



***District of Columbia***  
***Interagency Council on Homelessness***



***June 11, 2019***

# Meeting Agenda



- I. Welcome and Opening Remarks
- II. Public Comments
- III. Framework for Housing Equity & Growth
- IV. 2019 Point-in-Time Results
- V. Final FY20 Budget
- VI. Adjournment

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# Framework for Housing Equity and Growth

District of Columbia  
Office of Planning

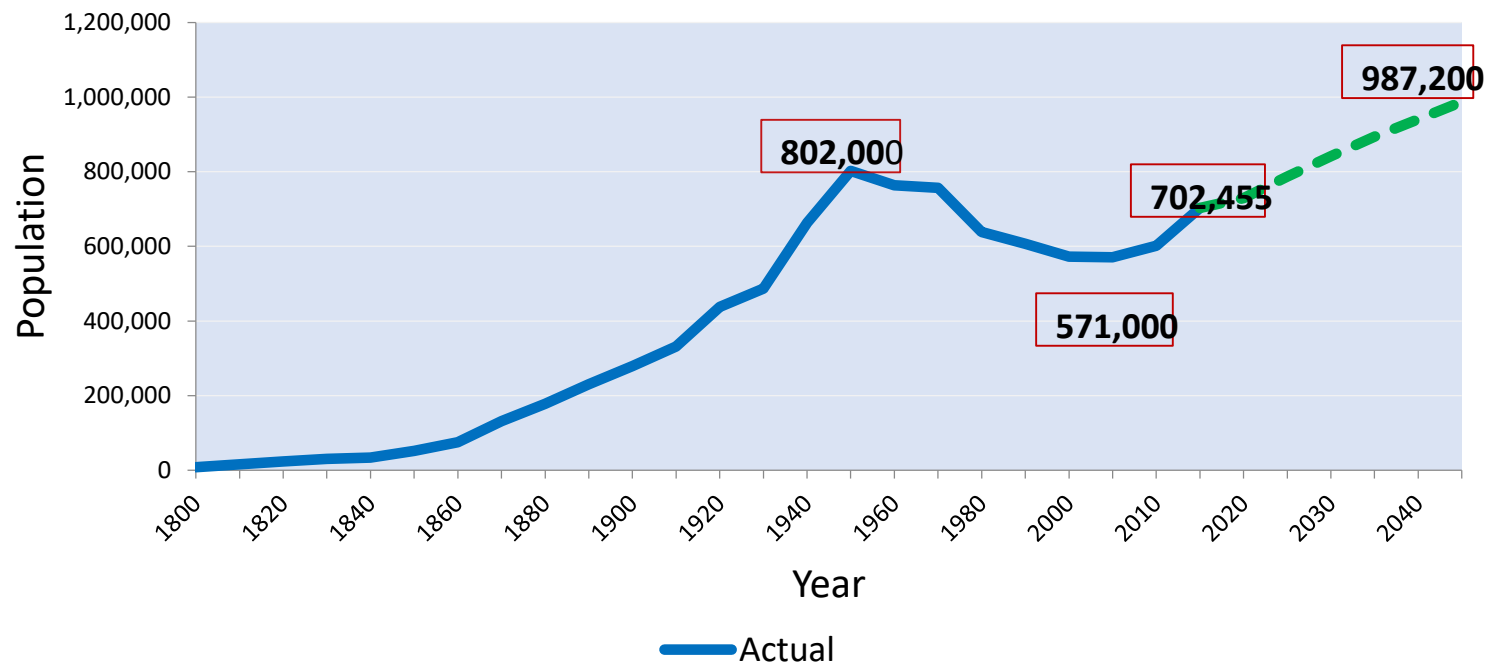


**Interagency Council on Homelessness**

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# Setting the Context: DC is Growing

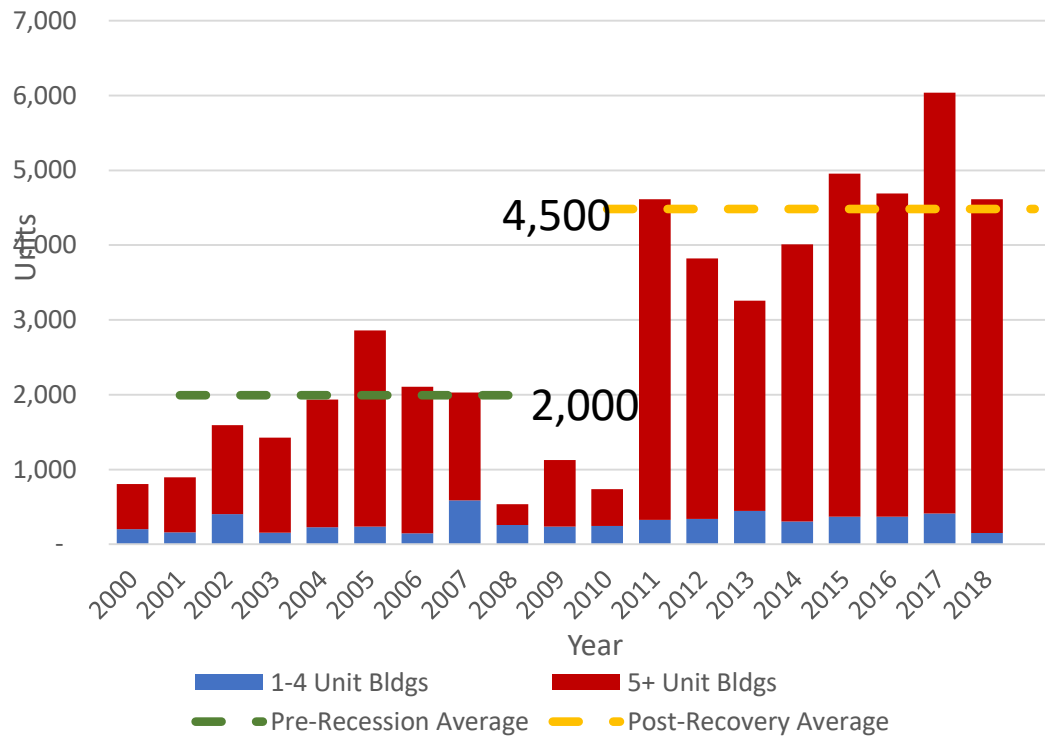
In the 12 years from 2006 (571,000 people) to 2018 (702,455 people), the District of Columbia added **131,500** people.



Source: U.S. Census Bureau Censuses 1800-2010 and Population Estimates 2006 and 2017, and OP Population Forecast 2020-2045

# Setting the Context: Housing Production 2000 - 2018

**Annual Units Issued Permits: 2000 - 2018**



Source: US Census, DC Office of Planning

Annual housing production is more than double since before the recession.

Despite 36,000 newly constructed units since 2011,

- rental households across all income ranges are paying a greater share of their income for housing, and
- low-moderate income ownership opportunities are limited

**More housing is needed to maintain affordability**

# Housing Costs are a National Problem

## Kansas City Mayoral Candidates Agree Housing Costs Are Out Of Reach, But Not On How To Fix



Laura Ziegler  
June 6, 2019

## 'Can't pay their bills with love': In many teaching jobs, teachers' salaries can't cover rent



Erin Richards & Matt Wynn  
June 5, 2019

## As Twin Cities housing costs rise, more married couples are renting out rooms



Kevyn Burger  
June 5, 2019

## Rent in Asheville continues to climb, far outpacing the national average



Rob Bradley  
June 5, 2019

## Housing costs in Dallas-Fort Worth fueling gap between rich and poor



Bill Hethcock  
May 28, 2019

## Blue-Collar and Service Workers Fare Better Outside Superstar Cities



Richard Florida  
May 21, 2019

## Many New Yorkers Struggle To Pay For Housing



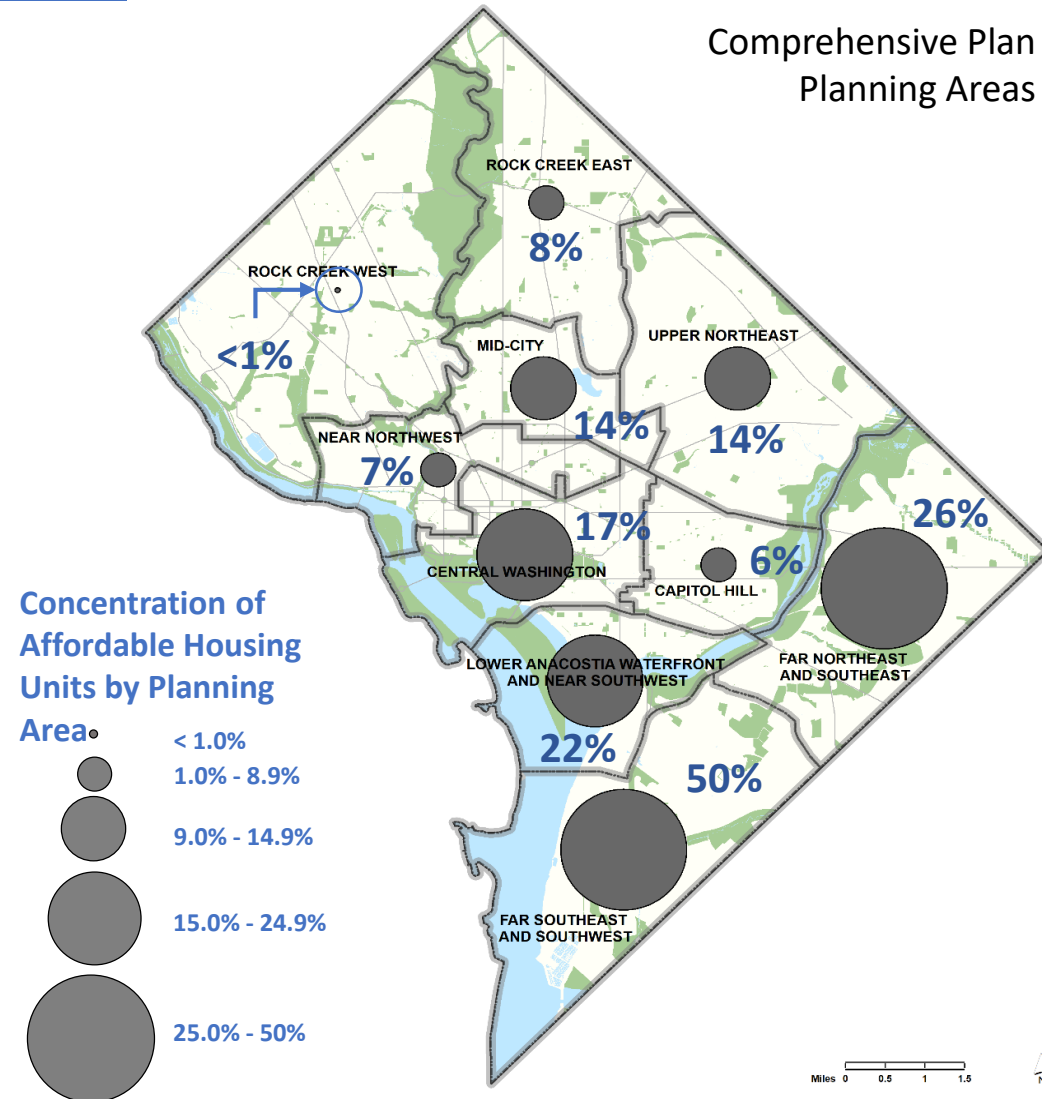
New York State Comptroller's Office  
June 7, 2019



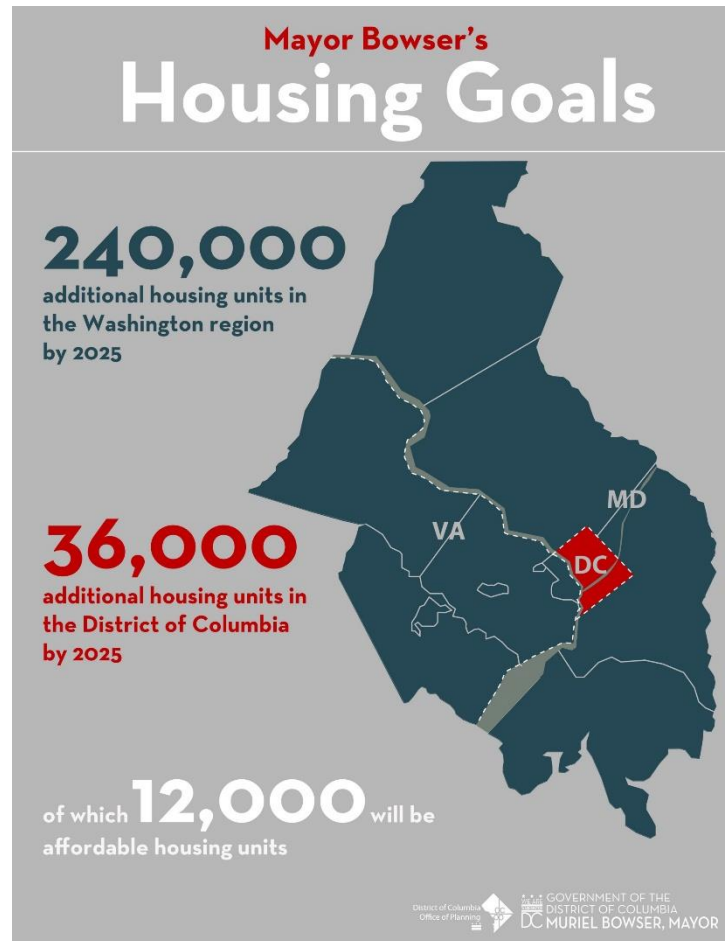
# Problem Statement

- 48,000 households pay more than 50% of income on housing
- On any given night, 6,500 persons are experiencing homelessness, and many more suffer from housing instability
- Affordable housing is heavily concentrated in some neighborhoods with little in other areas
- Capacity for growth is limited
  - Mostly multi-family, and
  - A large share requires redevelopment of existing buildings

