

Economic Justice

Introduction

To promote economic justice and address both the impacts of COVID-19 and the racial disparities that predate the pandemic, the Council makes \$209.4 million of enhancements that modify the operating budget and Capital Improvements Plan, alter the tax code, and tap into new federal resources. These enhancements promote economic justice in housing, homeless services, employment, and business development. They include funding for the development and preservation of affordable housing, preventing eviction, cash assistance to workers who do not qualify for unemployment assistance, protecting workers' rights, and support for small businesses – see [Table 1](#).

Table 1: Economic Justice Budget Highlights

	Mayor's FY21 Proposed Budget	Council's FY21 Enhancements	Approved FY21 Budget
Local Rent Supplement Program	\$81,883,000	\$7,490,000	\$89,373,000
Emergency Rental Assistance Program	\$6,758,000	\$7,265,000	\$14,023,000
Permanent Supportive Housing for Families and Individuals*	\$64,185,000	\$5,291,000	\$69,476,000
Protections for Tipped Workers	\$0	\$2,186,700	\$2,186,700
Clean Teams & Main Streets	\$8,091,000	\$772,000	\$8,863,000
Workforce Development for LGBTQ Youth	\$0	\$500,000	\$500,000

Through the FY 2021 budget, the Council continues its work to end homelessness in the District and provide safe, stable housing to those in need. Medical professionals, politicians, and scientists have all emphasized the importance of staying home to avoid contracting or spreading coronavirus (COVID-19); but that is not always possible for the 6,380 individuals experiencing homelessness in D.C., the majority of whom are Black.¹ While people experiencing homelessness represent less than 1 percent of the District's population, they make up 3 percent of positive COVID-19 cases and 4 percent of deaths.² Stable housing can help residents experiencing homelessness minimize their risk of contracting COVID-19, better their health overall, and lead to improved employment and income, among other benefits.³

The Council also demonstrates its commitment to supporting workforce training and protecting workers' rights through the FY 2021 budget. With the unprecedented increase in unemployed Americans due to the pandemic, workers need help to make ends meet. In D.C. alone, there were nearly 134,000 unemployment claims as of July 30, 2020.⁴ Black and undocumented workers have been hit the hardest by these job losses, exacerbating preexisting racial disparities and unequal access to federal assistance.⁵

Unemployed District residents must also look to a post-quarantine time and will need to develop and refine skills through workforce development programs to give them an edge when the market begins to return. These programs can increase the chances of being hired, result in higher wages, and increase their advancement opportunities.

Housing

The overall cost of living in D.C. is higher than in many other American cities, and much of this is due to housing prices. District renters spend an average of \$2,200 a month and homeowners with a mortgage spend over \$3,000.⁶ The majority, or 58 percent, are renters and 42 percent own their home.⁷ The Council invests [\\$162.3 million to create and stabilize over 1,412 affordable housing units](#) – see [Table 2](#).

To increase the availability of affordable housing, the Council authorizes the Department of Housing and Community Development (DHCD) to submit a loan fund application to the U.S. Department of Housing and Urban Development's Section 108 Program.⁸ By pledging \$5 million of the District's Community Development Block Grant each year, the District will [unlock \\$88 million in FY 2021 to subsidize the creation of over 600 new units of affordable housing projects](#). The Section 108 Affordable Housing Fund provides a gap subsidy resource for affordable housing acquisition and rehabilitation that will work alongside the DHCD's Housing Preservation Fund and Housing Production Trust Fund (HPTF) to advance the execution of projects that are already in the pipeline. The Council also [expands HPTF's capacity to create new units of affordable housing through a \\$9 million reallocation](#).

The D.C. Housing Authority (DCHA) maintains more than 8,000 units across 56 public housing developments, providing housing for over 20,000 District residents. However, the federal government's chronic underfunding of public housing capital and operating expenses has placed public housing inventories at risk of further deterioration.⁹ In the FY 2021 budget, the Council provides [\\$50 million in the capital budget to continue performing critical and long overdue repairs to DCHA's public housing complexes](#). This enhancement builds upon the Council's investment of \$23.5 million in FY 2020 and will allow the District to increase the number of habitable public housing units and draw families off DCHA's waitlist. The Council's investment will provide enough resources to repair approximately 417 public housing units.

In the FY 2021 budget, the Council dedicates [\\$7.49 million to create approximately 385 new units of housing for extremely low-income families and individuals through the DCHA's Local Rent Supplement Program \(LRSP\)](#). LRSP is a locally funded subsidy that provides permanent rental supports to housing providers, nonprofit partners, and low-income households to maintain deeply affordable housing. It is modeled after the federal Housing Choice Voucher Program but offers a deeper subsidy. The Council's enhancement includes [\\$5 million in FY 2021 to Project/Sponsor-Based LRSP](#) for operating subsidies that are tied to new housing developments rather than individual tenants.¹⁰ With this investment, the District will support enhancement allows the HPTF to fulfill its statutory requirement to spend at least two-fifths of its resources on housing for extremely low-income

The Council invests \$162.3 million to create and stabilize over 1,412 affordable housing units.

The Council dedicates \$7.49 million to create 385 new units of housing for extremely low-income families and individuals.

