

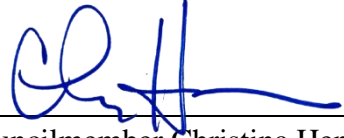


1 
2 Councilmember Kenyan McDuffie


Chairman Phil Mendelson

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6 Councilmember Anita Bonds


Councilmember Brooke Pinto

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10 Councilmember Christina Henderson


Councilmember Janeese Lewis George

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13 A BILL
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16 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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19 To amend the Homeless Services Reform Act of 2005 to reform the Rapid Re-Housing Program
20 to ensure that individuals and families do not pay more than 30% of their income toward
21 rent, to require the assessment of Rapid Re-Housing participants for the receipt of
22 permanent housing vouchers, to make case management services for Rapid Re-Housing
23 participants optional, and to establish eligibility and prioritization criteria for Targeted
24 Affordable Housing vouchers.

25
26 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
27 act may be cited as the “Rapid Re-Housing Reform Amendment Act of 2023”.

28 Sec. 2. The Homeless Services Reform Act of 2005, effective October 22, 2005 (D.C.
29 Law 16-35; D.C. Official Code § 4-751.01 *et seq.*) is amended as follows:

30 (a) The table of contents is amended by adding section designations for sections 32 and
31 33 to read as follows:

32 “Sec. 32. Rapid Re-housing Reform.

33 “Sec. 33. Targeted Affordable Housing Eligibility and Prioritization.”.

34 (b) Section 2 (D.C. Official Code § 4-751.01) is amended as follows:

35 (1) Paragraph (27C) is amended by striking the phrase “Rapid Re-Housing and
36 permanent supportive housing.” and inserting the phrase “permanent supportive housing and
37 targeted affordable housing.” in its place.

38 (2) By adding a new paragraph (39A) to read as follows:

39 “(39A) “Targeted affordable housing” means a program that provides rental assistance
40 for an unrestricted period of time to assist individuals or families experiencing homelessness, or
41 at-risk of experiencing homelessness, in obtaining and maintaining permanent housing.”.

42 (c) Section 6(b)(4) (D.C. Official Code § 4–753.01(b)(4)) is amended to read as follows:

43 “(A) Rapid Re-Housing programs for the purpose of providing housing
44 relocation and stabilization services and time-limited rental assistance to help a homeless
45 individual or family move as quickly as possible into permanent housing and achieve stability in
46 that housing; or

47 “(B) Targeted affordable housing for the purposes of providing rental
48 assistance for an unrestricted period of time to assist individuals or families experiencing
49 homelessness, or at-risk of experiencing homelessness, to obtain and maintain permanent
50 housing; or

51 “(C) Permanent supportive housing for the purpose of providing eligible
52 individuals and families experiencing chronic homelessness or at risk of experiencing chronic
53 homelessness, with ongoing housing and supportive service.”.

54 (d) A new section 32 is added to read as follows:

55 “Sec. 32. Rapid Re-housing Reform.

56 “(a) An individual or a head of a household shall pay no more than 30% of their income
57 toward rent while participating in the Rapid Re-Housing Program.

58 “(b)(1)(A) No later than 6 months after an individual or family is determined to be
59 eligible for Rapid Re-Housing, the Mayor shall determine whether each individual or family is
60 eligible for a permanent rental subsidy, including permanent supportive housing and targeted
61 affordable housing.

62 “(B) The Department shall share a determination of eligibility with the
63 individual or family within 5 business days of making a determination.

64 “(2)(A) For individuals or families already participating in Rapid Re-Housing that
65 the Department intends to exit from the program pursuant to § 4-754.36b, the Department shall
66 determine the individual or family’s eligibility for permanent supportive housing or targeted
67 affordable housing at least 3 months before the proposed exit date.

68 “(B) The Department shall share a determination of eligibility with the
69 individual or family within 5 business days of making a determination.

70 “(3)(A) The Department shall provide individuals or families determined to be
71 eligible for, or already participating in, Rapid Re-Housing with information on home ownership
72 programs, including the Home Purchase Assistance Program.

73 “(B) If an individual or family requests an application for a home
74 ownership program, the Department shall refer the individual or family to an appropriate
75 community-based organization within 5 business days

76 “(3) If an individual or family entering into or participating in Rapid Re-Housing
77 is determined to be eligible for permanent supportive housing or targeted affordable housing, the
78 individual or family shall not be exited from Rapid Re-Housing until the family receives a
79 voucher and is leased up with a housing provider who accepts the voucher; provided, that this
80 shall not apply to an individual or family who has sufficient income to cover the cost of a rental

81 unit they have secured in the District. For purposes of this paragraph, an individual or family
82 does not have sufficient income to cover the cost of a rental unit if more than 30% of the
83 individual or head of households' income would be used to pay rent.

84 “(c) Case management for individuals or families determined to be eligible for or
85 participating in Rapid Re-Housing shall be voluntary and available upon oral or written request;
86 provided, that an individual or an individual in a family deemed to be eligible for or participating
87 in Rapid Re-Housing who receives income through Temporary Assistance to Needy Families
88 shall not receive case management through Rapid Re-Housing.

89 (e) A new section 33 is added to read as follows:

90 “Sec. 33. Targeted Affordable Housing Eligibility and Prioritization.

91 “(a) Individuals or families who are homeless, at risk of homelessness, or participating in
92 a Continuum of Care program shall be eligible for targeted affordable housing.

93 “(b) Individuals or families determined to be eligible for targeted affordable housing shall
94 be prioritized in the following order:

95 “(1) Individuals or families who will be exited from the Rapid Re-Housing
96 program and do not have sufficient income to cover the cost of a market rate rental unit of
97 appropriate size for the individual or family.

98 “(2)(A) Individuals or families in Rapid Re-Housing who are not eligible or
99 prioritized for permanent supportive housing and do not have sufficient income to cover the cost
100 of a rental unit of appropriate size for the participant or participant family.

101 “(B) Individuals or families in this category should be prioritized based on
102 the length of time that the participant has been in Rapid Re-Housing, with individuals or families
103 who have been in the program longer selected first.

104 “(3) Emergency shelter residents who have previously participated in Rapid Re-
105 housing but are not eligible or prioritized for permanent supportive housing and do not have
106 sufficient income to cover the cost of a rental unit of appropriate size for the individual
107 participant or participant family; and

108 “(4) All other eligible applicants.

109 “(c)(1) The Department shall accept applications for targeted affordable housing from
110 any participant in a Continuum of Care program in the form of oral or written request for
111 consideration.

112 “(2) The Department shall document any written or oral requests for targeted
113 affordable housing in the participant’s file.

114 “(d) The Department shall provide timely written notice of eligibility pursuant to § 4-
115 754.33.

116 “(e) Individuals or families shall have the opportunity to appeal adverse action decisions
117 pursuant to § 4-753.41 and § 4-753.42.

118 “(f) For purposes of subsection (b) and (c) of this section, Continuum of Care
119 participants, including emergency shelter residents and individuals and families in Rapid Re-
120 Rehousing, do not have sufficient income to cover the cost of a rental unit if more than 30% of
121 the individual or head of household’s income would be used to pay rent.”.

122 Sec. 3. Fiscal impact statement.

123 The Council adopts the fiscal impact statement in the committee report as the fiscal
124 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
125 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

126 Sec. 4. Effective date.

127 This act shall take effect following approval by the Mayor (or in the event of veto by the
128 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
129 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
130 24, 1973, (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
131 Columbia Register.