## Comprehensive Plan Planning Areas



# Mayor's Challenge



# Mayor's Order on Housing: Bold Action for a Bold Goal

- Directs OP, DMPED, DHCD, DCRA & DHS to explore and implement a variety of policy approaches to meet the 2025 challenge
- Establishes a timeline for area-specific “fair share” affordable housing targets

Increase  
production and  
accelerate delivery

Affirmatively  
further Fair  
Housing

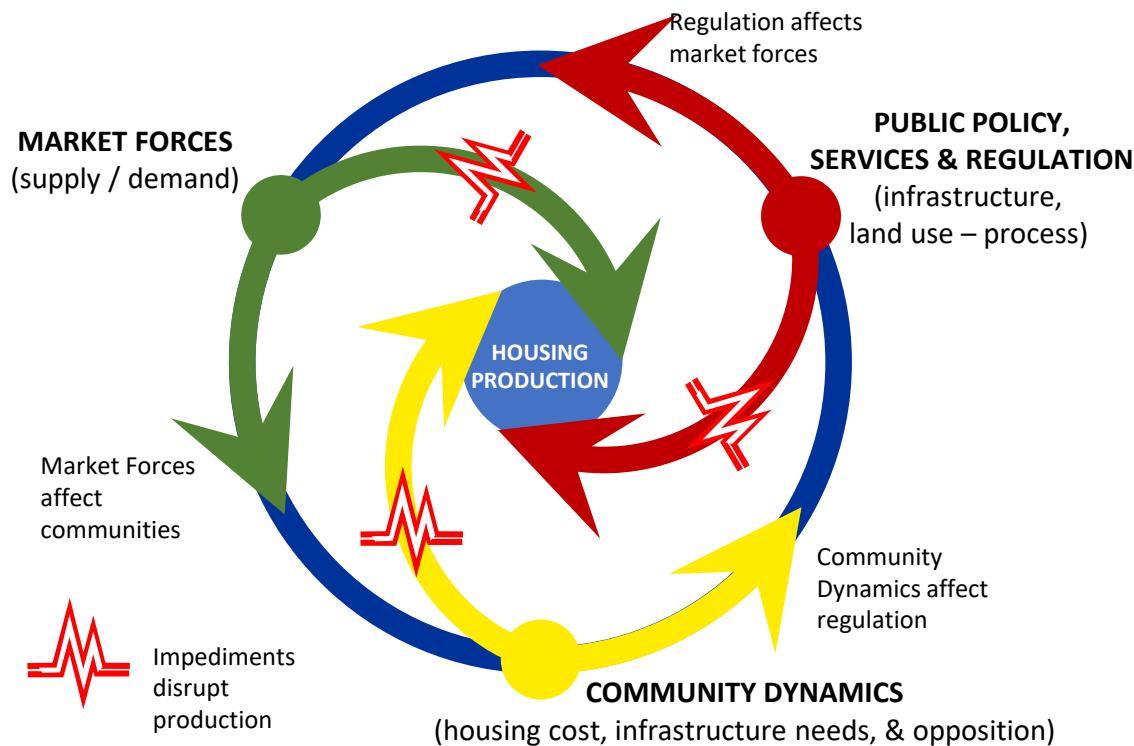
Create  
homeownership  
opportunities

Strengthen the  
Housing Safety  
Net: Homeward  
DC

Enhance the  
resident housing  
experience

Connect with  
larger regional &  
federal initiatives

# Visualizing the System



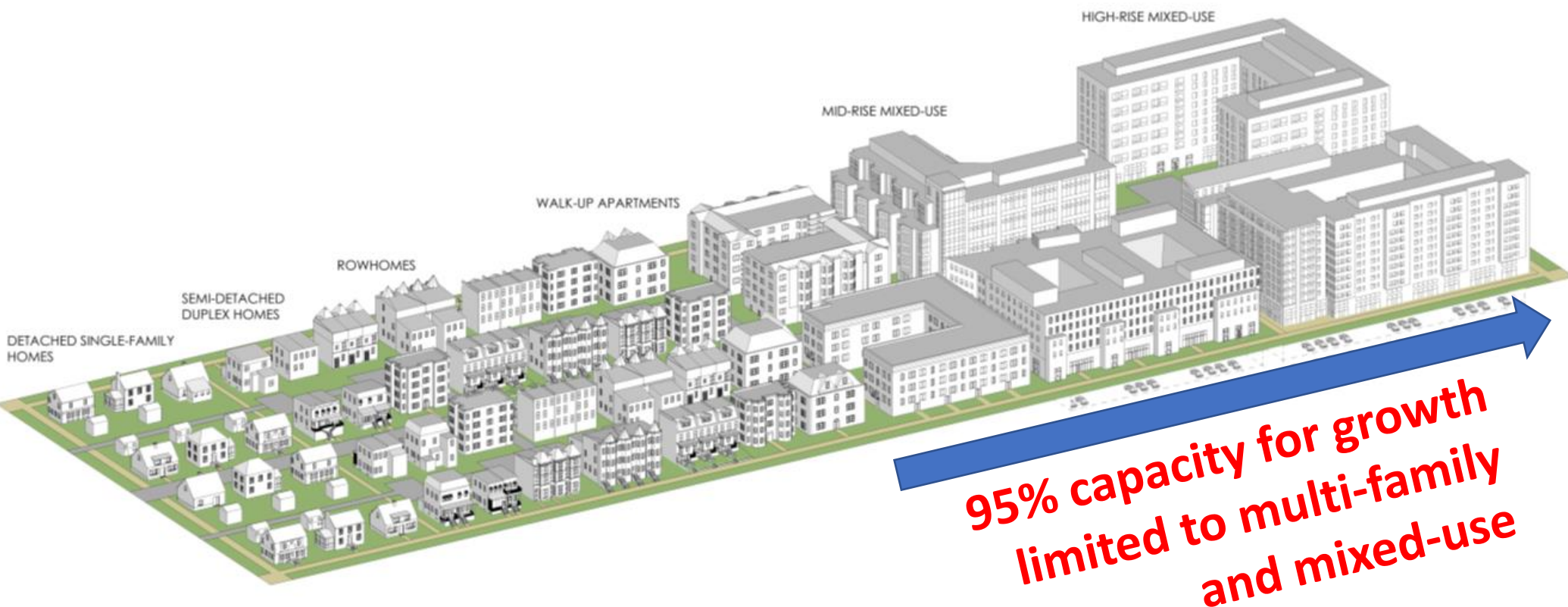
## Process

- Identify and eliminate impediments
- Align forces to support production
- Examine different scales:  
Neighborhood block to National

## Goal

- Increase competitive supply
- Broaden affordability
- Distribute growth and opportunity equitably

# Visualizing our Housing

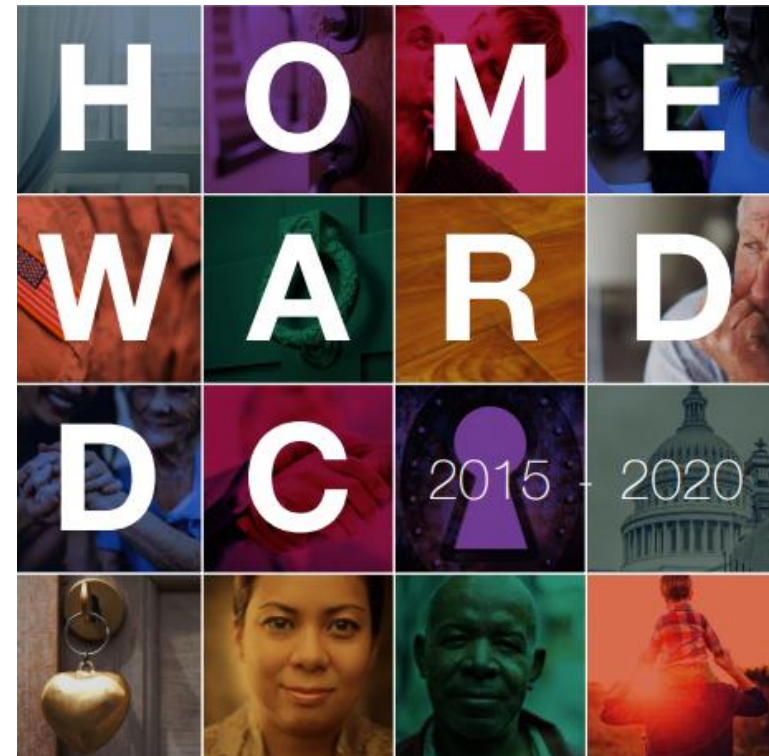


# Deep Dive: Increase Production and Accelerate Delivery

- 1) Create a Housing Framework for Equity and Growth
  - Identify impediments to production, analyze housing trends, and propose area-specific targets for production based on a variety of factors (income level, tenure, type, and affordable preservation)
  - Focus on vulnerable populations – elderly, low income residents, and those with disabilities
- 2) Incentivize production of market-rate, affordable, and permanent supportive housing through zoning and land use policies, including the Comp Plan
- 3) Remove unnecessary and burdensome regulatory obstacles and other barriers to production of market-rate and affordable housing units
- 4) Preserve existing affordable units by identifying units, funding repairs and maintenance, and supporting residents to age in their communities

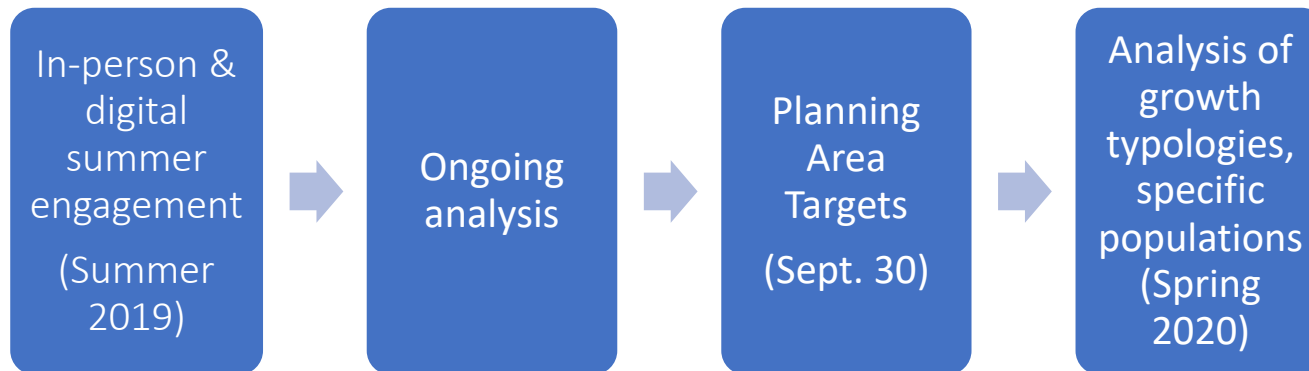
# Deep Dive: Strengthen Housing Safety Net

- Build on the work of Homeward DC
- Redouble efforts to fund deeply affordable and permanent supportive housing solutions
- Align strategies across ICH, DMPED, DHCD, and OP to effectively end chronic homelessness among individuals and families and rapidly rehouse households experiencing housing loss



# Outreach and Engagement

- Mayor's 2025 Challenge: Affordable Housing Targets by September 2019.



- Find us at events across the District:
  - Comp Plan Values Engagement: May – June
  - 11<sup>th</sup> Annual DC Housing Expo: June 15
  - Mayor's Annual Senior Symposium: June 19
  - ULI Technical Assistance Panel: July 7 - July 12
  - DHCD Analysis of Impediments Meetings: Summer TBD
  - DHCD Analysis of Impediments Public Hearings: Summer TBD
- Find us online: <https://planning.dc.gov/page/housing-framework-equity-and-growth>



# Questions / Discussion

For More Information Contact:

**Andrew Trueblood, Director**

**DC Office of Planning**

(202)442-7600

[planning.dc.gov](http://planning.dc.gov)

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***2019  
Point-in-Time  
Count***

*for the  
District of Columbia  
Continuum of Care*





# Point in Time 2019

- The Point-in-Time Count or “PIT Count” **creates a snapshot of the scope and scale of homelessness in the District** at a single point in time.
- **Required of every community that receives federal homelessness assistance funds** from the U.S. Dept. of Housing and Urban Development (HUD).
- **The Community Partnership (TCP) has coordinated and conducted the count** on behalf of the District of Columbia Continuum of Care since 2001.
- **PIT Data is used locally** to plan programs, allocate funding, track progress toward goals outlined in *Homeward D.C.*, and better meet the needs of our homeless neighbors.
- **HUD provides a few guidelines** for conducting a PIT Count, but every community develops its own methodology for implementation.

**Creates a Snapshot of Homelessness in the District**

**Secures Funding**

**Aids Local Planning Efforts**

**Helps Us Track Progress**

**Makes Us More Efficient In Meeting Goals**

# Point in Time 2019

A complete count of HUD-defined “literally homeless” families and individuals:

- **Unsheltered** (i.e. persons “on the street”);
- **Staying in Emergency Shelter** (severe weather, low barrier or temporary); or
- **Staying in Transitional Housing** facilities.

*Note: This does not include persons who are “doubled-up” or who are temporarily residing in institutional settings, i.e. hospitals, jails, treatment facilities, foster care, etc.*

## Household types

- **Family:**
  - A group of persons residing together with familial ties and a designated “Head of Household”
- **Single:**
  - Unaccompanied (single) Adults (18 and older)
  - Unaccompanied (single) Minors (17 and under)

# PIT Findings: Totals

- Overall, there was a **5.5% decrease** in the number of people experiencing homelessness in the District between PIT 2018 and PIT 2019.
- The number of families **decreased by 11.8%**.
- However, there has been an **increase of 2.8%** in single person households.

