



36,000 By 2025 Dashboard Update

September 6, 2022

In 2019, at the beginning of her second term, Mayor Bowser set a goal to create 36,000 new housing units by 2025, 12,000 of which are to be affordable to households earning below 80 percent of Median Family Income (MFI).

In addition to the citywide goal of 12,000 affordable units, the Office of Planning and the Department of Housing and Community Development developed the [Housing Equity Report](#). This report analyzed the current distribution of affordable housing and set goals for the future distribution of affordable housing units across the District's ten Planning Areas to ensure each contributes an equitable share of affordable housing to the District's overall number of affordable units.

DMPED tracks progress towards the goal of 36,000 total housing units and 12,000 affordable housing units by 2025 and publishes monthly updates in an online, publicly available dashboard at 36k.dc.gov.

As part of the ongoing process to improve the District's tracking of affordable housing, DMPED is enhancing our 36k/12k dashboard that tracks the Mayoral Housing Goals in order to more fully capture the District's efforts to create new, dedicated affordable housing units and to better align with agency housing goals and strategies. This enhanced dashboard was published in September 2022 (and available on page 5 of this memo).

What's new

We are adding new data and visualizations related to:

1. "Newly covenanted existing units," which are defined as new dedicated, affordable units that are created by establishing affordability covenants on existing housing units without an affordability covenant. These could include "naturally-occurring affordable housing" (NOAH) or units not currently affordable to residents earning less than 80% of MFI.
 - An affordable housing covenant is a legal document between the District agency providing funding for a project and the property owner that mandates a particular number of units be occupied by residents at specified income levels for a required period of time.
 - These newly covenanted units are often District-funded Tenant Opportunity to Purchase Act (TOPA) projects. Under TOPA, rather than purchasing a building outright, a tenant organization can assign its right to purchase to other groups. Using this right, a tenant organization can negotiate better building conditions, limit rent increases, or advocate for other benefits. As part of this negotiation process, sometimes the property owner or developer agrees to set aside a certain portion of units in a building as subject to new affordability covenants that are then coupled with District Government financing for renovations or rehabilitation of the property.

2. Breakdowns of new affordable units by median family income.
3. Breakdowns of new affordable units delivered by Ward as well as Planning Area.
4. New affordable housing units delivered from 2015-2018, which are separate from the goal of 12,000 new affordable units by 2025.

Why we made these changes

These changes bring the affordable unit count into alignment with goals and strategies stated in the Housing Equity Report and the 2021 DHCD Consolidated RFP for Affordable Housing Projects. These changes also increase transparency by providing more information about affordable housing to stakeholders.

About the addition of newly covenanted existing units

- The enhancement to tracking and reporting methodology result in the addition of 1,503 newly covenanted affordable units being reflected in the September 2022 36,000 by 2025 dashboard update.
- The 2019 Housing Equity Report included “the conversion of threatened naturally-occurring affordable units to dedicated affordable units” as one strategy for achieving 12,000 new, dedicated affordable units by 2025.
- Naturally-occurring affordable housing is both unsubsidized and not income-restricted. Placing affordability covenants on these units makes them dedicated affordable housing and ensures they are serving residents earning less than 80% of MFI for the duration of the covenant.
- Newly covenanted existing units are often TOPA projects that receive District funding for acquisition and rehab of the property or naturally occurring affordable housing developments that were built 30-50 years ago and need substantial rehab.
- These newly covenanted existing projects frequently receive funding and financing from the Housing Preservation Fund, the Housing Production Trust Fund, and the DC Housing Finance Agency.
- Covenants counted towards the 12k goal and reflected in the dashboard are those established by the District with a duration between 10 and 40 years.

Frequently Asked Questions

- **What is the source of newly covenanted units that are now being tracked?**
 - 1,065 of the 1,503 newly covenanted existing units since 2019 have been in TOPA projects.
 - 1,020 of the 1,503 newly covenanted existing units since 2019 have been in projects that received funding from the Housing Preservation Fund.
 - 915 of the 1,503 newly covenanted existing units since 2019 have been in projects that received funding from the Housing Production Trust Fund.