Table 2: Council's FY 2021 Investments in Housing

		Total 	Universal* 	Returning Citizens 	LGBTQ Seniors 	Seniors
\$ Amounts in millions.						
Section 108 Affordable Housing Fund	Budget	\$88m	\$88m			
	# Units	600	600			
Public Housing Maintenance & Repair	Budget	\$50m	\$50m			
	# Units	417	417			
Housing Production Trust Fund	Budget	\$9m	\$9m			
D.C. LIHTC†	Budget	\$5.2m	\$5.2m			
Project/Sponsor Based LRSP	Budget	\$5m	\$5m			
	# Units	258	258			
Tenant Based LRSP	Budget	\$2.5m	\$1.5m	\$0.5m	\$0.4m	\$0.2m
	# Units	127	82	20	15	10
Housing Preservation Fund	Budget	\$1m	\$1m			
Reentry Housing Pilot Program	Budget	\$1m		\$1m		
Transparency in Housing Tools & Resources	Budget	\$0.3m	\$0.3m			
ReMIT	Budget	\$0.1m	\$0.1m			
Unsubsidized Senior Shallow Subsidy	Budget	\$0.1m				\$0.1m
	# Units	10				10
Total	Budget	\$162m	\$160m	\$1.5m	\$0.4m	\$0.3m
	# Units	1,412	1,357	20	15	20

* Includes all units not dedicated to a particular subset of District applicants.

† Available to projects beginning in FY 2022 and later.

approximately 258 new units of subsidized housing affordable to households that earn less than 30 percent of the Area Median Income. This enhancement allows the HPTF to fulfill its statutory requirement to spend at least two-fifths of its resources on housing for extremely low-income households, such as a four-person household earning less than \$36,400 per year. The HPTF helps pay for the construction costs for new affordable housing units, which Project/Sponsor-Based LRSP compliments by providing an ongoing operating subsidy. This operating subsidy is needed because the rents that extremely low-income households can afford do not provide enough revenue to cover a residential building's maintenance costs.¹¹

LRSP also provides Tenant-Based vouchers, which are tied to individuals rather than particular housing units. Tenant-Based LRSP vouchers are an important tool for providing affordable housing opportunities to those who are living on extremely low incomes. The program provides permanent subsidized housing vouchers to eligible low-income families on DCHA's housing waiting list. Demand for the program is high. There are over 40,000 families on the waiting list although it has been closed since 2013.¹² The Council's enhancement includes [\\$2.49 million to DCHA to create 127 new LRSP Tenant-Based vouchers](#). This enhancement reserves 45 vouchers for especially vulnerable populations: 20 vouchers for returning citizens, 10 vouchers for seniors, and 15 vouchers for seniors who identify as Lesbian, Gay, Bisexual, Transgender, and Queer or Questioning (LGBTQ).

The Council created a new, District-funded tax credit to support the creation of affordable housing beginning in FY 2022. [The D.C. State Low Income Housing Tax Credit \(DC LIHTC\) is modeled after the federal LIHTC program](#). It will provide up to \$5 million per year in subsidies for the development of affordable rental housing for low- and moderate-income tenants and will match the federal credit at a ratio of 1 to 4. Beginning in FY 2022, the Council also committed to providing \$202,351 for personnel and administrative expenses. The credit will first become available to projects that start in FY 2022, with the credit awarded the following year. The credits will be nonrefundable, but recipients may carry their unused credits forwards for up to ten years. Seventeen other states have created their own LIHTC programs, including New York, California, Illinois, and Massachusetts.¹³

The Council recognizes that housing investments must meet the diverse needs of District residents and the breadth of the jurisdiction's housing stock. To this end, the Council invests in housing programs and supports that address a variety of housing needs. The Council provides [\\$1.07 million in the Housing Preservation Fund](#) at DHCD for flexible acquisition and predevelopment financing for projects that preserve existing affordable housing in the District. The Council directs [\\$1 million to Office of Victims Services and Justice Grants \(OVSJG\) for a pilot program that offers housing supports to returning citizens](#), as described in the "Criminal Justice Reform" budget summary report. The Council continues its support for the [Rent Control Housing Clearinghouse with \\$116,000](#) for operating costs. The Council adds [\\$200,000 to the Office of Human Rights \(OHR\) to create a contract for housing testers for discrimination based on source of income](#).

The D.C. State Low Income Housing Tax Credit (DC LIHTC) will provide up to \$5 million per year in subsidies for the development of affordable rental housing for low- and moderate-income tenants.

The Council provides \$107,000 to DHCD for the [Reverse Mortgage Insurance & Tax Payment Program \(ReMIT\) program](#) to help senior citizens on a fixed income to maintain their homes. The Council sends \$71,284 to DCHA for the [shallow subsidy](#) program that it started in FY 2019 that partially subsidizes the rent of senior-headed, rent-burdened households.¹⁴ The Council also appropriates \$10,000 to implement "Housing Conversion and Eviction Clarification Amendment Act of 2020" to protect consumers against housing discrimination based on source of income.¹⁵

Homeless Services




















In January 2020, there were an estimated 6,380 individuals experiencing homelessness in D.C.¹⁶ Of the total, almost 3,947 were single adults, 768 were family households, and over 1,400 were children. Among their ranks were 302 veterans. Most adults experiencing homelessness in the Washington metropolitan region identify as Black, or about 86 percent of the total homeless population.¹⁷ Homelessness has a significant negative effect on an individual's health. For example, those experiencing homelessness have higher rates of diabetes, heart attacks, the human immunodeficiency virus (HIV), hypertension, and depression compared to the general population.¹⁸ They also suffer from mental illness at twice the rate of the overall population.¹⁹ Stable housing has numerous benefits, including improved health; lower usage of medical facilities, leading to overall system savings; increased employment and income; and improved academic, social, and emotional development of children.²⁰