Household Type	2019	2018	% Change
<b>Total Persons</b>	<b>6,521</b>	<b>6,904</b>	<b>-5.5%</b>
<b>Singles</b>	<b>3,875</b>	<b>3,770</b>	<b>2.8%</b>
<i>Single Adults</i>	3,862	3,761	2.7%
<i>Unaccompanied Minors</i>	13	9	44.4%
<b>Family Units</b>	<b>815</b>	<b>924</b>	<b>-11.8%</b>
<b>Family Members</b>	<b>2,646</b>	<b>3,134</b>	<b>-15.6%</b>
<i>Adults in Families</i>	1,053	1,210	-13.0%
<i>Children in Families</i>	1,593	1,924	-17.2%

## PIT Findings: Families

- Count of families in ES and TH is **down by 12 percent** from 2018, and is **down 45 percent** from peak in 2016 (after year round access was implemented).
- Nearly **700 families** exited the emergency shelter system for permanent destinations between PIT 2018 and PIT 2019.
- While the number of families experiencing homelessness decreased, the number of families experiencing *chronic* homelessness increased (from 55 in 2018 to 98 in 2019).
  - The increase in chronic homelessness may be due to the higher rate of disabling conditions reported among adults in 2019 than in previous years.

## PIT Findings: Youth

- “Youth” refers to:
  - Unaccompanied (single) transitional age youth (TAY), 18 to 24 years old;
  - Unaccompanied (single) minors, 17 years old and younger without a parent or guardian;
  - Families with a TAY head of household; or
  - Families with a minor head of household – *note: no minor headed households were counted in 2019.*
- Count of Youth **decreased 16.5 percent** among unaccompanied TAYs and **by 18.9 percent** among families headed by TAYs since PIT 2018.
- PIT count has historically not been as accurate a tool for unaccompanied youth, who often opt out of the adult shelter system, choosing to couch surf or otherwise remain more hidden from the public eye.
  - New programmatic resources for youth mean more youth are now accessing available services, and therefore being counted as HUD-defined “literally homeless” (and thus captured in the PIT).
  - While youth are a required category in PIT reporting, the ICH uses the results of Annual Youth Count Census for planning purposes.



## PIT Findings: Singles

- Count of total unaccompanied individuals (“singles”) is **up 2.8%**, though the number of persons experiencing **chronic homelessness decreased 12.6%** from 2018.
  - Number of individuals experiencing chronic homelessness is the lowest it has been in 15 years.
- Connecting persons with high levels of vulnerability to PSH and less vulnerable persons with RRH and TH are helping to lower the count of persons timing into chronic status even though the overall count of singles has increased.
- Inflow and returns to the CoC after long periods are contributing to the increased overall number; TCP and DHS have undertaken steps to better understand the reason(s) for this to see where system improvement/change can have an impact

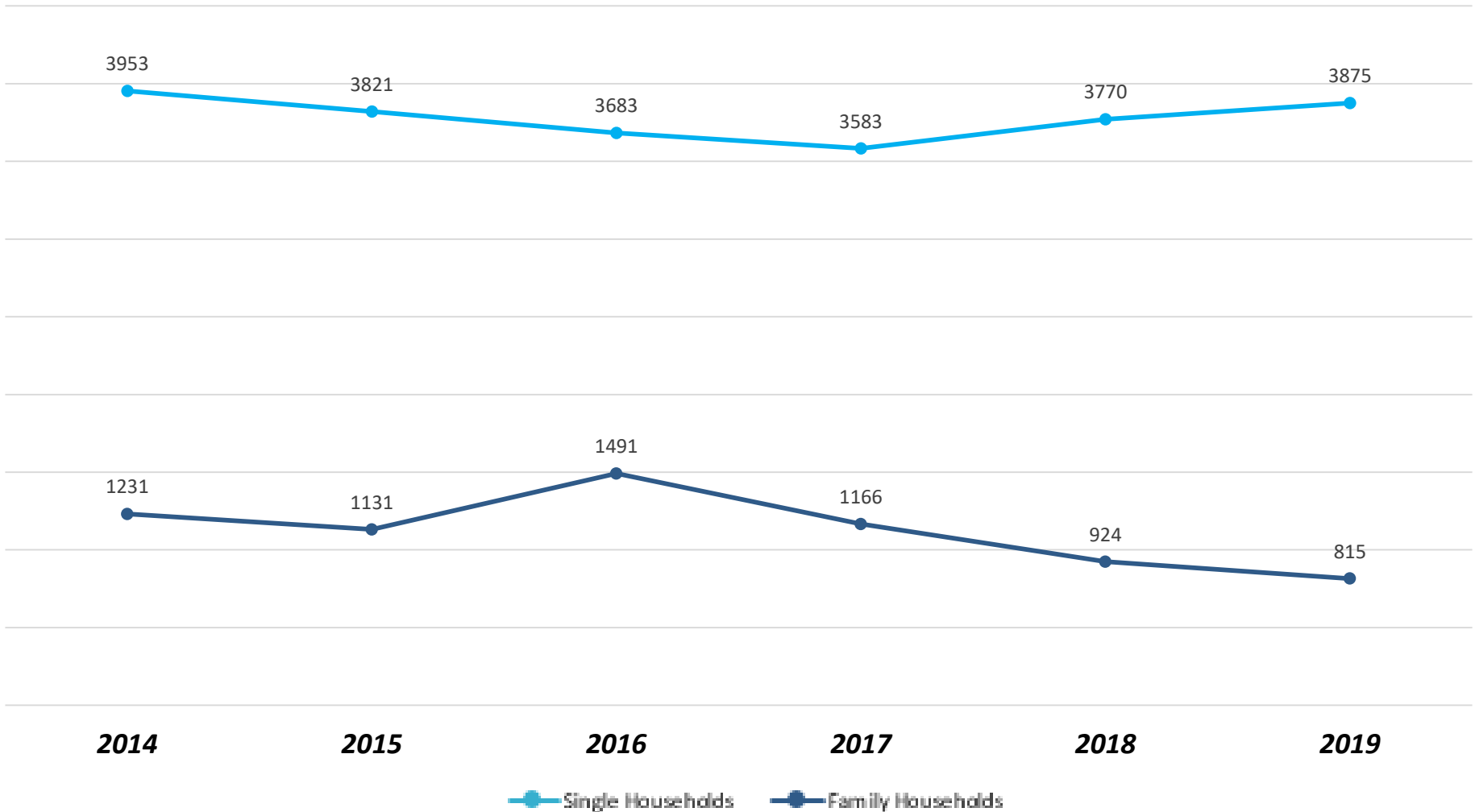
## PIT Findings: Veterans

- Between PIT 2014 and PIT 2019, the District saw a **27% decrease** (from 406 to 297) in homelessness among veterans.
- Between PIT 2018 and PIT 2019, over 300 veterans exited homelessness to permanent housing, however we saw only a nominal decrease (2.9%) in the veteran PIT count.
- This low rate of change relative to the level of exits is due to persistent inflow; 120 new/returning veterans, on average, access services in the District every month.
- Ongoing efforts to improve data on this population (i.e., ensuring the system identifies every Veteran) may have also contributed to the discrepancy.



# 2019 PIT Findings: Totals By Year

PIT Count Totals For Single and Family Households, 2014 – 2019



# Singles – Inflow & Service Use Patterns



- ❖ To better understand why our singles numbers are continuing to go up even as hundreds are connected with housing each year, TCP conducted an analysis in 2018 looking at the service histories of men and women served at PIT that year to understand:
  - ✓ How many people experience homelessness for the first time each year?
  - ✓ How many people have experienced multiple episodes?
  - ✓ Of those that are episodic, how many are returning after “self-resolving,” and how many are returning after being served in one of our programs (e.g., RRH or PSH)?
  - ✓ Any differences in the above between demographic groups?
  - ✓ How much impact is inflow from surrounding counties/states having?

# Singles – Inflow & Service Use Patterns



<i>Percent of Single Persons Counted in Shelter at PIT 2018, by Service Pattern</i>	<i>Single Women (n=650)</i>	<i>Single Men (n=1802)</i>
Category #1: Experienced homelessness, became housed but returned to CoC	5%	4%
Category #2: Multiple episodes (services rec'd a year or more apart)	34%	43%
Category #3: First/only episode, has lasted more than one year	28%	31%
Category #4: First/only episode, has lasted less than one year	33%	22%

# Key Takeaways



- ❖ Past estimates developed for the CoC assumed that 30 percent of those using shelter would resolve their experience of homelessness on their own; this analysis suggested that the rate is much lower – **closer to 12 percent.**
- ❖ The small breaks in shelter usage suggests many people may have other places they are already accessing for periods of time
  - Diversion efforts likely need to be paired with more intensive supports to ensure arrangements are longer-lasting
  - Jobs are critical; too many jobs are temporary, seasonal, or part-time
- ❖ Small numbers of people coming from multiple different counties have a significant impact on DC
  - ✓ Surrounding counties may not have shelter capacity but have more housing stock (and often more affordable stock)
  - ✓ Stronger regional coordination required

# Additional Questions



- ❖ Inflow Analysis raised the following questions:
  - What caused someone to seek emergency shelter, and what could have altered that path?
  - How many people are experiencing homelessness for the first time each year?
  - When we see short or long breaks in service patterns, where are people going?
  - When people arrive from outside of the District, what factors influenced their decision to seek services here?



- ❖ To better understand the answers to these questions, TCP and DHS developed a survey tool – the PIT Plus – which was designed to give respondents an opportunity to tell their story in narrative format rather than to respond to just a set of questions/answers;
- ❖ Methodology conceived following discussions with staff at Catholic University and Chapin Hall at the Univ. of Chicago who have experience implementing qualitative studies which produce quantitative results;
- ❖ Miriam’s Kitchen helped with a few early “practice” interviews which helped to inform the content and format of surveys and how they would be conducted.





- ❖ Similar to the Women's Needs Assessment and Youth Census TCP conducts, surveys were conducted over a 10 day span to ensure that anyone wanting to participate could do so; \$25 gift cards were given for participation.
- ❖ In most situations, the respondent was speaking with his/her case manager or someone with whom they had an established rapport. Other surveys were conducted by individuals with survey experience who helped out various sites.
- ❖ Several providers have noted that the PIT Plus helped some program participants to start engaging more in case management and/or services at their locations.



# PIT Plus Survey Results

Summary for the Interagency Council on Homelessness

Department of Human Services

# What is PIT Plus?

and why does it matter?

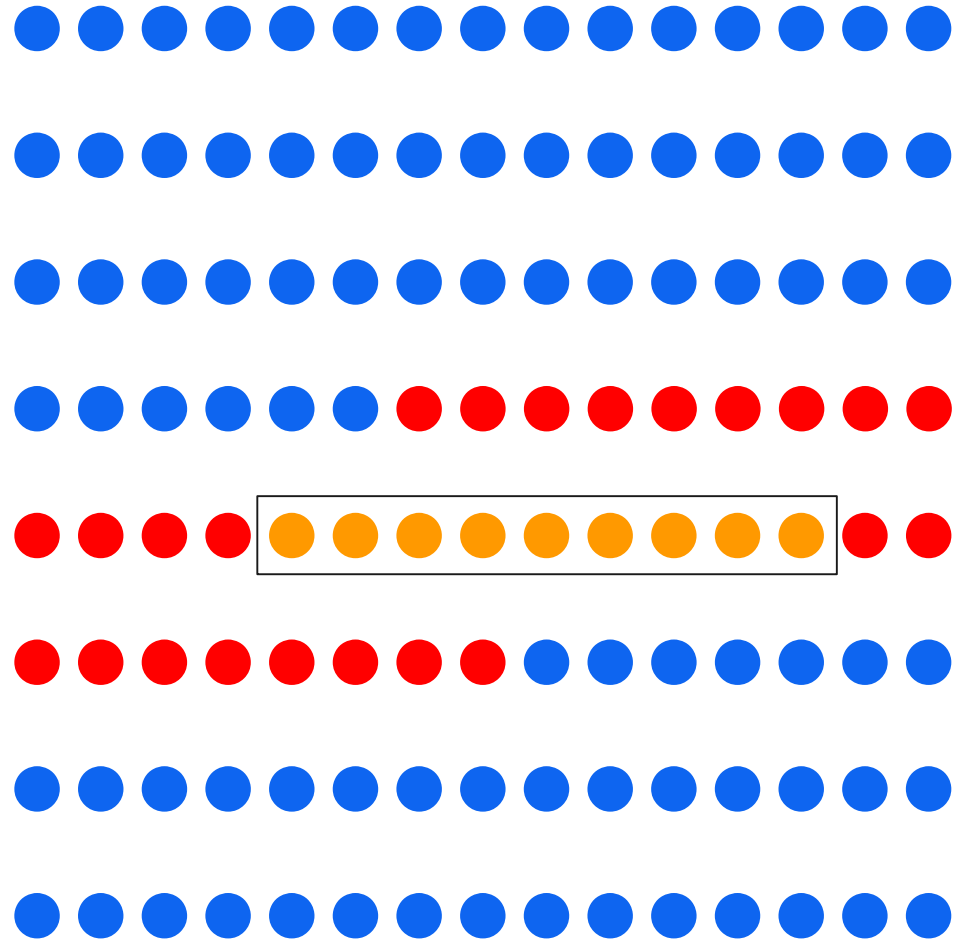




# What is PIT Plus?

- Individuals Experiencing Homelessness in a Given Year (~12,000)
- Individuals counted during the District's annual PIT count (~3,875)
- Individuals who completed the PIT Plus Survey during the PIT Count (~1,065)

Each Dot = 120 People

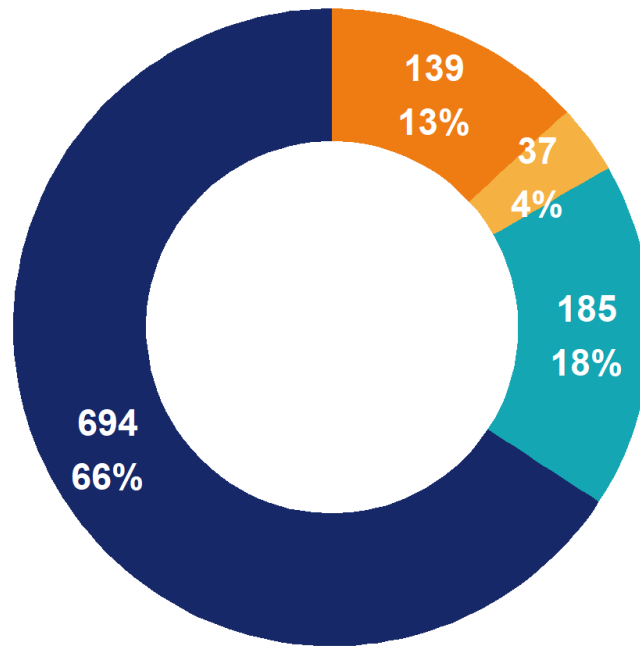




# Location & Residency Differences

## Prior Residency

Where was the last home/apartment where you lived before you started experiencing homelessness?