- 760 of the 1,503 newly covenanted existing units since 2019 have been in projects that received financing from the DC Housing Finance Agency.
- Note: In order to meet the financing gap from creating new affordable units, many projects receive funding from multiple sources or participate in programs across District agencies; thus, the numbers of newly covenanted for each funding source sum to more than the total number of newly covenanted units reflected in the September 2022 dashboard update.
- **How do you ensure projects that receive funding from multiple sources are only counted once?**
 - Affordable housing projects are overseen by multiple agencies, but we combine data from each agency into a single database to track them. Before a project is added to the database, the name and address of the project is cross-referenced with existing records in the database to ensure that duplicate records are not created.
- **How are “new affordable production units” financed?**
 - Affordable housing production units are funded and created through a variety of programs including: the Housing Production Trust Fund, DMPED Real Estate projects, Low Income Housing Tax Credits, Inclusionary Zoning, Planned Unit Developments, and DC Housing Finance Agency tax-exempt bonds.
 - Projects that receive funding from the Housing Preservation Fund sometimes receive subsequent long-term financing from the Housing Production Trust Fund (or other sources), but these units are only counted once towards the 12k goals.
- **What is NOT counted in the new affordable production units or newly covenanted existing units tracker?**
 - Projects that redevelop public housing sites and include replacement public housing units are *not* counted as newly covenanted existing units. The replacement public housing units are not counted towards the 12k new affordable housing goal, but if the projects create additional affordable housing units, these additional units are counted as New Affordable Production units towards the 12k goal.
- **What are the income limits for 30, 50, 60, and 80% MFI?**

DHCD INCOME LIMITS - 2022

HUD Median Family Income (MFI) for the Washington, DC Region: \$142,300*

HOUSING PRODUCTION TRUST FUND (HPTF) HOUSEHOLD INCOME LIMITS**

Income Limit	HOUSEHOLD SIZE							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% of MFI	\$29,900	\$34,150	\$38,400	\$42,700	\$46,950	\$51,250	\$55,500	\$59,750
50% of MFI	\$49,800	\$56,900	\$64,050	\$71,150	\$78,250	\$85,400	\$92,500	\$99,600
60% of MFI	\$59,750	\$68,300	\$76,850	\$85,400	\$93,900	\$102,450	\$111,000	\$119,550
80% of MFI	\$79,700	\$91,050	\$102,450	\$113,850	\$125,200	\$136,600	\$148,000	\$159,400

More on income limits available here: <https://dhcd.dc.gov/service/rent-and-income-program-limits>

