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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 Senior Policy Attorney at Children’s Law Center, a resident of the District, and a tenant. 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 2027 (FY27) budget for the District of Columbia Housing Authority (DCHA). Children’s Law Center recognizes that the District is under significant financial pressures and as a community, we must make difficult choices in the FY27 budget because our projected revenues cannot support the same level of spending as previous years. Children’s Law Center also knows that when costs rise and government resources tighten, the families we work with –predominantly Black and brown families with extremely low incomes— experience greater instability.¹ Over the past year, federal policy choices and local budget decreases have already reduced access to income supports, healthcare, food assistance,

and rental aid for low-income DC families.² Instead of receiving the resources needed to access and maintain stability, DC families are being pushed further into crisis.

In this moment when a strong, coordinated local safety net is needed to mitigate the harm from federal program cuts and the rising cost of living, the Mayor's proposed budget moves in the opposite direction. It includes no new housing vouchers for families, cuts the amount of cash assistance families receive through TANF, and significantly decreases funding for the behavioral and mental health supports that help children learn and succeed.³ And the impact of these proposed cuts will be borne by the same group of families, compounding their instability. The families who will be stuck in housing insecurity because there are no vouchers available to help them afford market rent, are the same families who will have less cash available to pay for their children's food, clothes, and transportation because of cuts to TANF; and the children whose parents will lose income due to TANF cuts are the same children who will no longer be able to access adequate behavioral and mental health support if they need help.

While the District cannot control federal decisions, our leaders can control where we invest local dollars and how effectively we spend them. We urge the Council to take an intentional, holistic approach to the FY27 budget. When weighing decisions and tradeoffs, assess the collective impact of cuts to families with low incomes, and prioritize funding the basic supports that keep DC children housed, healthy, and connected to opportunity.

To that end, 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.⁴ When a child experiences housing insecurity — whether homelessness, eviction, or forced moves — it can cause significant and lasting harm,⁵ including developmental delays,⁶ adverse physical and mental health conditions,⁷ and lower levels of engagement in school.⁸ These harms are also associated with higher use of costly public services.⁹ Directly connecting low-income families to consistently affordable housing is an evidence-based strategy for preventing childhood housing insecurity.¹⁰ It should remain the Council's goal to ensure that DCHA and its sister agencies have the resources needed to connect as many families as possible with long-term vouchers and maintain safe and healthy public housing. 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 Restore and Protect the District's Existing Number of Housing Vouchers Available to Low-Income DC Families

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.¹¹ 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.¹² These local voucher options —LRSP, TAH, and PSH— are administered collaboratively by DCHA and DHS with funding shared across their respective budgets.¹³ Research shows that long-term housing vouchers like these 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.¹⁴ 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 2013.¹⁵

Therefore, Children's Law Center is deeply concerned that the Mayor's proposed FY27 budget leaves the District on track for a net loss of potentially hundreds of local vouchers for families. There are two major pressures causing a decrease in local voucher numbers that the Council would need to address in the FY27 budget to prevent this net loss. First, in FY26 DHS stopped turning over existing vouchers to new households when

they are vacated.¹⁶ DHS projects that they currently do not have the resources to re-match 326 PSH family vouchers that have turned over.¹⁷ DHS estimates they would have needed an additional \$16 million in their FY26 budget to preserve those 326 vouchers.¹⁸ Additionally, DC received over 500 federal Emergency Housing Vouchers via the American Rescue Plan and has been using them for PSH rental subsidies, including for approximately 160 families currently in PSH.¹⁹ Federal funding for these vouchers was supposed to go through 2030 but will now end in 2026.²⁰ Children’s Law Center appreciates that DCHA amended its Administrative Plan to add a preference for impacted families to receive HCVP vouchers. However, that preference only applies if and when there are HCVP vouchers available. According to DCHA leadership, their HCVP vouchers are currently at 104% utilization and the agency does not expect to receive funding for additional vouchers from HUD in the next year.²¹ In the DCHA FY27 budget hearing on April 29, Interim Director Wickliffe acknowledged that an HCVP preference is far from a guarantee and estimated that Council would need to add \$14 million per year to LRSP funding (shared between DHS and DCHA) beginning in FY27 to ensure that DC families with EHV subsidies can remain stably housed.²²

With no funding for new local vouchers –let alone enough to maintain our existing stock— and no funding for new slots in other local rent subsidy programs, like DC Flex, under the Mayor’s proposed FY27 budget, hundreds of families will be exited from EHV and Rapid Re-Housing over the next year with no way to support market

rent.²³ Hundreds more will be stuck in lengthy shelter stays, which will be more costly for the District and harmful to the future of DC children.²⁴ Minimally, Children's Law Center urges the Council to increase funding across the District's local voucher programs in the FY27 budget to 1) replace the 326 family vouchers lost to DHS's new attrition policy during FY26 and ensure local family vouchers vacated in FY27 will be re-matched to new families; and 2) to ensure families currently housed with a federal EHV subsidy do not suddenly lose their rental assistance and housing stability when DCHA's allocated EHV funding runs out. Children's Law Center also recognizes that those changes will merely preserve the status quo and that investments in hundreds more new vouchers and/or other rental assistance resources would be needed to connect each family terminated from Rapid Re-Housing or entering shelter in FY27 with long-term housing stability. We welcome the opportunity to collaborate with this Committee and the Committee on Human Services over the coming weeks to achieve the most efficient and effective distribution of funding across the District's rental subsidy programs to prevent as many DC children and families as possible from becoming homeless or being pushed out of the District entirely.