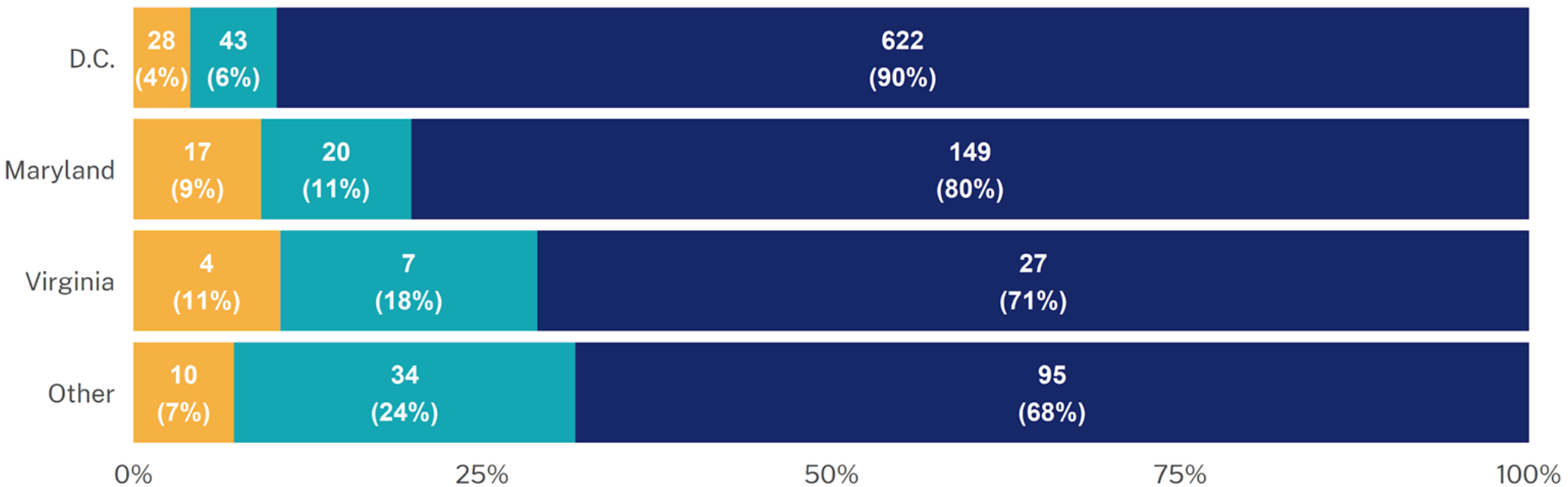


■ D.C. ■ Maryland ■ Virginia ■ Other

n = 1,054

## Race by Last Residence before Experiencing Homelessness

Other White Black or African American



n = 1,056, p < 0.001

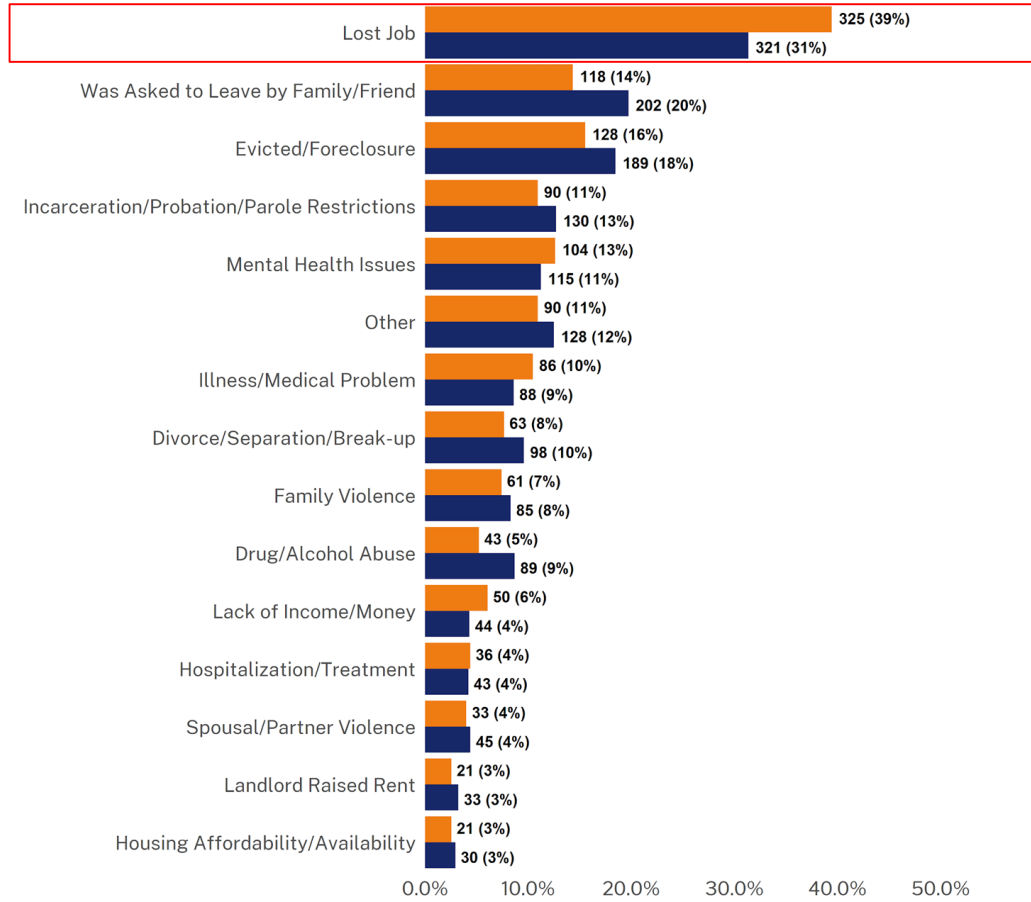


**People want a job.**



### Causes of First and Current Homelessness

'What event(s) or conditions(s) do you believe led to your [first/current] episode of homelessness'

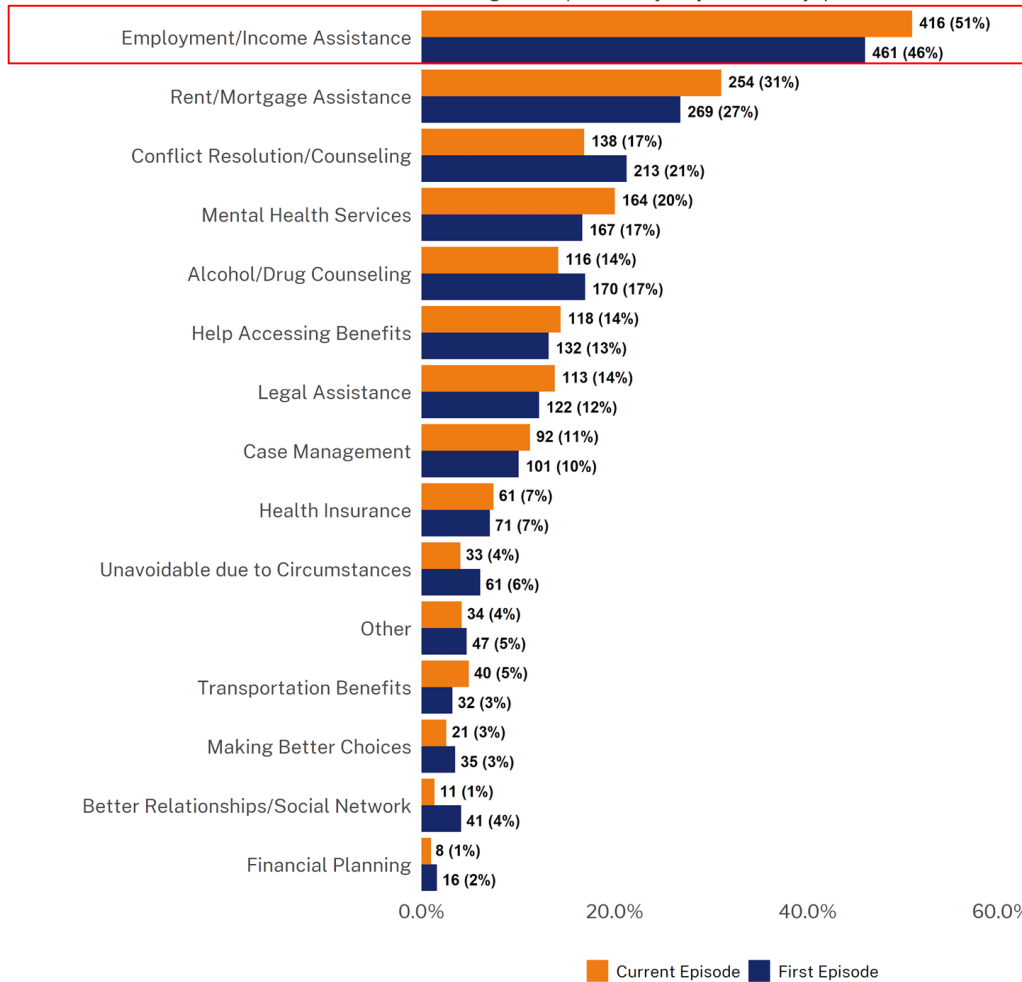


Current Episode First Episode

First Episode: 1,720 responses from 1,024 respondents  
 Current Episode: 1,282 responses from 824 respondents

## Preventing First and Current Homelessness

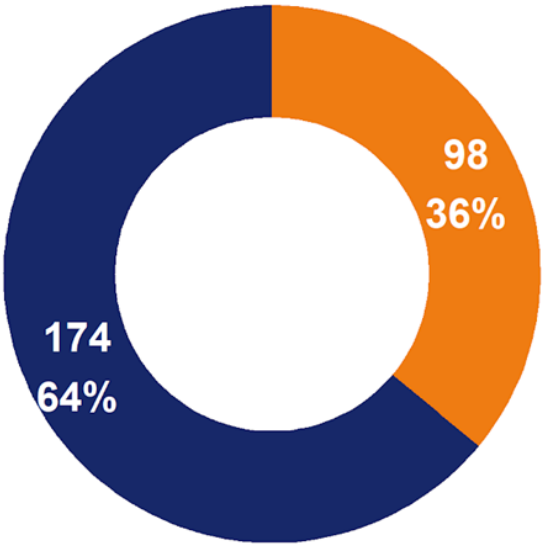
'What might have prevented your [first/current] episode of homelessness?'



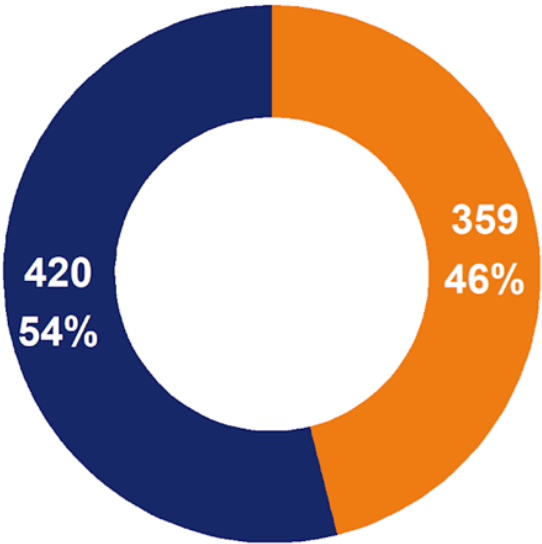
First Episode: 1,954 responses from 1,004 respondents  
 Current Episode: 1,632 responses from 819 respondents