COVID-19 has increased many people's risk of becoming homeless, and it has made experiencing homelessness more dangerous. According to the U.S. Census Bureau, nearly 11 percent of U.S. households reported that they would be unable to pay their rent or mortgage on time.²¹ People experiencing homelessness are also especially vulnerable to COVID-19. As of July 9, 2020, 318 people in D.C. shelters have tested positive for the virus, and 20 people who received homeless services have died.²² The Council works to address COVID-19's impact on housing security and ensure that when families and individuals experience homelessness, it is brief, rare, and non-recurring. In the FY 2021 budget, the Council directs a [total of \\$18.12 million for eviction prevention and homeless services](#) – see Table 3. Through this investment, the Council creates approximately 238 new units of housing and supportive services for District residents, families, and young people experiencing homelessness.

The Council's enhancement includes [\\$7.27 million to the Department of Human Services \(DHS\) for the Emergency Rental Assistance Program \(ERAP\)](#) to help low-income families and older adults avoid eviction by helping pay overdue rent and assist people experiencing homelessness find secure housing by paying their security deposit or the first month's rent.²³ With this enhancement, the Council fully reverses the Mayor's proposed reductions to ERAP and significantly expands the program. This enhancement is critical because eviction can result in severe trauma and create additional setbacks for those who already struggle to make ends meet.²⁴ Eviction can worsen a

The Council directs \$18.12 million for eviction prevention and homeless service. This will fund about 238 new units of housing and supportive services for District residents experiencing homelessness.

Table 3: Council's FY 2021 Investments in Homeless Services

		Total 	Universal* 	Homeless Individuals 	Homeless Families 	Homeless Youth 
\$ Amounts in millions.						
Emergency Rental Assistance Program	 Budget	\$7.3m	\$7.3m			
Permanent Supportive Housing	 Budget	\$5.3m[†]		\$3.6m	\$1.7m	
	 # Units	160		118	42	
	 New Employees	2		1	1	
Homeless Street Outreach	 Budget	\$2.1m	\$2.1m			
Targeted Affordable Housing	 Budget	\$1.7m[‡]			\$1.7m	
	 # Units	53			53	
	 New Employees	2			2	
Project Reconnect	 Budget	\$1.2m		\$1.2m		
Transitional Housing for LGBTQ Youth	 Budget	\$0.6m				\$0.6m
	 # Units	14				14
Total	 Budget	\$18.1m	\$9.4m	\$4.8m	\$3.4m	\$0.6m
	 # Units	227		118	95	14
	 New Employees	4		1	3	

* Includes all units not dedicated to a particular subset of District applicants.
 † Includes \$224,992 for administrative expenses.
 ‡ Includes \$182,390 for administrative expenses.

Source: FY 2021 Local Budget Act of FY 2020

person's health outcomes, and these negative impacts can persist for years.²⁵ Many households in the District were at risk of eviction before the pandemic, and COVID-19 will make the need for continued investment in housing supports and eviction-prevention assistance all the more urgent. Two-thirds of low-income renters in the District spend more than half of their income on housing, which can leave families and individuals just one missed paycheck or unexpected bill away from housing instability.²⁶ In 2016, 4,537 District households were evicted. For every 100 renters, 15.67 faced eviction filings. Moreover, the jurisdiction's eviction rate surpassed the national average.²⁷

The Council continues its work to make homelessness in the District brief, rare, and nonrecurring through a [\\$5.29 million investment at DHS and DCHA to create 160 new units of Permanent Supportive Housing \(PSH\) for individuals and families experiencing homelessness and fund 2 FTEs](#). This enhancement includes \$3.47 million for 118 units of PSH for individuals, \$1.71 million for 42 units of PSH for families, and \$224,992 for personnel services. PSH provides long-term housing and intensive case management to those who are experiencing homelessness and would have difficulty remaining housed. PSH has been shown to effectively reduce homelessness, promote housing stability, and reduce emergency room and hospital stays.²⁸ An evaluation of Los Angeles' PSH program for homeless individuals found that it produced "a dramatic reduction in service use, especially for medical and mental health services" and provided a net cost savings of 20 percent.²⁹ The Council also provides [\\$1.68 million to DCHA to create 53 new units of Targeted Affordable Housing \(TAH\) for families experiencing homelessness and fund 2 FTEs](#). Further, the Council provides [\\$600,000 to DHS for 14 units of transitional housing for LGBTQ youth](#).

Homelessness is not just about housing; it is also about public health. Those who experience homelessness have elevated health and safety risks including higher rates of premature mortality. Dangers are especially great for unsheltered individuals. However, many people who experience homelessness distrust public systems and may be unable or unwilling to seek assistance.³⁰ Outreach is a critical first step in connecting chronically homeless individuals with the services they need.³¹ Over time and through repeated engagement, street outreach teams build trust with homeless individuals to connect them with medical care, day services, shelter, and housing.³² In the FY 2021 budget, the Council directs [\\$2.08 million for Homeless Street Outreach](#) at DHS. The Council also works to prevent residents from becoming chronically homeless by investing [\\$1.2 million in Project Reconnect](#) at DHS. Project Reconnect is a shelter diversion and rapid exit program for unaccompanied adults experiencing homelessness.