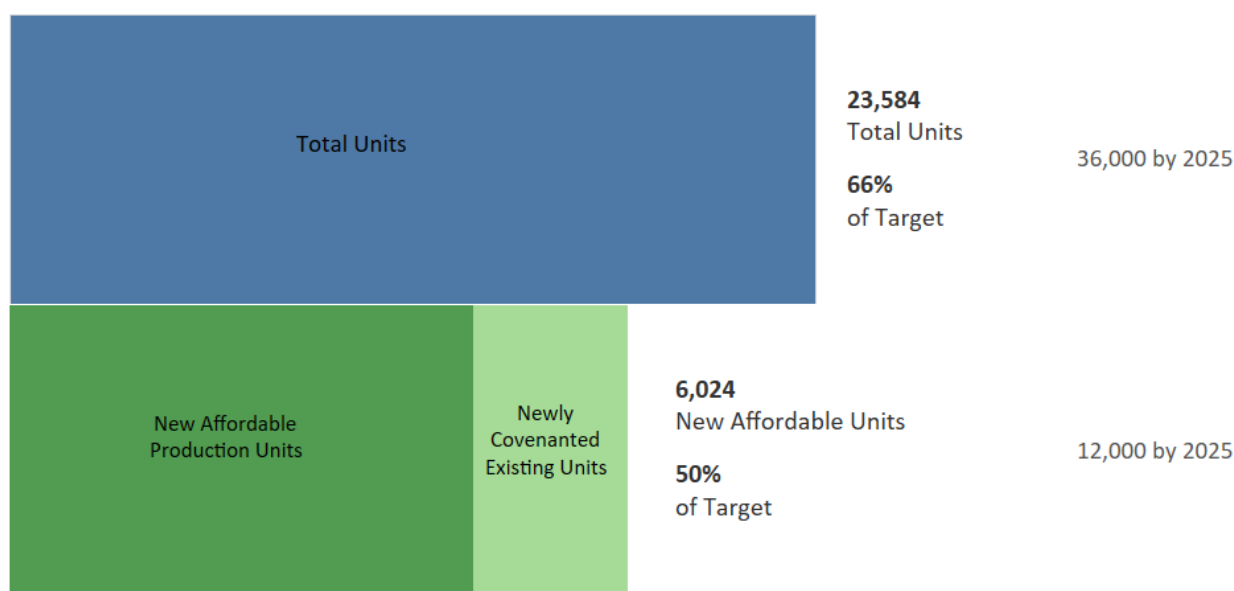
September 6, 2022 Dashboard Update

36,000 Housing Count

Mayor Bowser set a goal at the beginning of her second term to create **36,000 new housing units by 2025, 12,000 of which are to be affordable to households earning below 80 percent of Median Family Income (MFI)**. On May 10, 2019, Mayor Bowser signed a Mayor's Order directing District agencies to look at a variety of approaches to accelerate housing production across income levels in DC while also addressing the needs of specific populations (e.g. families, older adults, residents with special needs). This dashboard visualizes the progress made to date on achieving these bold housing targets.

New Affordable Units are defined as either building new, dedicated affordable units (“New Affordable Production”) or establishing affordability covenants on existing housing units that do not currently have affordability covenants (“Newly Covenanted Existing”).

Housing Goals and Progress Since 2019



Unit counts represent net new housing units from January 2019 through end of August 2022.

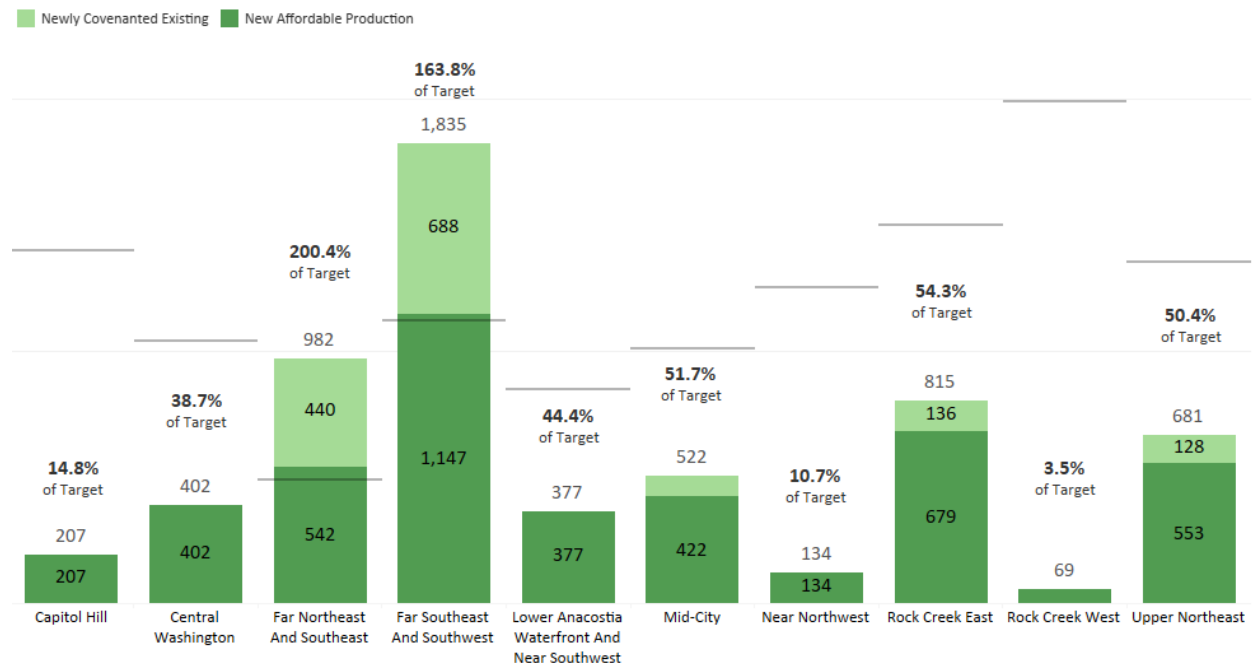
Source: DCRA Certificate of Occupancy data and DMPED Affordable Housing Database (includes DHCD-DFD Database (Housing Production Trust Fund, Low-Income Housing Tax Credit), DHCD Inclusionary Zoning Database, DMPED Project Pipeline Database, Planned Unit Developments, and DCHFA projects).