# Employment/Income Assistance Would Prevent First Homeless Episode

Female



Male

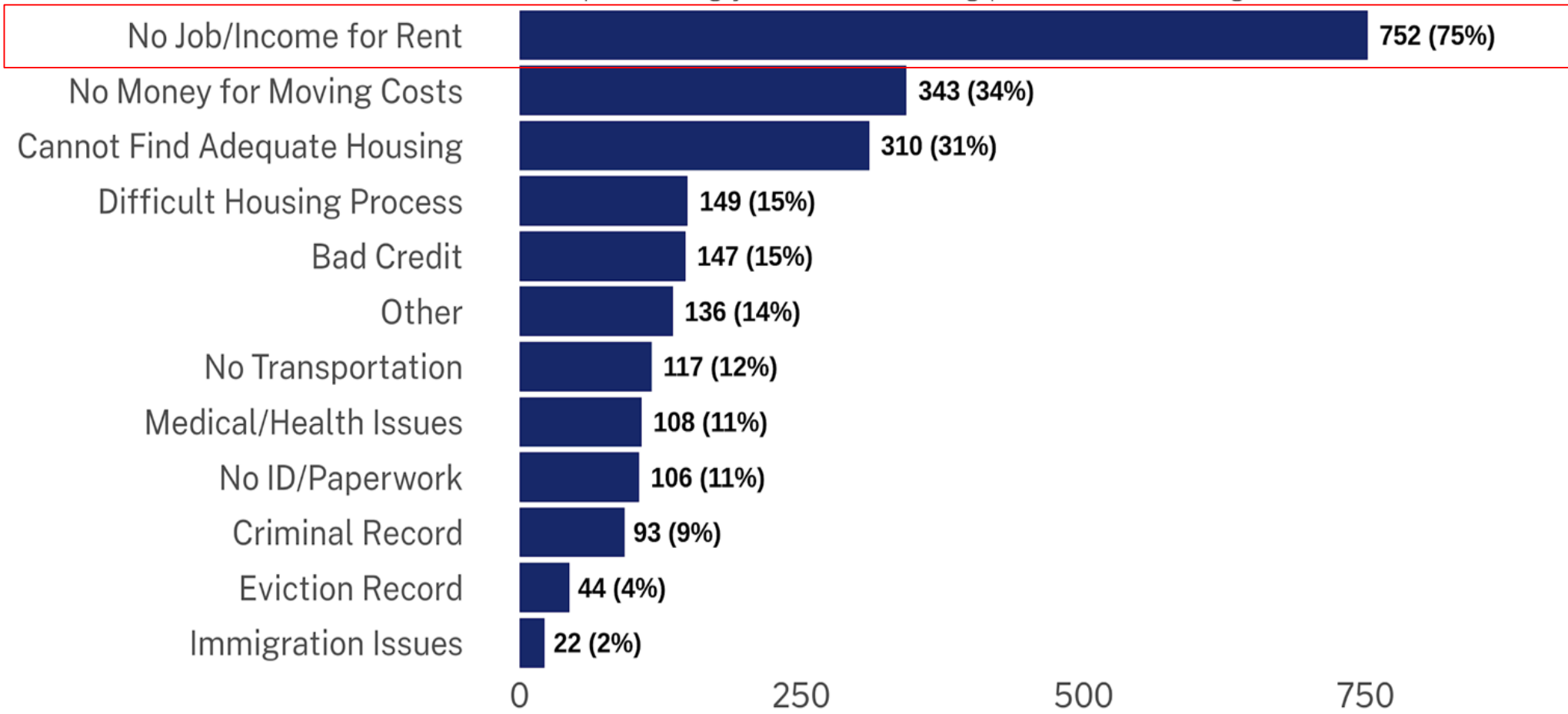


- Employment/Income Assistance Would Prevent First Episode of Homelessness
- Did not Report Employment/Income Assistance Would Prevent First Episode of Homelessness

n = 1,051, p < 0.01

# Barriers to Permanent Housing

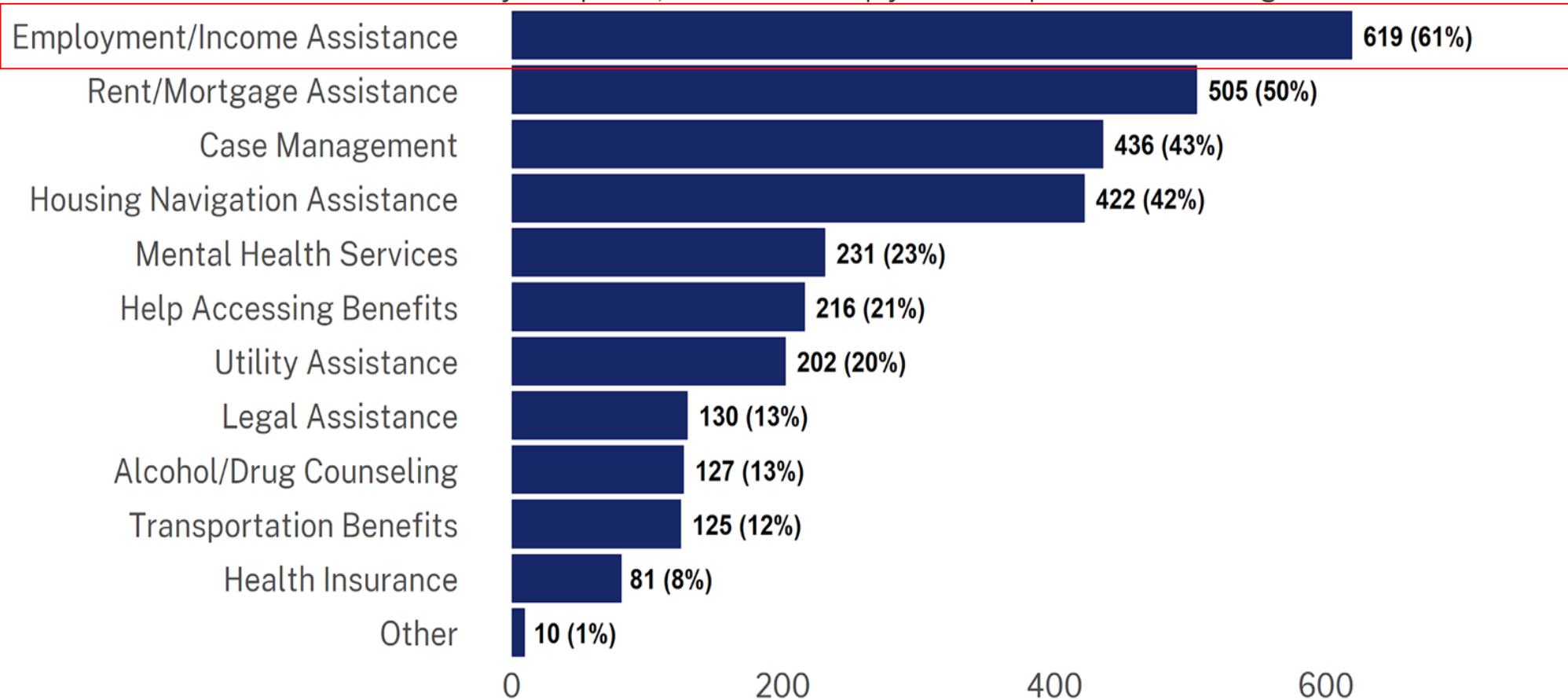
'What is preventing you from obtaining permanent housing?'



2,327 responses from 1,001 respondents

## Help Obtaining Permanent Housing

'In your opinion, what would help you obtain permanent housing?'



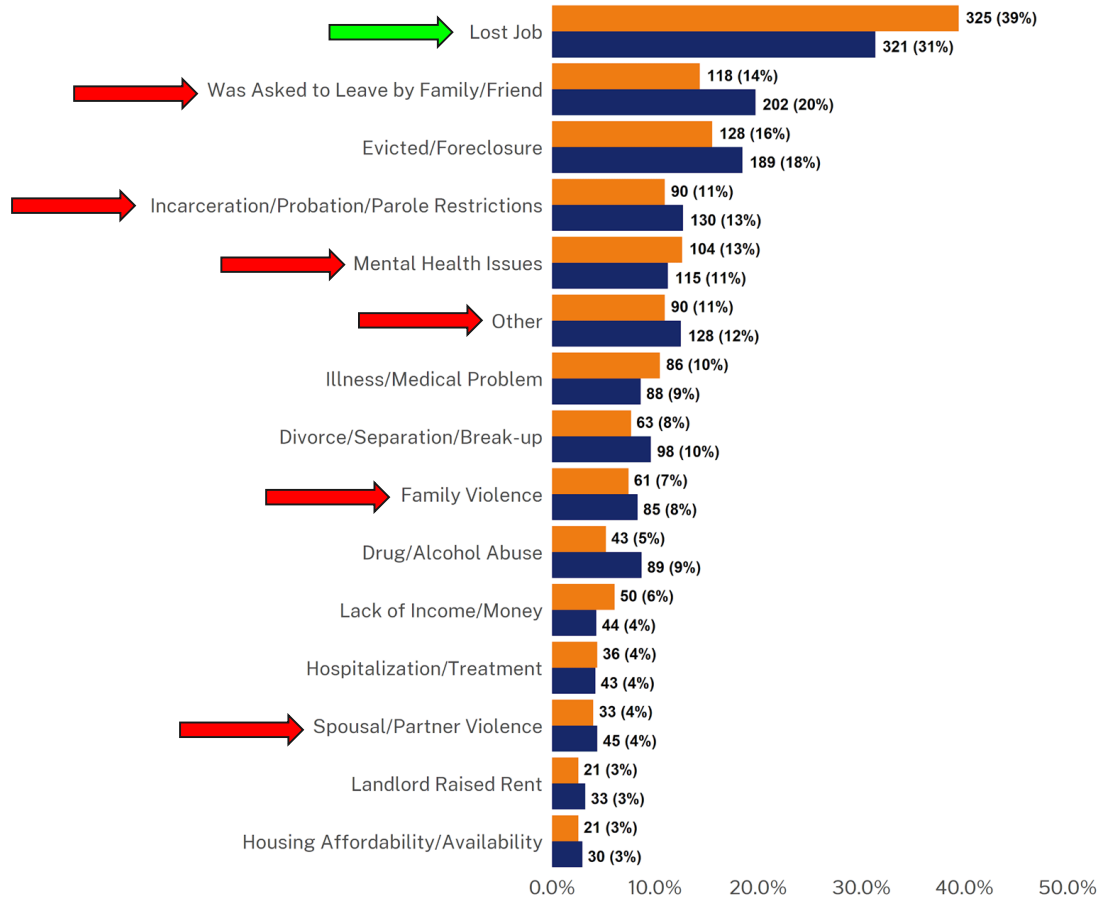
3,105 responses from 1,008 respondents

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**Causes of homelessness differ greatly by age and gender.**

### Causes of First and Current Homelessness

'What event(s) or conditions(s) do you believe led to your [first/current] episode of homelessness'

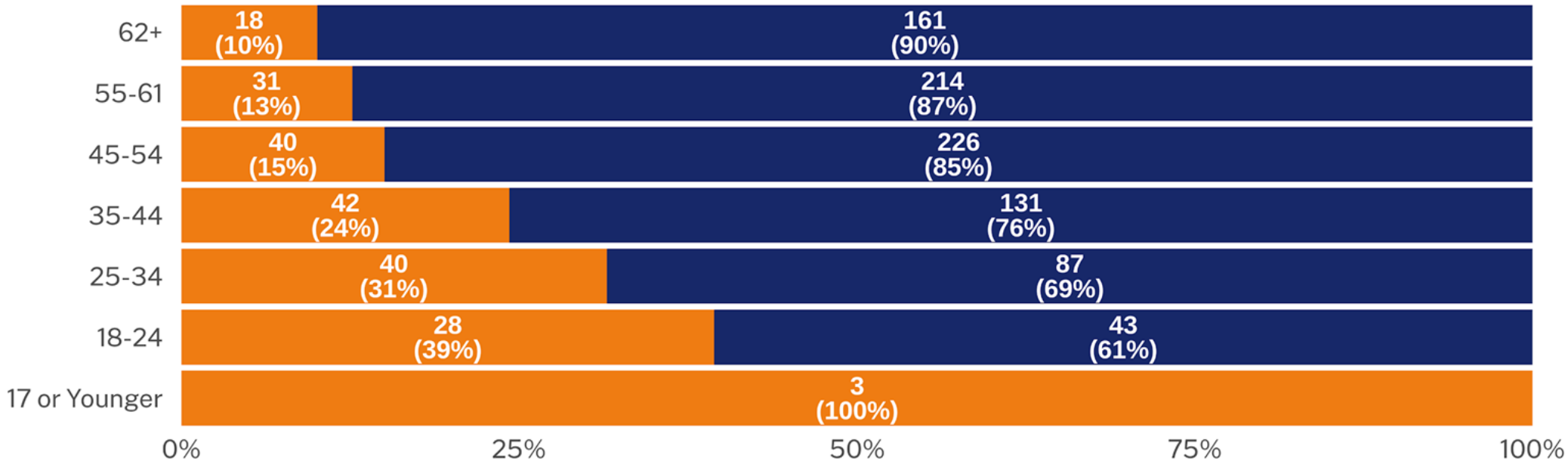


Current Episode First Episode

First Episode: 1,720 responses from 1,024 respondents  
 Current Episode: 1,282 responses from 824 respondents

# Being Asked to Leave Housing Cited as Cause of First Homeless Episode

Being Asked to Leave Housing Caused First Episode of Homelessness  
Did not Report Being Asked to Leave Housing Causing First Episode of Homelessness