Social Safety Net

Many District residents work in the service industries or the informal economy, both devastated by the coronavirus. However, many forms of financial assistance are unavailable to undocumented workers, those in the informal economy, and returning citizens. The Council provides [\\$9 million in FY 2020 to Events DC to continue the D.C. Cares program](#), a cash assistance program for excluded workers who lost income due to the public health emergency.³³ To qualify, applicants must be District residents who are ineligible for federal COVID-relief funds or Unemployment Insurance (UI), among other standards. The program is also open to returning citizens who would not qualify for UI because of the recency of their incarceration. This enhancement will offer critical relief to help stabilize excluded workers and their families during this public health and economic crisis.³⁴

Nationwide, people who are lesbian, gay, bisexual, or transgender are more likely to experience poverty than cisgender straight people, at a rate of 21.6 percent versus 15.7 percent. To support the wellbeing and resiliency of the District's vibrant LGBTQ communities, the Council provides, [\\$100,000 to the Department of Aging and Community Living for community dining supports for LGBTQ seniors](#).³⁵ It also directs [\\$70,000 to the Department of General Services for rental assistance for The DC Center for the LGBT Community](#). The organization works to educate, empower, celebrate, and connect LGBTQ communities and is located in the Frank D. Reeves Center of Municipal Affairs.

The Council provides \$9 million for COVID-19 cash assistance through the D.C. Cares program.

Workforce Development

With the unprecedented rise in unemployment and job loss due to COVID-19, which has had an outsized impact on Black Americans, being a competitive applicant for future employment is more important than ever. Job training is one way to help increase an applicant's competitive edge. This training has also been found to increase an individual's ability to move out of poverty, obtain more stable employment, earn higher wages, reduce criminal activity, and helps the economy overall.³⁶ The Council provides the [Workforce Investment Council \(WIC\) with \\$100,000 for the Career Pathways Innovation Fund program](#). In this program, individuals receive education in literacy and numeracy simultaneously with, and in the context of, occupational skills training. The Council also funds the [Department of Employment Services' \(DOES\) D.C. Infrastructure Academy with \\$596,000 for Information Technology and Commercial Driver's License training and \\$129,000 to hire an Industry Committee Coordinator](#). The Council includes [\\$916,000 and 2 FTEs for a School Year Internship Pilot Program at DOES](#). The Council also provides [\\$689,625 to create a health care sector partnership](#), as described in the "Social Determinants of Health" budget report.³⁷

The Council funds the Department of Employment Services' D.C. Infrastructure Academy with \$596,000 for Information Technology and Commercial Driver's License training and \$129,000 to hire an Industry Committee Coordinator.

The Council works to ensure that LGBTQ residents and District employees can enter the career of their choice and advance in that profession. To this end, the Council enhances DHS's budget by \$500,000 to establish a wrap-around workforce development program for transgender, non-binary, and gender nonconforming District youth experiencing or at risk of homelessness.

The Council provides \$100,000 to the Department of Small and Local Business Development (DSLBD) to continue the Living Wage Certification Program (D.C. Law 22-168; D.C. Official Code § 2-218.15). The Program recognizes businesses that pay their staff and contractors a living wage, urges consumers to patronize these businesses, and encourages non-Living Wage employers to adopt the pay standard.

The Council protects workers' wages, protects jobs, and ensures that businesses can reopen after the public health emergency through the "Shared Work Program Amendment Act of 2020." By making this legislation permanent, the Council will allow the District to draw down \$431,513 in federal grant funds from the U.S. Department of Labor.³⁸

Protecting Workers' Rights

Workers also benefit from knowing their rights, which can be incredibly complex. Only 10 percent of workers are members of unions, whose responsibility it is to educate and advocate for workers' rights.³⁹ This means the remaining 90 percent of workers must rely on their employer or themselves to learn and understand their rights. Persons of color face higher rates of workplace violations than their white counterparts, making it even more imperative to understand their rights in the workplace.⁴⁰

The Council provides \$3.29 million in the FY 2021 budget to ensure that workers can exercise their hard fought for rights and to educate District employees and employers on workplace protections. The Council's enhancement includes \$2.19 million and 5 FTEs to implement the "Tipped Wage Worker Fairness Amendment Act of 2018."⁴¹ The Council directs \$1.23 million of this enhancement to DOES and \$951,813 to OHR. By funding this law, DOES will be required to maintain a website that describes all of the District's wage and hour and anti-discrimination statutes, training on sexual harassment and D.C.'s wage theft laws will be mandated, and the Mayor will be directed to establish a dedicated phone line for reporting wage and hour violations. Further, every pay period tipped workers will receive a tip-out sheet with their pay stubs. By adding these new protections for tipped workers, the District will further racial equity. Seventy percent of tipped workers in D.C. are persons of color, and studies have shown that tipped workers of color are typically paid less than white tipped workers.⁴²

Only July 1, 2020, the District's Paid Family Leave program began providing wage replacement benefits to qualified workers taking family or medical leave. D.C. workers will no longer have to choose between caring for a loved one or themselves and bringing home a paycheck. [To ensure that workers' can exercise their rights under the "Universal Paid Leave Act of 2016," the Council provides \\$1.85 million and 10 FTEs to OHR to enforce this law.](#)⁴³