Housing Across Planning Areas

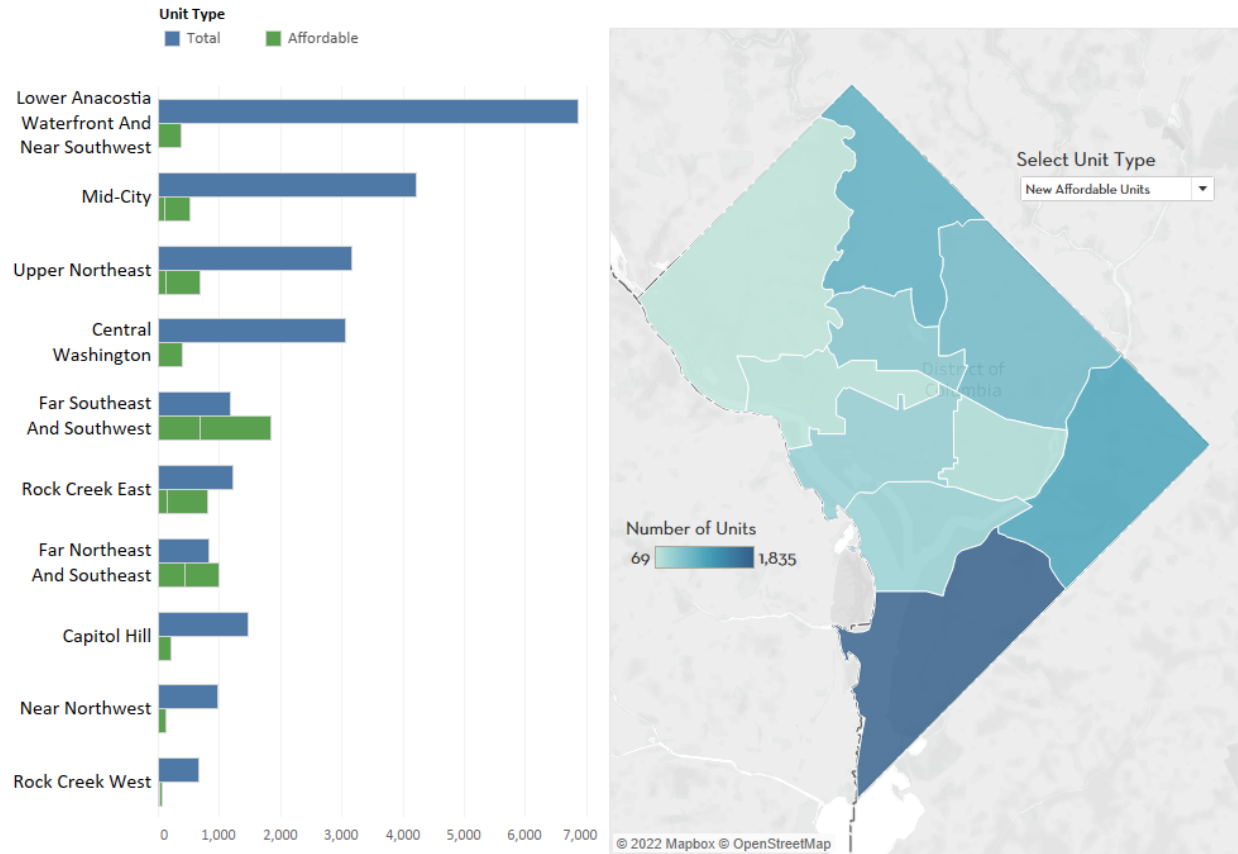
In response to the Mayor's Order, the Office of Planning (OP) and the Department of Housing and Community Development (DHCD) launched the **Housing Framework for Equity and Growth**, which examines a wide range of factors and policies that affect housing production and affordability, and identifies ways to deliver new affordable housing more equitably.