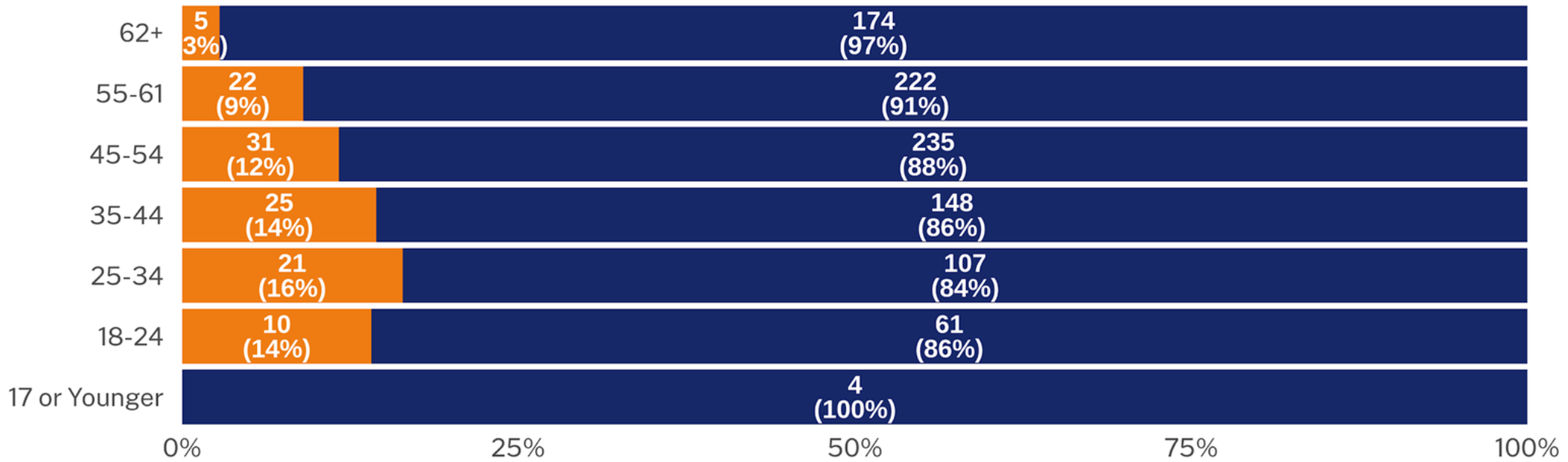


n = 1,064, p < 0.001



## Mental Health Problems Cited as Cause of First Homeless Episode

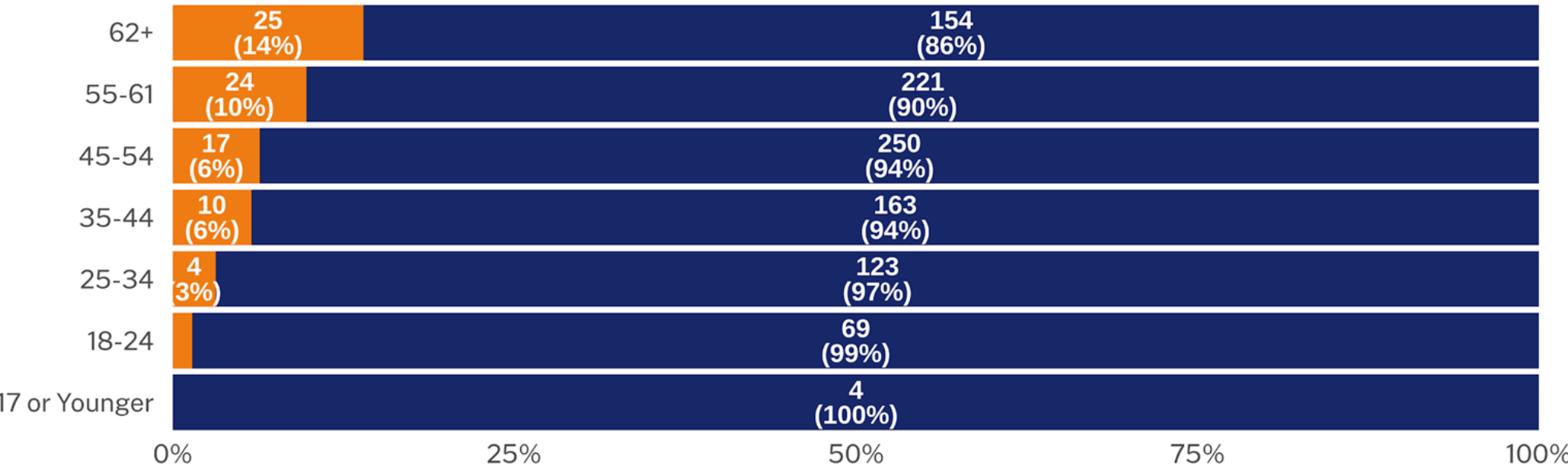
■ Mental Health Problems Caused First Episode of Homelessness  
■ Did not Report Mental Health Problems Causing First Episode of Homelessness



n = 1,064, p < 0.001

# Death of Head of Household Cited as Cause of First Homeless Episode

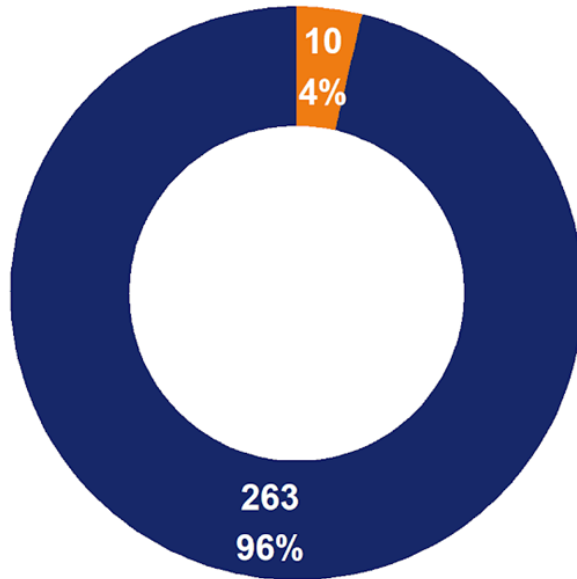
■ Death of Head of Household Caused First Episode of Homelessness  
■ Did not Report Death of Head of Household Causing First Episode of Homelessness



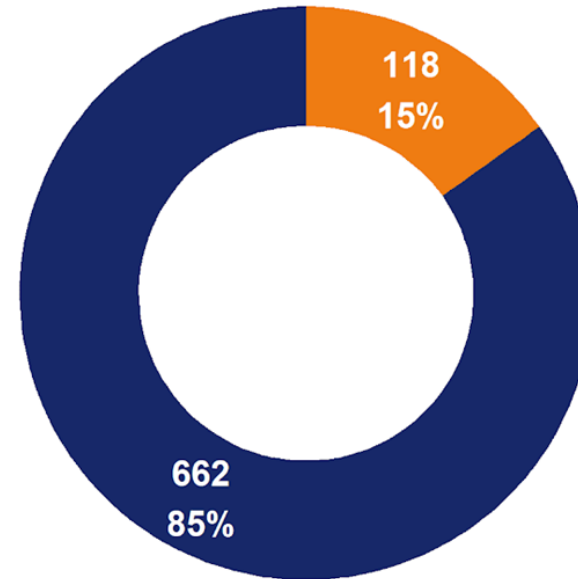
n = 1,064, p < 0.001



# Incarceration Cited as Cause of First Homeless Episode

Female



Male

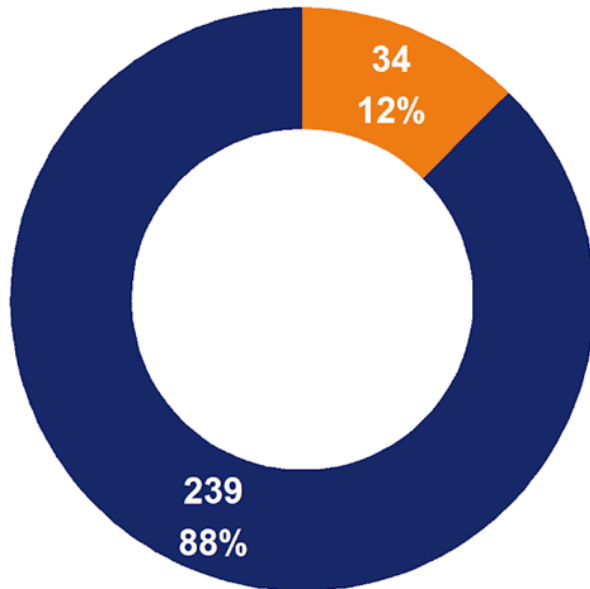


-  Incarceration Caused First Episode of Homelessness
-  Did not Report Incarceration Causing First Episode of Homelessness

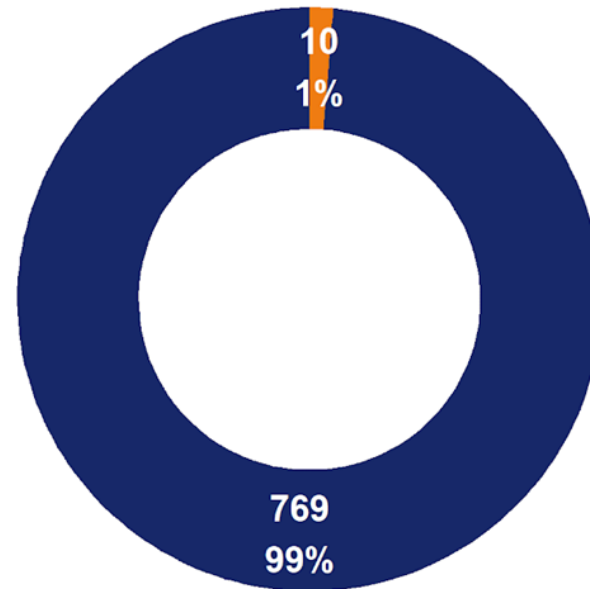
n = 1,053, p < 0.001



# Domestic Violence Cited as Cause of First Homeless Episode

Female



Male



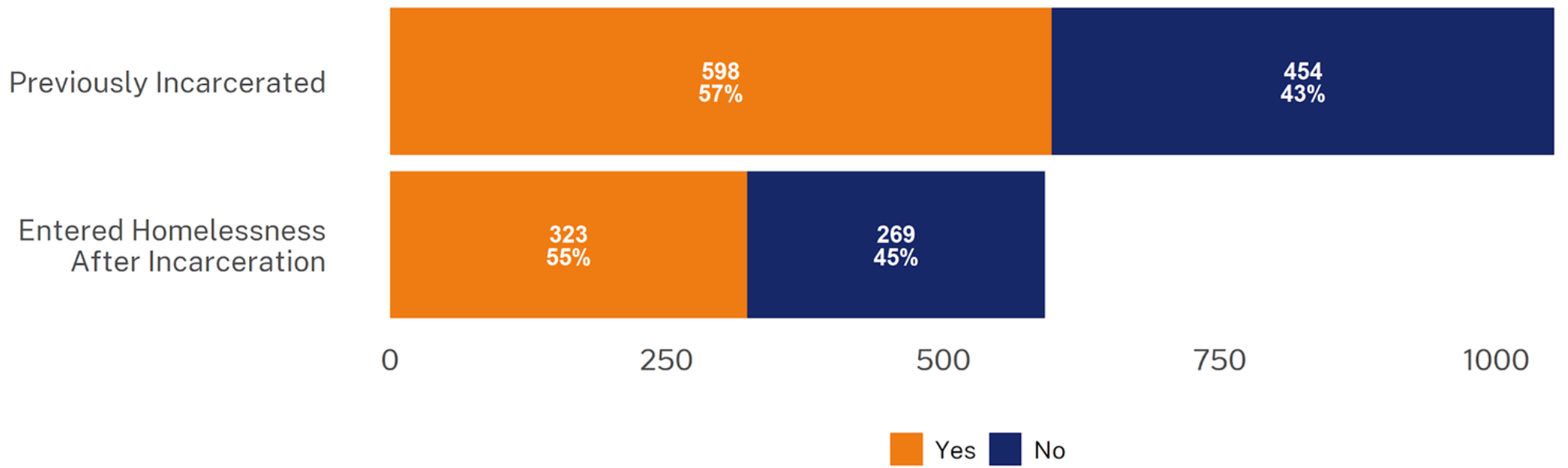
 Domestic Violence Caused First Episode of Homelessness  
 Did not Report DV Causing First Episode of Homelessness

n = 1,052, p < 0.001

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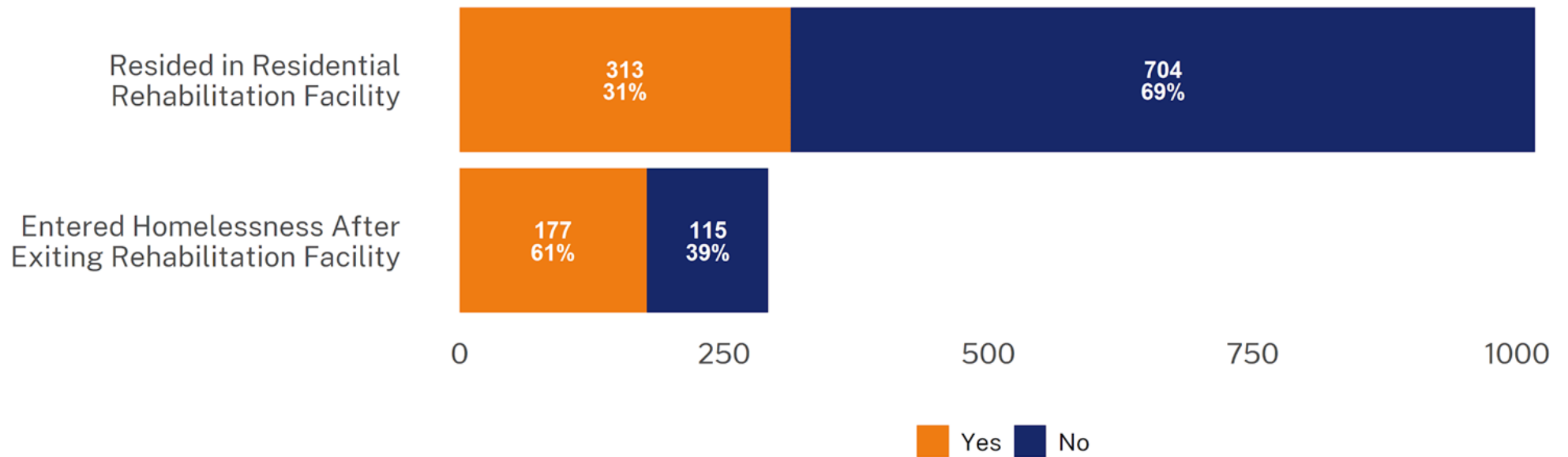
**How systems involvement and  
mental health are intersecting  
with homelessness**