To further the Council's goal of ensuring that workers in the District are properly compensated and their workplace rights are protected, the Council appropriates [\\$750,000 to DOES for a new Workplace Leave Navigators grant program](#). This grant will provide resources to worker advocacy organizations, business groups, and trade organizations to help workers and businesses navigate workplace leave laws.⁴⁴ The Council provides [\\$127,986 for a new wage theft attorney at the Office of the Attorney General \(OAG\)](#), [\\$100,000 to DOES for a public education campaign on tipped workers' wage rights](#), and [\\$939,806 to the Office of Administrative Hearings to adjudicate Universal Paid Leave claim determination appeals](#).

The Council provides \$2.19 million and 5 FTEs to implement the "Tipped Wage Worker Fairness Amendment Act of 2018."

Access to Capital

Entrepreneurship is an important engine of economic growth, wealth accumulation, and job creation. However, Black entrepreneurs simply do not have the same opportunities as white entrepreneurs to build and expand their businesses. Black entrepreneurs face obstacles in accessing capital, markets, and social networks, all of which are essential for any business to increase in size and scale. As a result, Black-owned businesses are consistently smaller and grow at a slower pace. For example, Black business owners have an average of \$500 of outside equity, compared with \$18,500 among white owners. Black entrepreneurs also do not expect to meet with the same success at the bank's lending desk as those who are white, even when controlling for credit score and net worth. The great disparities between Black and white American household wealth means that Black entrepreneurs also have fewer personal assets to draw upon for seed capital, as do their social networks. For instance, Black entrepreneurs invest around \$19,500 of personal equity to their startups within the first year versus \$34,500 for white entrepreneurs.⁴⁵

The disparity between Black and white business owners will continue unabated unless significant actions are taken to level the playing field. [The Council works to build a more equitable future by investing a total of \\$6.63 million into grants, programs, and services that support disadvantaged enterprises and foster inclusive growth](#). Through these enhancements, the Council tackles both the root causes and the symptoms of inequity among Black and minority entrepreneurs. Further, by creating opportunities for disadvantaged entrepreneurs, the Council acts to ensure that the economy that we rebuild will be stronger and more just than the one that COVID-19 shattered.

The Council invests \$6.63 million in supporting disadvantaged enterprises and fostering inclusive growth.

The Council's adds [\\$2.58 million to attract and retain businesses, strengthen retail corridors, and create job opportunities](#). This enhancement includes \$1.76 million to the Deputy Mayor for Economic Development and Planning (DMPED) for the Washington, D.C. Economic Partnership. This enhancement also provides funding to DSLBD to include \$321,740 for new Clean Teams in Ivy City and Eastern Market and expanding an existing Clean Team in Trinidad; \$400,000 to create new Main Street programs in Chevy Chase and Pennsylvania East Main Street; and \$100,000 to expand the New York Avenue NE Retail Priority Area to cover businesses on Montello Avenue, NE in the Great Streets Corridor.⁴⁶

The Council adds [\\$2.12 million to the budget for direct relief to small businesses](#): \$1.25 million to the DMPED to establish an Equity Impact Fund through the "Equitable Impact Assistance for Local Businesses Act of 2020"; \$599,000 for grants for equity impact enterprises operating in Wards 5, 7, or 8; \$200,000 for Dream Grants for Ward 7 and 8 Microbusinesses at the DSLBD; and \$67,086 for a property tax abatement for Mypheduh Films DBA Sankofa Video and Books.⁴⁷

Further, the Council's dedicates [\\$2.07 million towards ensuring that locally owned businesses have an equitable opportunity to bid for large contracts and access outside capital](#). To this end, the Council adds to \$870,000 to DMPED and DSLBD's budgets to increase access for disadvantaged businesses to contracts with the District government and fund a disparity study and \$200,000 to DMPED for a grant to help prominent institutions leverage their procurement power to support the growth of D.C. minority-owned enterprises.⁴⁸ The Council also increases District residents, businesses, nonprofits, and community-based organizations' access to loans, grants, financial services, and banking products by directing \$1 million for the "Deputy Mayor for Planning and Economic Development Limited Grant-Making Authority Act of 2020."⁴⁹