The Council Should Maintain Local Investments in Public Housing Repairs to Provide Safe and Healthy Housing to Low-Income Families

Children's Law Center's clients who live public housing regularly report being exposed to housing conditions that are threatening their child's physical and mental health including hazardous mold contamination, recurrent pest infestations, and unsafe

windows and appliances.²⁵ The conditions our clients experience reflect the importance of ensuring that DCHA has sufficient funding to both 1) complete full rehabilitations of deteriorating properties and 2) promptly address repair and maintenance needs in occupied public housing units. To that end, we appreciate that the Mayor's proposed FY27 budget includes an investment of \$31.8 million in capital funds to DCHA for "critical improvements to its public housing portfolio" including "lead remediation, vacant unit renovations, comprehensive rehabilitation, storm water management, and life safety and security upgrades."²⁶ These investments are essential to ensuring that current public housing residents are living in safe and healthy properties and that DCHA increases the number of habitable units in its portfolio enough to open its long-closed waitlist so new families can access housing stability. As we have raised in the past, Children's Law Center strongly encourages the Committee to engage in ongoing oversight of how DCHA is spending these capital funds to ensure they are being used strategically and responsibly with a focus on the health and dignity of current and future public housing residents.

However, it is Children's Law Center's understanding that because DCHA's largescale rehabilitation projects require so much capital funding, very little of the \$31.8 million can be put toward routine repair and maintenance work in occupied public housing units. Recognizing the importance of improving the timeliness and quality of DCHA's day-to-day maintenance, for years, the District government also designated

local dollars in DCHA’s operating budget, separate from and in addition to capital funds, to support that work.²⁷ Last year, the Mayor zeroed out this line item in the FY26 budget, and this Committee was not able to restore it.²⁸ The Mayor’s proposed FY27 budget again includes no funding in the relevant line item in DCHA’s operating budget. We urge the Committee to ask DCHA how the lack of dedicated, local operating funds for repair and maintenance 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. Without adequate investment in both immediate maintenance needs and long-scale rehabilitation projects, the District’s public housing properties will deteriorate beyond repair resulting in thousands of primarily Black,²⁹ low-income DC families being forced out of their communities or displaced from the District altogether in the coming years.³⁰

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 Children’s Law Center, Who We Are, *available at*: <https://childrenslawcenter.org/who-we-are/>.

² Anna Bailey, Cuts to Health Care, Food Assistance, and Income Support to Fund Tax Cuts for the Wealthy Would Worsen Housing Instability and Homelessness, Center on Budget and Policy Priorities, (2025), *available at*: <https://www.cbpp.org/blog/cuts-to-health-care-food-assistance-and-income-support-to-fund-tax-cuts-for-the-wealthy-would>; Upcoming Changes to SNAP Benefits, Legal Aid Society,

available at: <https://www.legalaiddc.org/legal-info/snap-big-beautiful-bill>; Elizabeth Short, D.C. is preparing to implement new SNAP work requirements. *Here's what to know*, Street Sense Media, (March 13, 2026), available at: <https://streetsensemedia.org/article/d-c-implements-new-snap-work-requirements/>; Legal Action Center, *The Impacts of HR 1 on Medicaid and SNAP*, (December 2025), available at: <https://www.lac.org/resource/the-impacts-of-hr-1-on-medicaid-snap>; Fiscal Year 2026 Budget, D.C. Fiscal Policy Institute, (Mar. 25, 2025), available at: <https://www.dcfpi.org/all/dc-fiscal-year-2026-budget/>.

³ Mayor's Proposed FY2027 Budget Department of Human Services and Department of Behavioral Health. While this testimony speaks extensively to the cuts to vouchers and TANF with relevant sites. It is important to note that the FY2027 Budget for Department of Behavioral Health cuts the school-based behavioral health program by \$6.1M and crisis responses by almost \$700,000. See Proposed FY 2027 Budget and Financial Plan, Volume 4 Agency Budget Chapters – Part 3, Department of Behavioral Health, p. E-25.

⁴ 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>

⁵ 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>.