As part of the Housing Framework for Equity and Growth, the District set targets for new affordable housing for each Planning Area. These targets represent the amount of new affordable units needed in each Planning Area by 2025 in order for 15 percent of housing units in each Planning Area to be affordable by 2050. The following charts and maps depict the distribution of total and affordable housing units created across the District's ten Planning Areas since January 2019, along with the new affordable housing goals for each Planning Area.

New Affordable Housing Units Since 2019 by Planning Area



Total and New Affordable Housing Units Since 2019 by Planning Area



NOTE: In some Planning Areas, affordable units may exceed total units. This is due to the inclusion of projects that may increase affordability without adding new units to the overall housing supply by adding a covenant to existing housing units (e.g. TOPA, or certain preservation projects).

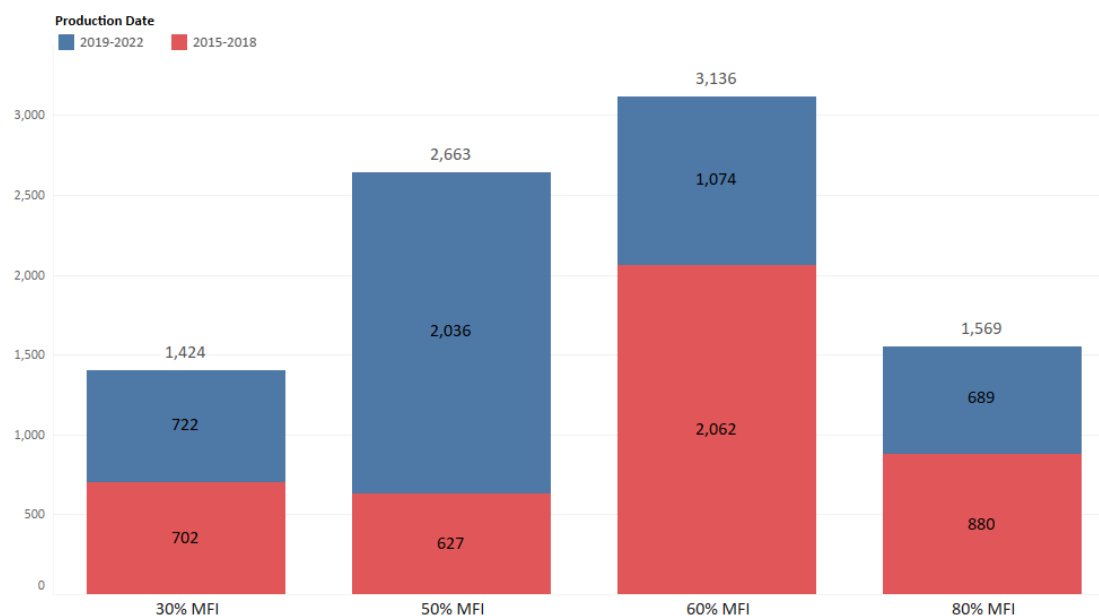
Source: DCRA Certificate of Occupancy data and DMPED Affordable Housing Database (includes DHCD-DFD Database (Housing Production Trust Fund, Low-Income Housing Tax Credit), DHCD Inclusionary Zoning Database, DMPED Project Pipeline Database, Planned Unit Developments, and DCHFA projects).