Endnotes

- 1 (Metropolitan Washington Council of Governments, 2020)
- 2 (Government of the District of Columbia, 2020; Metropolitan Washington Council of Governments, 2020)
- 3 (Cunningham, Gillespie, & Batko, 2019; Gallagher, Burnstein, & Oliver, 2018; Lim, Singh, Hall, Walters, & Gould, 2018; Tuller, 2019)
- 4 (D.C. Department of Employment Services, 2020)
- 5 (Ajilore, 2020)
- 6 (Ruggles et al., 2020)
- 7 (Census Reporter, 2018)
- 8 "Affordable Housing Loan Fund Authorization Amendment Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 9 (Gathright, 2019)
- 10 Sponsor-based LRSP units must include on-site supportive housing, whereas this requirement does not exist for project-based LRSP units.
- 11 (Masliansk, 2019)
- 12 (Korber, 2019)
- 13 (Novogradac, 2020)
- 14 "Rental Assistance for Unsubsidized Seniors Amendment Act of 2018," effective October 30, 2018 (D.C. Law 22-168; 65 DCR 9388).
- 15 "Housing Conversion and Eviction Clarification Amendment Act of 2020," effective April 16, 2020 (D.C. Law 23-72; 67 DCR 2476).
- 16 (Metropolitan Washington Council of Governments, 2020)
- 17 The Washington metropolitan region includes the City of Alexandria, Virginia; Arlington County, Virginia; District of Columbia; Fairfax County, Virginia, including data from the City of Falls Church and the City of Fairfax; Frederick City and County, Maryland; Loudoun County, Virginia; Montgomery County, Maryland; Prince George's County, Maryland, including data from the City of Bowie; and Prince William County, Virginia, including data from the City of Manassas and the City of Manassas Park.
- 18 (National Health Care for the Homeless Council, 2019)
- 19 (American Psychological Association)
- 20 (Cunningham et al., 2019; Gallagher et al., 2018; Lim et al., 2018; Tuller, 2019)
- 21 (Callen, 2020)
- 22 (Government of the District of Columbia, 2020; Metropolitan Washington Council of Governments, 2020)
- 23 This enhancement consists of \$400,000 in one-time funds and \$215,000 in recurring funds.
- 24 (Office of the United Nations High Commissioner for Human Rights, 2014)
- 25 (Hiser, Morris, Payne, Plovnick, & Shahid, 2017) (Desmond & Kimbro, 2015)
- 26 (Zippel, 2018)
- 27 (Eviction Lab, 2018)
- 28 (National Academies of Sciences, 2018; Nicholas, 2017)
- 29 (Hunter, Harvey, Briscoe, & Cefalu, 2017)
- 30 For example, a study of unsheltered homeless adults in Massachusetts found that they had mortality rates 10-folds greater than the rest of the adult population. (Roncarati, Baggett, & O'Connell, 2018) (Baggett et al., 2013) (Gorman & Rowan, 2019)
- 31 (Caton, Wilkins, & Anderson, 2007)
- 32 (Olivet, Bassuk, Elstad, Kenney, & Jassil, 2010) (U.S. Interagency Council on Homelessness, 2016)
- 33 (Page, Venkataramani, Beyrer, & Polk, 2020); Excluded Workers Amendment Act of 2020, as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 34 (Abramsky, 2020)
- 35 (Badgett, Choi, & Wilson, 2019)
- 36 (Ellwood, Bogle, Acs, Mikelson, & Popkin, 2016; Gupta & Goldman, 2019; Hanks & Madland, 2018; Jones, 2017)

- 37 "School Year Internship Pilot Program Amendment Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 38 Shared Work Program Amendment Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 39 (U.S. Bureau of Labor Statistics, 2020)
- 40 (Bernhardt, Milkman, & Theodore, 2009; University of California, 2015)
- 41 "Tipped Wage Worker Fairness Amendment Act of 2018," effective December 13, 2018 (D.C. Law 22-196; 65 DCR 13721).
- 42 (Cooper, 2018)
- 43 "Universal Paid Leave Act of 2016," effective April 7, 2017 (D.C. Law 21-264; 64 DCR 2121).
- 44 "Workplace Leave Navigators Amendment Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 45 (Bradford, 2003; Fairlie & Robb, 2010; Fairlie, Robb, & Robinson, 2016; Robb, 2012)
- 46 "New York Avenue, N.E. Retail Priority Expansion Amendment Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 47 "Mypheduh Films DBA Sankofa Video and Books Real Property Tax Exemption Act of 2019," effective September 11, 2019 (D.C. Law 23-24; 66 DCR 9756).
- 48 "Equity Impact Enterprises Establishment Amendment Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).
- 49 "Deputy Mayor for Planning and Economic Development Limited Grant-Making Authority Act of 2020," as approved by the Committee of the Whole on July 28, 2020 (Enrolled Version of Bill 23-760).