## Incarceration and Homelessness



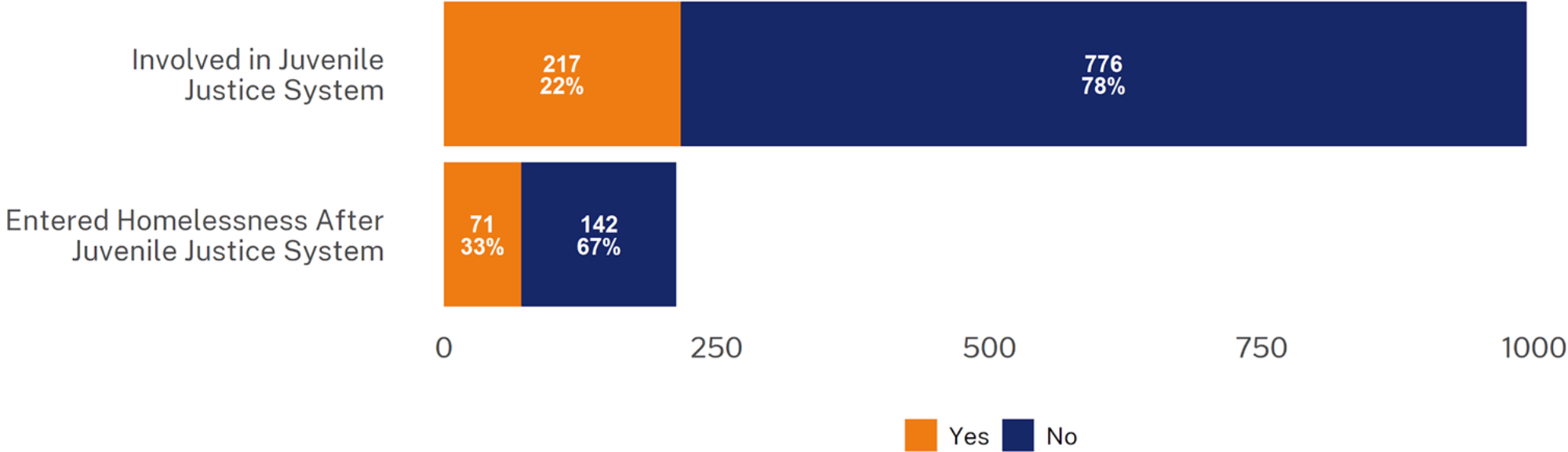
n = 1,052

## Rehabilitation/Treatment Facility



n = 1,017

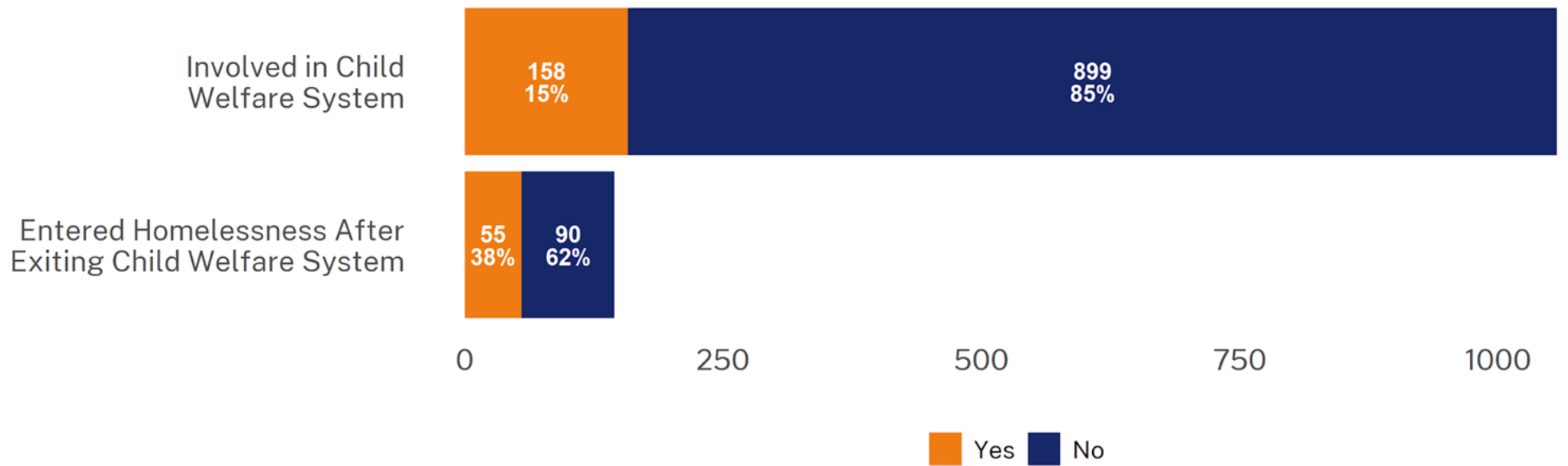
# Juvenile Justice System



n = 993



## Child Welfare System Involvement



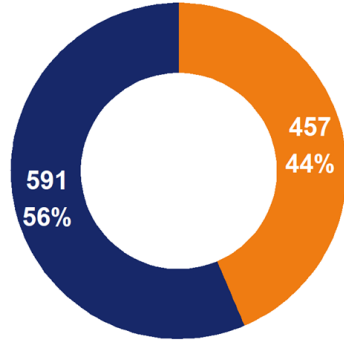
n = 1,057



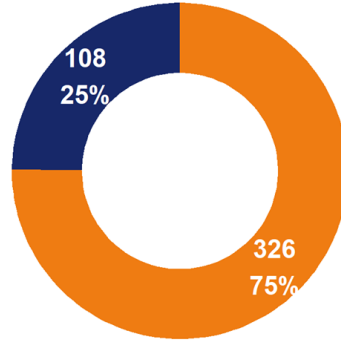
**People still have supportive social networks.**

# Direct Social Supports

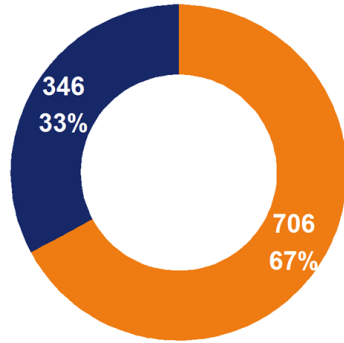
Has Adult Children



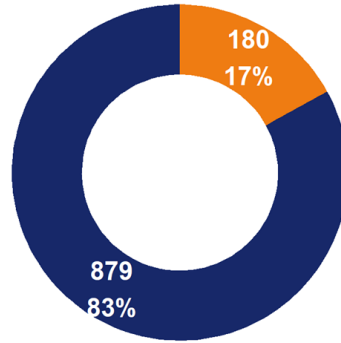
In Contact with Children



Has Someone Who Makes them Feel Safe/Comfortable



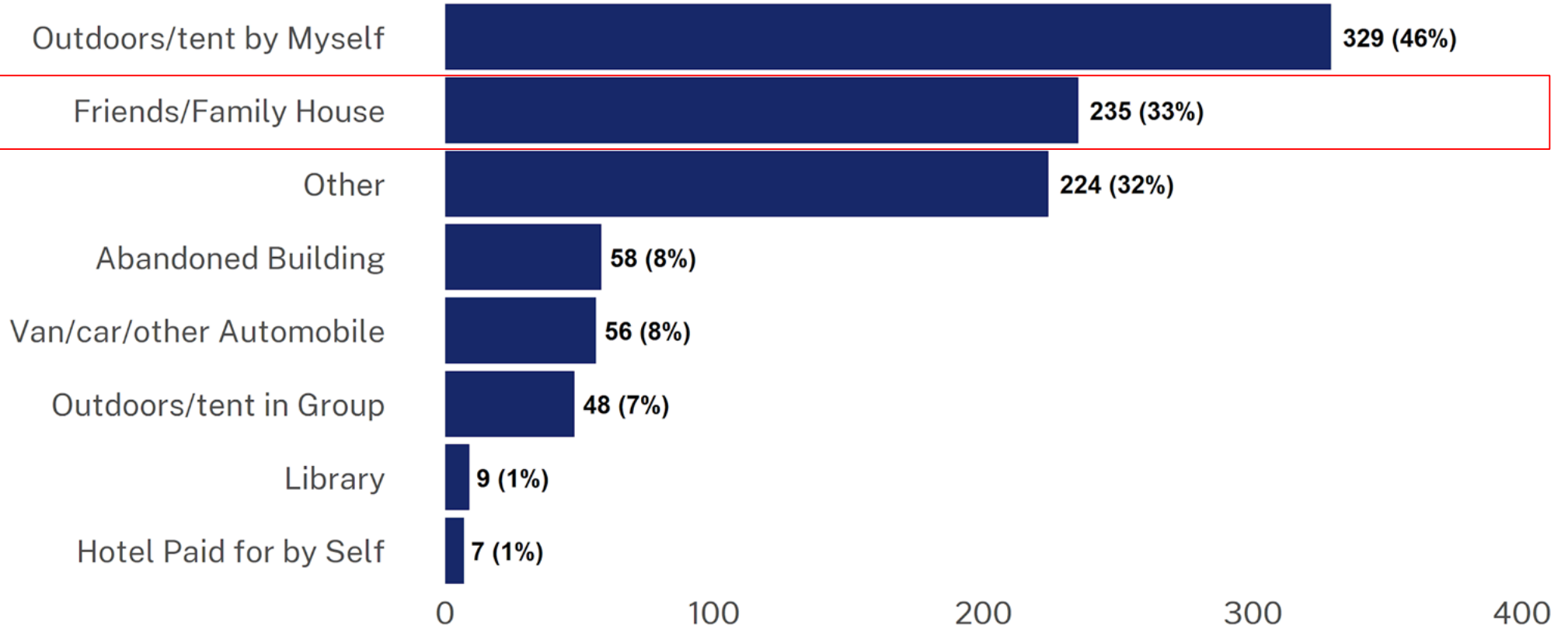
Has a Partner



Yes No

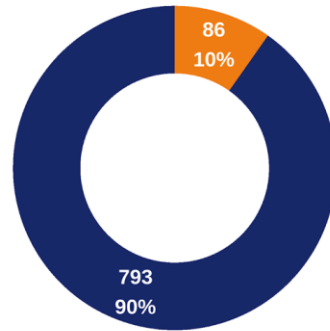
## Shelter Alternatives

'Where do you stay if shelter is not an option?'

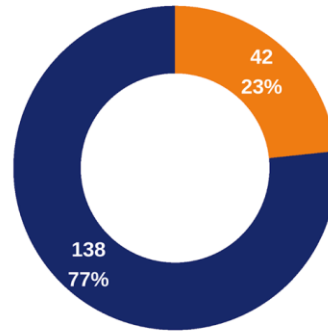


963 responses from 709 respondents

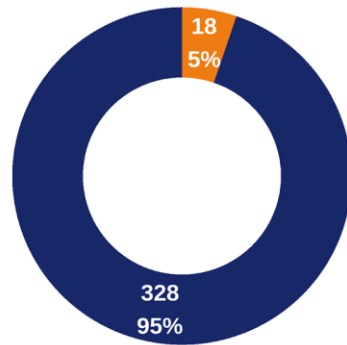
Doesn't Have a Partner



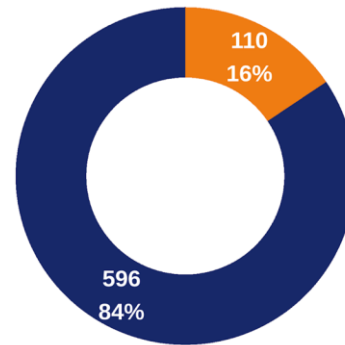
Has a Partner




Doesn't Have Someone Who Makes them Feel Safe/Comfortable



Has Someone Who Makes them Feel Safe/Comfortable

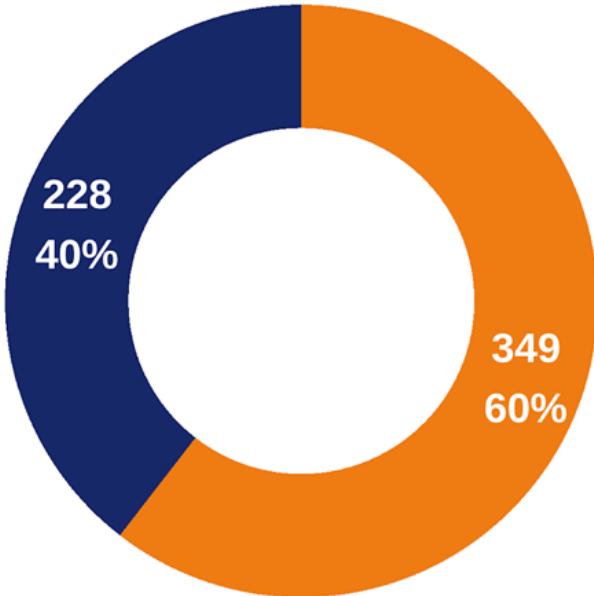
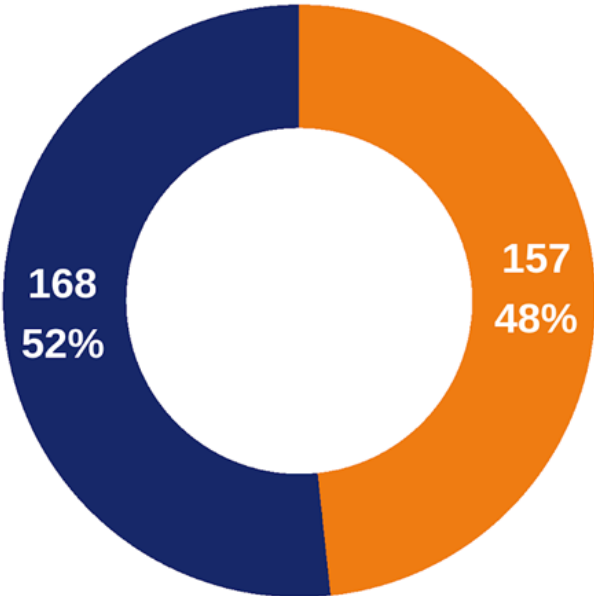