Producing New Affordable Housing

Though housing goals for the District were first set in 2019, the Mayor's commitment to affordable housing began in her first term by allocating \$100 million to the Housing Production Trust Fund in every budget since 2015.

The graph and table below detail the progress the District has made in producing affordable housing at a range of affordability levels and across neighborhoods since 2015. Affordable units are restricted to households making below a certain income threshold, which are defined in relation to the Median Family Income (MFI), also referred to as Area Median Income (AMI). The MFI is calculated for the Washington Metropolitan region each year by the US Department of Housing and Urban Development (HUD) and is adjusted based on the number of people in a household.

Affordable Units Produced Since 2015 by Median Family Income



Affordable Units Produced Since 2015 by Ward

Ward	Affordable Production Units
Ward 1	610
Ward 2	449
Ward 3	111
Ward 4	891
Ward 5	1,466
Ward 6	2,052
Ward 7	1,237
Ward 8	1,976
Total	8,792

Affordable Units Produced Since 2015 by Planning Area

Planning Area	Affordable Production Units
Capitol Hill	368
Central Washington	1,417
Far Northeast and Southeast	1,192
Far Southeast and Southwest	1,632
Lower Anacostia Waterfront and Near Southwest	660
Mid-City	790
Near Northwest	451
Rock Creek East	891
Rock Creek West	111
Upper Northeast	1,280
Total	8,792

Source: DCRA Certificate of Occupancy data and DMPED Affordable Housing Database (includes DHCD-DFD Database (Housing Production Trust Fund, Low-Income Housing Tax Credit), DHCD Inclusionary Zoning Database, DMPED Project Pipeline Database, Planned Unit Developments, and DCHFA projects).