References

- Abramsky, S. (2020). Undocumented Workers in Coronavirus Crisis. *The Nation*. Retrieved from <https://www.thenation.com/article/society/coronavirus-undocumented-workers-california/>
- Ajilore, O. (2020). On the Persistence of the Black-White Unemployment Gap. Retrieved from <https://www.americanprogress.org/issues/economy/reports/2020/02/24/480743/persistence-black-white-unemployment-gap/>
- American Psychological Association. Health and Homelessness. Retrieved from <https://www.apa.org/pi/ses/resources/publications/homelessness-health>
- Badgett, M. V. L., Choi, S. K., & Wilson, B. D. M. (2019). *LGBT Poverty in the United States: A Study of Differences Between Sexual Orientation and Gender Identity Groups*. Retrieved from Los Angeles: <https://williamsinstitute.law.ucla.edu/wp-content/uploads/National-LGBT-Poverty-Oct-2019.pdf>
- Baggett, T., Hwang, S., O'Connell, J., Porneala, B., Stringfellow, E., Orav, J., . . . Rigotti, N. (2013). Mortality Among Homeless Adults in Boston Shifts in Causes of Death Over a 15-Year Period. *JAMA Internal Medicine*, 173(3), 189-195. Retrieved from <https://jamanetwork.com/journals/jamainternalmedicine/fullarticle/1556797>
- Bernhardt, A., Milkman, R., & Theodore, N. (2009). *BROKEN LAWS, UNPROTECTED WORKERS: VIOLATIONS OF EMPLOYMENT AND LABOR LAWS IN AMERICA'S CITIES*. Retrieved from <https://www.nelp.org/publication/broken-laws-unprotected-workers-violations-of-employment-and-labor-laws-in-americas-cities/>
- Bradford, W. D. (2003). The Wealth Dynamics of Entrepreneurship for Black and White Families in the U.S. *The Review of Income and Wealth*, 49(1), 89-116.
- Callen, J. (2020). Weekly Census Bureau Survey Provides Timely Info on Households During COVID-19 Pandemic. Retrieved from <https://www.census.gov/library/stories/2020/05/new-household-pulse-survey-shows-concern-over-food-security-loss-of-income.html>
- Caton, C. L. M., Wilkins, C., & Anderson, J. (2007). *People Who Experience Long-Term Homelessness: Characteristics and Interventions*. Paper presented at the National Symposium on Homelessness Research <https://aspe.hhs.gov/system/files/pdf/180411/report.pdf>
- Census Reporter. (2018). Washington, DC. Retrieved from <https://censusreporter.org/profiles/16000US1150000-washington-dc/>
- Cooper, D. (2018). Why D.C. should implement Initiative 77. Retrieved from <https://www.epi.org/publication/tipped-workers-do-better-in-cities-where-they-are-paid-the-regular-minimum-wage-and-the-restaurant-industry-continues-to-thrive-why-dc-should-implement-initiative-77/>
- Cunningham, M., Gillespie, S., & Batko, S. (2019). *How Housing Matters for Families Findings from In-Depth Interviews with Parents in Supportive Housing*. Retrieved from https://www.urban.org/sites/default/files/publication/100292/how_housing_matters_for_families_1.pdf
- D.C. Department of Employment Services. (2020). *Unemployment Compensation Claims Data*. Retrieved from <https://does.dc.gov/publication/unemployment-compensation-claims-data>
- Desmond, M., & Kimbro, R. T. (2015). Eviction's Fallout: Housing, Hardship, and Health. *Social Forces*, 94(1), 295-324. Retrieved from https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015_2.pdf
- Ellwood, D. T., Bogle, M., Acs, G., Mikelson, K., & Popkin, S. J. (2016). *Creating Mobility from Poverty*. Retrieved from https://learninghub.prospercanada.org/wp-content/uploads/2017/11/2000906-creating-mobility-from-poverty-an-overview-of-strategies_2.pdf
- Eviction Lab. (2018). *Washington, DC Eviction Statistics for 2016*. Retrieved from <https://evictionlab.org/>. from Princeton University <https://evictionlab.org/>

- Fairlie, R., & Robb, A. (2010). Disparities in Capital Access between Minority and Non-Minority-Owned Businesses: The Troubling Reality of Capital Limitations Faced by MBEs. Retrieved from Washington, D.C.: <https://www.mbda.gov/sites/mbda.gov/files/migrated/files-attachments/DisparitiesinCapitalAccessReport.pdf>
- Fairlie, R., Robb, A., & Robinson, D. (2016). Black and White: Access to Capital Among Minority-Owned Startups. Retrieved from Palo Alto, CA: <https://siepr.stanford.edu/sites/default/files/publications/17-003.pdf>
- Gallagher, M., Burnstein, E. T., & Oliver, W. (2018). How Affordable Housing Providers Can Boost Residents' Economic Mobility. Retrieved from https://www.urban.org/sites/default/files/publication/99081/how_affordable_housing_providers_can_boost_residents_economic_mobility_0.pdf
- Gathright, J. (2019, April 12). D.C.'s Public Housing Stock Requires \$2.2 Billion In Repairs, Housing Authority Say. WAMU 88.5. Retrieved from <https://wamu.org/story/19/04/12/d-c-s-public-housing-stock-requires-2-2-billion-in-repairs-housing-authority-says/>
- Gorman, A., & Rowan, H. B. (2019, April 24). The Homeless Are Dying In Record Numbers On The Streets Of L.A. Kaiser Health News. Retrieved from <https://khn.org/news/the-homeless-are-dying-in-record-numbers-on-the-streets-of-l-a/>
- Government of the District of Columbia. (2020). Human Service Agency COVID-19 Case Load - July 9, 2020. Retrieved from <https://coronavirus.dc.gov/page/human-services-agency-covid-19-case-data>
- Gupta, P., & Goldman, T. (2019). Low Job Quality Leaves Workers and Our Economy More Vulnerable to the Next Recession. Retrieved from https://www.clasp.org/sites/default/files/publications/2019/09/2019_nextrecession.pdf
- Hanks, A., & Madland, D. (2018). Better Training and Better Jobs. Retrieved from <https://www.americanprogress.org/issues/economy/reports/2018/02/22/447115/better-training-better-jobs/>
- Hiser, J., Morris, E., Payne, H., Plovnick, A., & Shahid, A. (2017). Just Cause Eviction: Rapid Health Impact Assessment. Retrieved from Boston, MA: http://www.mapc.org/wp-content/uploads/2017/11/HIA_Just_Cause_final.pdf
- Hunter, S. B., Harvey, M., Briscoe, B., & Cefalu, M. (2017). Evaluation of Housing for Health Permanent Supportive Housing Program. Retrieved from Santa Monica, CA: https://www.rand.org/pubs/research_reports/RR1694.html
- Jones, M. (2017). The Effect of Job Readiness Programs on Criminal Behavior. Retrieved from <https://mpr.ub.uni-muenchen.de/81908/>
- Korber, A. (2019). Testimony of Amanda Korber, Senior Staff Attorney for the Legal Aid Society of the District of Columbia, before the Committee on Housing and Neighborhood Revitalization Regarding the FY 2020 Budget Oversight Hearing for the D.C. Housing Authority. Council of the District of Columbia. Washington, D.C.
- Lim, S., Singh, T. P., Hall, G., Walters, S., & Gould, L. H. (2018). Impact of a New York City Supportive Housing Program on Housing Stability and Preventable Health Care among Homeless Families. Health Services Research. Retrieved from <https://onlinelibrary.wiley.com/doi/full/10.1111/1475-6773.12849>
- Maslanski, N. (2019). Testimony of Nechama Maslansky, Senior Advocacy Advisor for SOME, Inc., before the Committee on Housing and Neighborhood Revitalization Regarding the FY 2020 Budget Oversight Hearing for the D.C. Housing Authority. Council of the District of Columbia. Washington, D.C.
- Metropolitan Washington Council of Governments. (2020). Homelessness in Metropolitan Washington, Results and Analysis from the Annual Point-in-Time (PIT) Count of Persons Experiencing Homelessness. Retrieved from file:///C:/Users/kpunelli/Downloads/2020_PIT_report_FINAL_rev_6-22-20.pdf