 Stayed in a House/Apartment the Night Before  
 Did not Stay in a House/Apartment the Night Before

# Length of D.C. Residency

Less than 10 years

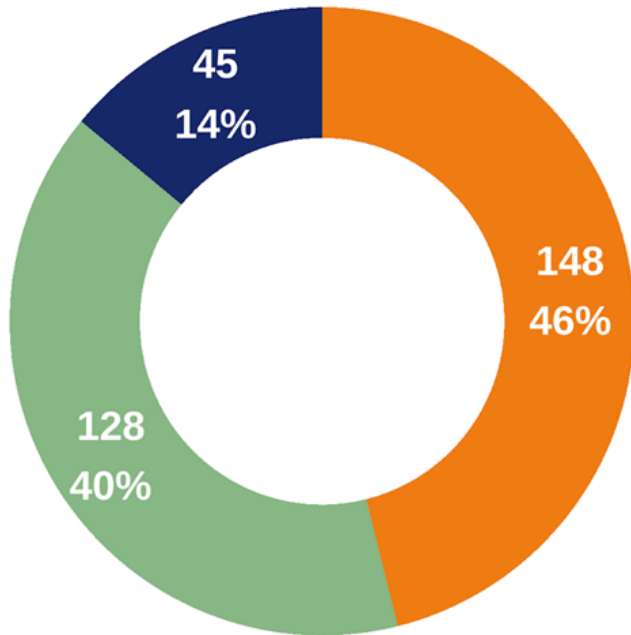
10 years or more



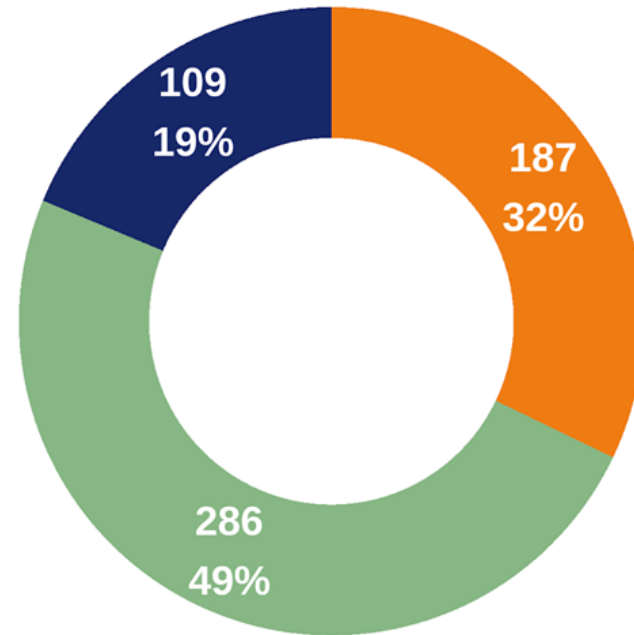
- Has Someone in Network with Permanent Housing
- Does Not Have Anyone in Network with Permanent Housing

## Length of D.C. Residency

Less than 10 years



10 years or more



None 1-3 friends More than 4 friends

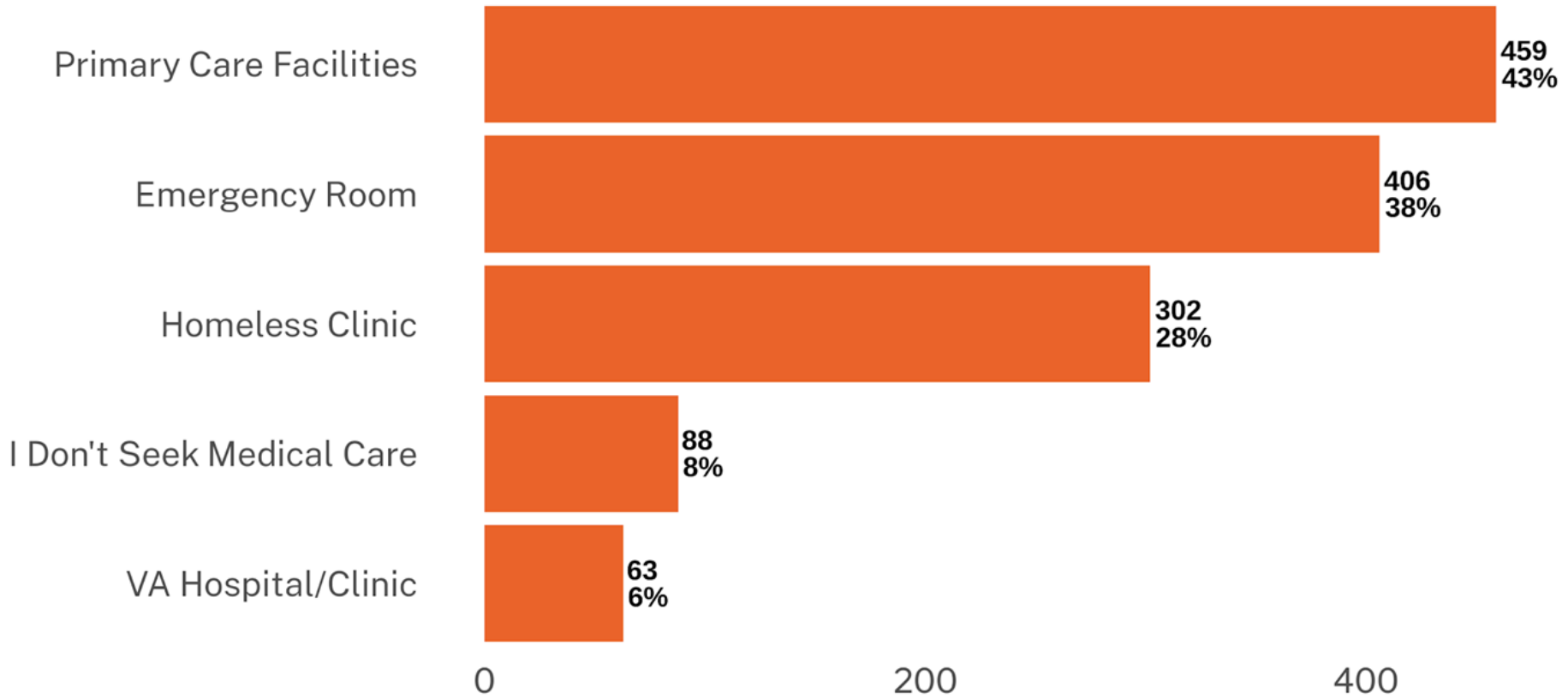
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**We are making progress on primary care utilization (among females).**



## Medical Care Provider

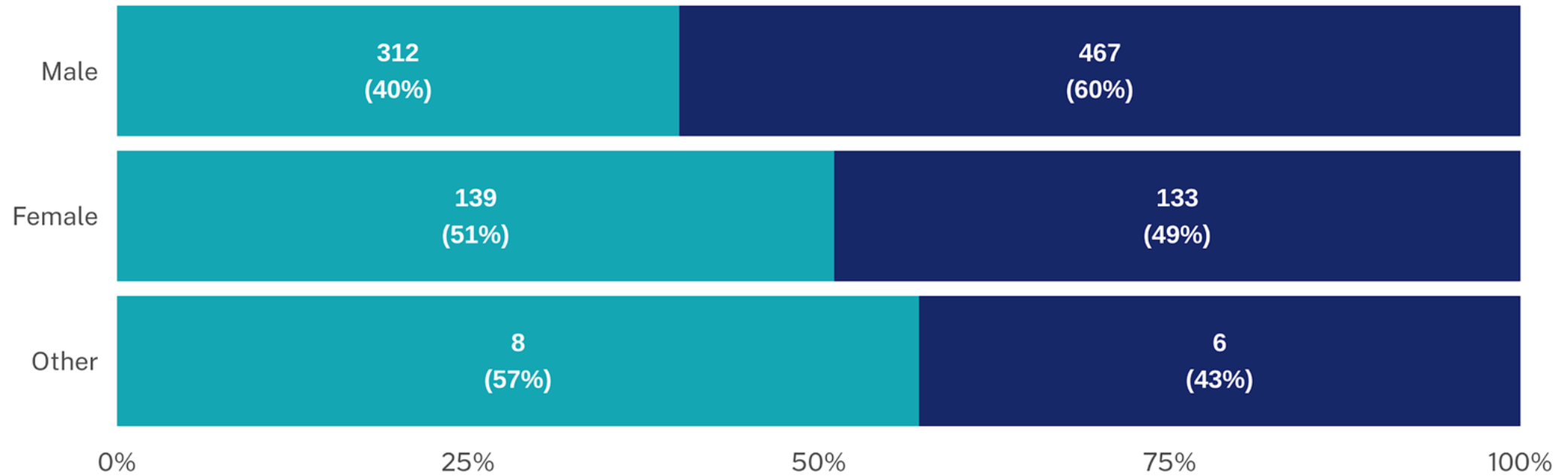
'Where do you usually go for medical care?'



1,318 responses from 1,065 respondents

## Primary Care Use by Gender

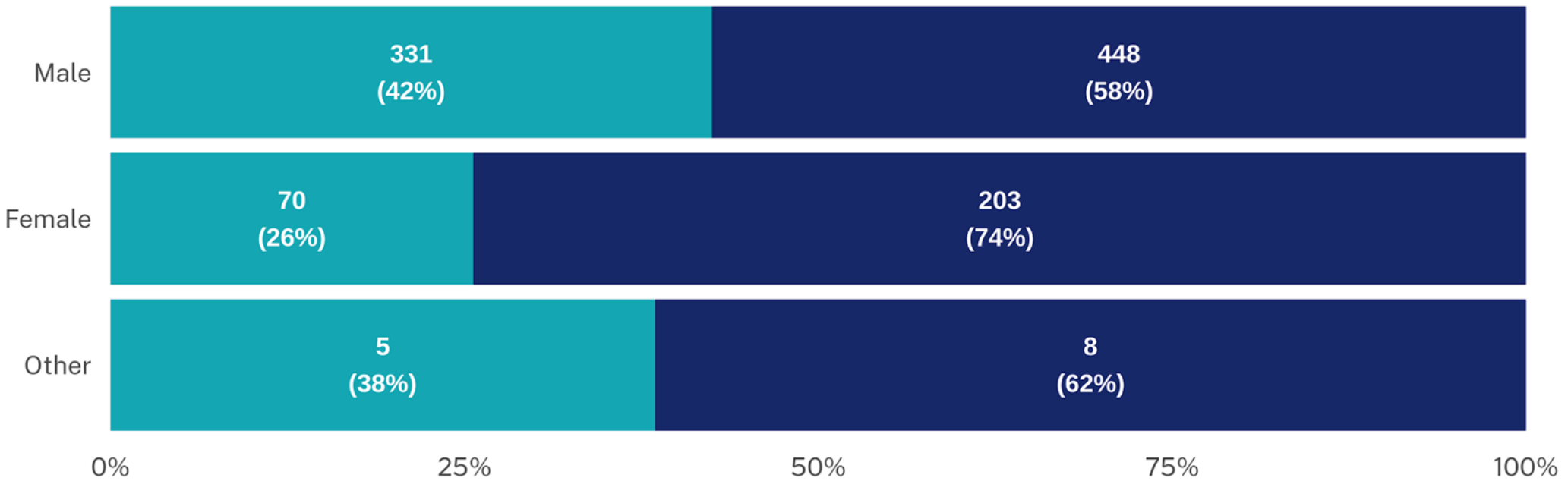
■ Goes to Primary Care ■ Does not Go to Primary Care



n = 1,051, p < 0.05

## Emergency Room Use by Gender

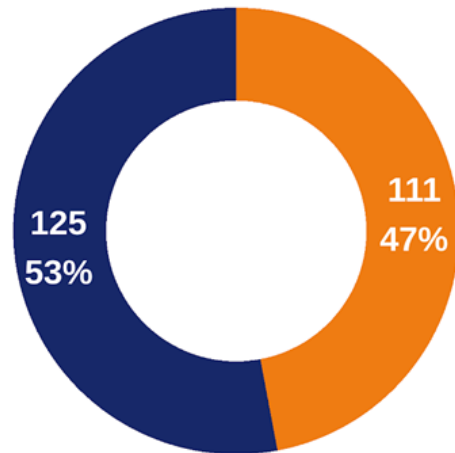
■ Goes to Emergency Room ■ Does not Go to Emergency Room



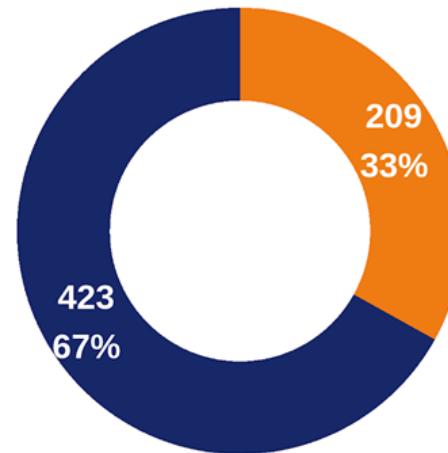
n = 1,051, p < 0.001



## Chronic Health Condition by Gender

Female



Male



 Reports Chronic Health Condition  
 Does not Report Chronic Health Condition

n = 868, p < 0.001

**Where do we go from here?**

—

**Thank you**



# Meeting Agenda



- I. Welcome and Opening Remarks
- II. Public Comments
- III. Framework for Housing Equity & Growth
- IV. 2019 Point-in-Time Results
- V. Final FY20 Budget**
- VI. Adjournment

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