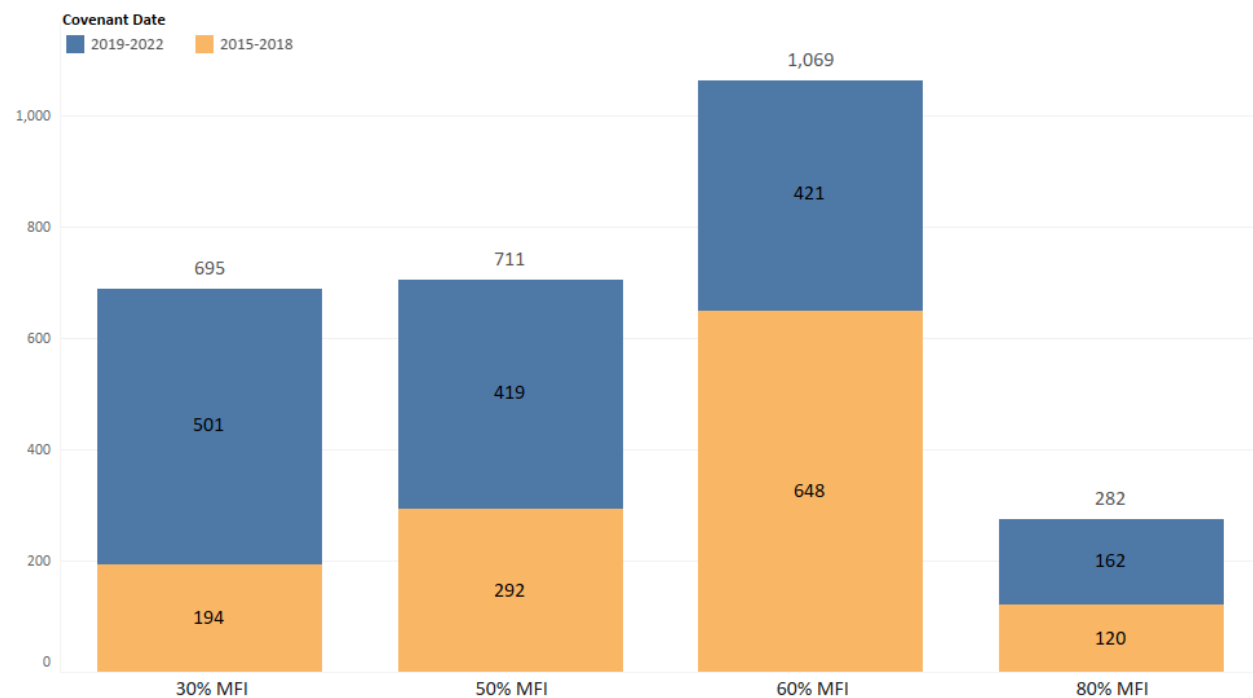
Newly Covenanted Existing Units

Newly covenanted existing units are defined as new dedicated, affordable units that are created by establishing affordability covenants on existing housing units that do not currently have an affordability covenant. These could include “naturally-occurring affordable housing” (NOAH) or units not currently affordable to residents earning less than 80 percent MFI.

The 2019 Housing Equity Report included “the conversion of threatened naturally-occurring affordable units to dedicated affordable units” as one strategy for achieving 12,000 new, dedicated affordable units by 2025. Naturally-occurring affordable housing is both unsubsidized and not income-restricted, but is affordable to residents earning less than 80 percent MFI. Placing affordability covenants on these units makes them dedicated affordable housing and ensures they are serving residents earning less than 80 percent MFI for the duration of the covenant. An affordable housing covenant is a legal document between the District agency providing funding for a project and the property owner that mandates a particular number of units be occupied by residents at specified income levels for a required period of time. These newly covenanted units are often District-funded Tenant Opportunity to Purchase Act (TOPA) projects.

The graph and table below detail the number of newly covenanted units the District has created at a range of affordability levels and across Wards since 2015. Covenants reflected here are those established by the District with a duration between 10 and 40 years.

Newly Covenanted Units Since 2015 by Median Family Income



Newly Covenanted Existing Units Since 2015 by Ward

Ward	Newly Covenanted Existing Units
Ward 1	196
Ward 2	0
Ward 3	11
Ward 4	849
Ward 5	177
Ward 6	60
Ward 7	595
Ward 8	869
Total	2,757

Newly Covenanted Existing Units Since 2015 by Planning Area

Planning Area	Newly Covenanted Existing Units
Capitol Hill	0
Central Washington	0
Far Northeast and Southeast	698
Far Southeast and Southwest	766
Lower Anacostia Waterfront and Near Southwest	60
Mid-City	196
Near Northwest	0
Rock Creek East	849
Rock Creek West	11
Upper Northeast	177
Total	2,757

Source: DCRA Certificate of Occupancy data and DMPED Affordable Housing Database (includes DHCD-DFD Database (Housing Production Trust Fund, Low-Income Housing Tax Credit), DHCD Inclusionary Zoning Database, DMPED Project Pipeline Database, Planned Unit Developments, and DCHFA projects).

Note: The September 2022 housing count included an update to the housing count methodology to incorporate 1) projects that create New Affordable Units by placing covenants on existing housing units without an affordability covenant and 2) projects funded through the Housing Preservation Fund that include New Affordable Units.

These changes bring the affordable unit count into alignment with goals and strategies stated in the Housing Equity Report and the 2021 DHCD Consolidated RFP for Affordable Housing Projects.