vouchers significantly increased families’ housing stability over a three year period);

⁷ 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>

⁸ FY26 District of Columbia Proposed Budget, Housing Authority Payment, *Program Description: Local Rent Supplement*, https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/hy0_hap_chapter_2026m.pdf; see also 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>.

⁹ For an explanation of the funding sources for TAH and PSH vouchers, see A Path to Ending Chronic Homelessness in DC, DC Department of Human Services, Overview: DHS Serves Individuals and Families Through Four Unique PSH and TAH Programs, <https://storymaps.arcgis.com/stories/993e532a43bd4af3a2bf1b69d54dc704>; *The Local Rent Supplement Program*, DC Fiscal Policy Institute (April 11, 2016), <https://www.dcfpi.org/wp-content/uploads/2016/04/16-04-LRSP-Brief.pdf>.

¹⁰ For a description of how DHS and DCHA share responsibility for local vouchers, see A Path to Ending Chronic Homelessness in DC, DC Department of Human Services, <https://storymaps.arcgis.com/stories/993e532a43bd4af3a2bf1b69d54dc704>.

¹¹ 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.

¹² See Will Fischer, *Research Shows Housing Vouchers Reduce Hardship and Provide Platform for Long-Term Gains Among Children*, Center on Budget and Policy Priorities (October 7, 2015), <https://www.cbpp.org/research/research-shows-housing-vouchers-reduce-hardship-and-provide-platform-for-long-term-gains> (long-term housing vouchers sharply reduce homelessness, housing instability, shelter stays and lift families above the federal poverty line); Daniel Gubits et al., *Family Options Study: 3-Year Impacts of Housing and Services Interventions for Homeless Families*, Abt Associates and Vanderbilt University (prepared for the US Department of Housing and Urban Development), p. 122-123 (October 2015), <https://www.huduser.gov/portal/sites/default/files/pdf/Family-Options-Study-Full-Report.pdf> (compared to no intervention, rapid re-housing programs, and project-based transitional housing, significantly increased families' housing stability over a three year period, reduced adult psychological distress, reduced school moves, and increased food security); Raj Chetty et al., *The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment*, American Economic Review, Vol. 106(4): 855-902, 2016, https://scholar.harvard.edu/files/lkatz/files/chk_aer_mto_0416.pdf (using a long-term voucher to move to a lower-poverty neighborhood before the age of 13 increases college attendance and earnings in adulthood and reduces single parent rates).

¹³ 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/>.

¹⁴ In its Performance Oversight responses, DHS reported that it would finish matching all available family vouchers by the end of March 2025 and based on Children’s Law Center’s communication with DHS we believe that is the case and that unless a voucher becomes available through turnover, there will be no family vouchers available to match for the rest of FY25. Department of Human Services 2025 Performance Oversight Responses, response to Q118, *available at*: <https://lims.dccouncil.gov/Hearings/hearings/707>.

¹⁵ CITE. https://mayor.dc.gov/sites/default/files/dc/sites/mayormb/page_content/attachments/FY26-Budget-Presentation-Deck.pdf

¹⁶ FY26 Department of Human Services Budget, Table JA0-4, (H03017) Rapid Rehousing – Families, https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/ja0_dhs_chapter_2026m.pdf.

¹⁷ See Department of Human Services 2025 Performance Oversight Responses, response to Q110(a), *available at*: <https://lims.dccouncil.gov/Hearings/hearings/707>; Tushar Gurjal, *HUD Announces End of Funding Timeline for EHV’s*, National Association of Housing and Redevelopment Officials (NAHRO), <https://www.nahro.org/news/hud-announces-end-of-funding-timeline-for-ehvs/>. **The Committee should ask DCHA for an update on how DHS and DCHA plan to adapt to the loss of this EHV funding and what, if any, additional resources are needed in DCHA’s FY26 budget to ensure continuity in rental assistance for these families next year.**

¹⁸ See Olivia Gerge, Scott Clement and Emily Guskin, *Amid DOGE Cuts, Families Struggle with Bills, Consider Leaving DC*, Washington Post (May 9, 2025), <https://www.washingtonpost.com/dc-md-va/2025/05/09/federal-worker-doge-impact-household-budget/>; Shira Markoff and Connor Zielinski, *Federal Layoffs Increase DC Unemployment and Threaten to Exacerbate Racial Inequity*, DC Fiscal Policy Institute (June 2, 2025), <https://www.dcfpi.org/all/federal-layoffs-increase-dc-unemployment-and-threaten-to-exacerbate-racial-inequity/>.

¹⁹ Fair Budget Coalition, *Choose DC: A Budget For Our People By Our People*, p. 35 (March 2025), <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 FY26 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.

²⁰ *Id.*

²¹ According to information supplied by DHS at presentations to the Interagency Council on Homelessness (ICH), between July 2024 and January 2025 (less than 7 months) DHS referred submitted approximately 833 completed HCVP applications to DCHA from families exiting Rapid Re-Housing. Notes from presentations on file with Children’s Law Center. As of January 22, 2025, DCHA had reviewed and approved approximately 788 of the submitted applications and DHS and DCHA were on track to match all 1,300 vouchers soon after January. Department of Human Services 2025 Performance Oversight Responses, response to Q115, *available at*: <https://lims.dccouncil.gov/Hearings/hearings/707>.

²² Using the same figures our partners at the Fair Budget Coalition did to calculate estimated voucher costs of approximately \$21,662 per year for an LRSP voucher and \$30,412 per year for a TAH-F voucher, 1,114 new LRSP vouchers would cost \$24,781,328 and 1,114 new TAH-F vouchers would cost \$34,791,328 so a combination of the two would cost between \$24.8 and \$34.8 million.

²³ 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>.

²⁴ See, e.g., 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://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://childrenslawcenter.org/Testimony-Public-Oversight-Roundtable-Performance-of-the-District-of-Columbia-Housing-Authority-Childrens-Law-Center).

²⁵ FY26 District of Columbia Proposed Budget, Housing Authority Payment, Table HY0-1, https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/hy0_hap_chapter_2026m.pdf; FY26 District of Columbia Proposed Budget, Housing Authority Payment, Capital Budget, https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/hy0_hap_capital_2026m.pdf.

²⁶ FY26 District of Columbia Proposed Budget, Housing Authority Payment, Table HY0-4, (R03904) Affordable Housing, https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/hy0_hap_chapter_2026m.pdf; FY25 District of Columbia Approved Budget, Housing Authority Payment, Program Description: Affordable Housing, https://cfo.dc.gov/sites/default/files/dc/sites/ocfo/publication/attachments/hy0_hap_chapter_2025j.pdf (the funding in the Affordable Housing line item is to "support[] the development, rehabilitation, repair and maintenance of [DCHA's] affordable and subsidized housing").

²⁷ FY25 Proposed Budget, Vol. 1, p. 123., available at: <https://app.box.com/s/ix96hmpm6bcjnp1fdd629x24s2d16q5f>.

²⁸ 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.

²⁹ 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>.

³⁰ 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>.

³¹ 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=6147b64bb52a4119614bae553a77aeaa&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/>.