- National Academies of Sciences, Engineering, Medicine. (2018). Permanent Supportive Housing: Evaluating the Evidence for Improving Health Outcomes Among People Experiencing Chronic Homelessness. Washington, DC: The National Academies Press.
- National Health Care for the Homeless Council. (2019). Homelessness & Health: What's the Connection? Retrieved from <https://nhchc.org/wp-content/uploads/2019/08/homelessness-and-health.pdf>
- Nicholas, W. (2017). Measure H: Preventing and Reducing Homelessness in Los Angeles County - Health Impact Assessment. Retrieved from <http://www.pewtrusts.org/~media/assets/external-sites/health-impact-project/measure-h.pdf>
- Novogradac. (2020). Affordable Housing Resource Center: State LIHTC Program Descriptions. Retrieved from <https://www.novoco.com/resource-centers/affordable-housing-tax-credits/application-allocation/state-lihtc-program-descriptions>
- Office of the United Nations High Commissioner for Human Rights. (2014). Forced Evictions. Retrieved from New York and Geneva: <https://www.ohchr.org/Documents/Publications/FS25.Rev.1.pdf>
- Olivet, J., Bassuk, E., Elstad, E., Kenney, R., & Jassil, L. (2010). Outreach and Engagement in Homeless Services: A Review of the Literature. *The Open Health Services and Policy Journal*, 3, 53-70. Retrieved from <https://dmh.mo.gov/docs/mentalillness/litreview.pdf>
- Page, K. R., Venkataramani, M., Beyrer, C., & Polk, S. (2020). Undocumented U.S. Immigrants and Covid-19. *The New England Journal of Medicine*. Retrieved from <https://www.nejm.org/doi/full/10.1056/NEJMp2005953>
- Robb, A. (2012). Access to Capital Among Young Firms, Minority-owned Firms, Women-owned Firms, and High-tech Firms. Retrieved from Washington, D.C.: [https://www.sba.gov/sites/default/files/files/rs403tot\(1\).pdf](https://www.sba.gov/sites/default/files/files/rs403tot(1).pdf)
- Roncarati, J. S., Baggett, T. P., & O'Connell, J. J. (2018). Mortality Among Unsheltered Homeless Adults in Boston, Massachusetts, 2000-2009. *JAMA Internal Medicine*, 178(9), 1242-1248. Retrieved from <https://jamanetwork.com/journals/jamainternalmedicine/article-abstract/2687991>
- Ruggles, S., Flood, S., Goeken, R., Grover, J., Meyer, E., Pacas, J., & Sobek, M. (2020). IPUMS: 2017 American Community Survey, 5-Year Sample. Retrieved from: <https://doi.org/10.18128/D010.V9.0>
- Tuller, D. (2019). To Improve Outcomes, Health Systems Invest In Affordable Housing. *Health Affairs*. Retrieved from <https://www.healthaffairs.org/doi/pdf/10.1377/hlthaff.2019.00676>
- U.S. Bureau of Labor Statistics. (2020). Union Members 2019 [Press release]. Retrieved from <https://www.bls.gov/news.release/pdf/union2.pdf>
- U.S. Interagency Council on Homelessness. (2016). The Role of Outreach and Engagement in Ending Homelessness: Lessons Learned from SAMSA's Expert Panel. Washington, DC Retrieved from https://www.usich.gov/resources/uploads/asset_library/Outreach_and_Engagement_Fact_Sheet_SAMH_SA_USICH.pdf
- University of California, L. A. L. C. (2015). What is Wage Theft? Retrieved from <https://www.labor.ucla.edu/wage-theft/>
- Zippel, C. (2018). Building the Foundation: A Blueprint for Creating Affordable Housing for DC's Lowest-Income Residents. Retrieved from Washington, DC: <https://www.dcfpi.org/all/building-the-foundation-a-blueprint-for-creating-affordable-housing-for-dcs-lowest-income-residents/>