

1 Brianne K. Nadeau  
2 Councilmember Brianne K. Nadeau

Phil Mendelson  
Chairman Phil Mendelson

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4 ANB  
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6 Councilmember Anita Bonds

Charles Allen  
Councilmember Charles Allen

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8 K.R. McDuffie  
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10 Councilmember Kenyan R. McDuffie

Robert C. White, Jr.  
Councilmember Robert C. White, Jr.

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12 BE Pinto  
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14 Councilmember Brooke Pinto

Elissa Silverman  
Councilmember Elissa Silverman

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17 A BILL  
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20 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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23 To amend the Homeless Services Reform Act of 2005 to reform the Rapid Re-Housing Program  
24 to ensure that individuals and families do not pay more than 30% of their income toward  
25 rent, to require the assessment of Rapid Re-Housing participants for the receipt of  
26 permanent housing vouchers, to make case management services for Rapid Re-Housing  
27 participants optional, and to establish eligibility and prioritization criteria for Targeted  
28 Affordable Housing vouchers.  
29

30 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
31 act may be cited as the “Rapid Re-Housing Reform Amendment Act of 2022”.

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

34 (a) The table of contents is amended by adding section designations for sections 32 and  
35 33 to read as follows:

36 “Sec. 32. Rapid Re-housing Reform.

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

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

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

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

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

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

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

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

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

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

“Sec. 32. Rapid Re-housing Reform.

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

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

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

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

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

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

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

80           “(3) If an individual or family entering into or participating in Rapid Re-Housing  
81 is determined to be eligible for permanent supportive housing or targeted affordable housing, the  
82 individual or family shall not be exited from Rapid Re-Housing until the family receives a

voucher and is leased up with a housing provider who accepts the voucher; provided, that this shall not apply to an individual or family who has sufficient income to cover the cost of a rental unit they have secured in the District. For purposes of this paragraph, an individual or family does not have sufficient income to cover the cost of a rental unit if more than 30% of the individual or head of households' income would be used to pay rent.

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

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

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

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

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

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

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

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

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

“(4) All other eligible applicants.

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

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

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

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

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

Sec. 3. Fiscal impact statement.

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

130           Sec. 4. Effective date.

131           This act shall take effect following approval by the Mayor (or in the event of veto by the  
132   Mayor, action by the Council to override the veto), a 30-day period of congressional review as  
133   provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
134   24, 1973, (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
135   Columbia Register.