⁶ See Mitigating Homeless Children's Risk for Developmental Delay, *Healing Hands: A Publication of the HCH Clinicians' Network* Vol. 13 (2) (April 2009), <https://nhhc.org/wp-content/uploads/2019/08/Apr09HealingHands.pdf>.

⁷ 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>.

⁸ 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>.

⁹ 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>.

¹⁰ 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);

¹¹ 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>.

¹² 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>.

¹³ 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>.

¹⁴ 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).

¹⁵ 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/>.

¹⁶ *FY25 Post-Hearing POH Questions With DHS Responses*, response to Q6, available at: <https://lims.dccouncil.gov/Hearings/hearings/2243>.

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ See Department of Human Services, *2025 Performance Oversight Responses*, response to Q110(a), available at: <https://dccouncil.gov/wp-content/uploads/2025/03/DHS-Combined-POH-Responses-3.3.2025.pdf>; District of Columbia Housing Authority, *Public Notice: Emergency Housing Vouchers* (August 5, 2021), <https://www.dchousing.org/wordpress/public-notice-emergency-housing-vouchers/>.

²⁰ Tushar Gurjal, *HUD Announces End of Funding Timeline for EHV's*, *National Association of Housing and Redevelopment Officials (NAHRO)* (March 7, 2025), <https://www.nahro.org/news/hud-announces-end-of-funding-timeline-for-ehvs/>.

²¹ Remarks by DCHA Interim Executive Director Wickliffe, DC Council Committee on Housing, DCHA Budget Oversight Hearing (April 29, 2026), starting at 4:11, available at: <https://www.youtube.com/watch?v=tffH6jMITio>.

²² *Id.*

²³ In FY25 (the most recent year for which complete data is available), 888 DC families entered shelter and 588 were able to exit shelter to Rapid Re-Housing and 88 exited to a long-term voucher. See Department of Human Services, *2025 Performance Oversight Responses*, response to Q40(d,e), available at: <https://dccouncil.gov/wp-content/uploads/2025/03/DHS-Combined-POH-Responses-3.3.2025.pdf>. Under the proposed FY27 budget, which maintains a significant decrease in Rapid Re-Housing capacity first instituted in FY26 and includes no new local vouchers, very few of those 709 families that exited via Rapid Re-Housing or a voucher would have a viable means of exiting shelter. Additionally, DHS reported that it expected to enter at least 444 families in Rapid Re-Housing during FY26. *Id.* at Q44(a). As DHS is operating Rapid Re-Housing with a strict 12-month time limit, we can anticipate that those 444 will be exited from Rapid Re-Housing at some point during FY27 and years of evidence shows that most of them will not be able to independently support market rent when exited. See Makenna Osborn, *Testimony Before the DC Council Committee on Human Services, Public Hearing: Performance Oversight of the Department of Human Services* (March 5, 2025), pp. 2-6, available at: <https://childrenslawcenter.org/wp-content/uploads/2025/03/DHS-Performance-Oversight-2025-Childrens-Law-Center-Written-Testimony-03.05.2025.pdf>.

²⁴ 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>.

²⁵ *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://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).

²⁶ Proposed FY 2027 Budget and Financial Plan, Housing Authority Payment, Capital, 100475-HY0.DHA21C.DEVELOPMENT AND REHABILITATION – DCHA, p. 241-HY0., available at: <https://cfo.dc.gov/node/1822851>.

²⁷ Beginning in 2016, District law directed unspent LRSP dollars allocated to DCHA to a non-lapsing DCHA Rehabilitation and Maintenance Fund to provide local operating dollars for public housing repairs and maintenance. In the FY25 budget, the Mayor eliminated the law implementing this funding scheme and the Committee on Housing created a new recurring line item in DCHA's local operating budget to replace the previous Rehabilitation and Maintenance Fund with approximately \$7 million annually. *See* DC Council Committee on Housing, Report and Recommendations of the Committee on Housing on the Fiscal Year 2026 Budget and Financial Plan for Agencies Under Its Purview (May 15, 2024), p. 89, 98-99, available at: <https://www.dccouncilbudget.com/fy-2025-budget>.

²⁸ *See* Approved FY 2026 Budget and Financial Plan, Housing Authority Payment, Chapter, Table HY0-4 Line R03904 (Affordable Housing), available at: <https://cfo.dc.gov/node/1782591>; DC Council Committee on Housing, Report and Recommendations of the Committee on Housing on the Fiscal Year 2026 Budget for Agencies Under Its Purview (June 24, 2025), p. 32-33, available at: <https://www.dccouncilbudget.com/fy-2026-budget> (“Most notably, the budget eliminates a recurring \$7 million annual investment in public housing repairs and maintenance [. . .]. Without this operating support, DCHA will be forced to continue relying on inconsistent, delayed, capital dollars, which are often restricted to longer-term development projects and can't address the urgent repair needs that residents face now.”)

²⁹ 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>.

³⁰ 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/>.