

Department on Disability Services
Director Andrew Reese

DDS's Housing Resource Guide

Presented by
Pamela Johnson, Housing Coordinator



LIFE. YOUR WAY.
**Department on
Disability Services**



Welcome

AGENDA

- Something to Ponder
- Introduction
- DDS's Housing Coordinator
- A Housing Tale: Past and Present
- The Challenge
- The Plan
- How to Use the Housing Resource Guide (HRG)
Part 1 & Part 2
- How to Access the HRG
- Online Preview the HRG
- DDS's Upcoming Housing Workshops
- Questions & Answers

LET'S BEGIN

Something to Ponder



QUESTION:

When you own a house in Washington, DC (the Nation's Capital), do you also own the land?

Please place one of the following answers in the chat:

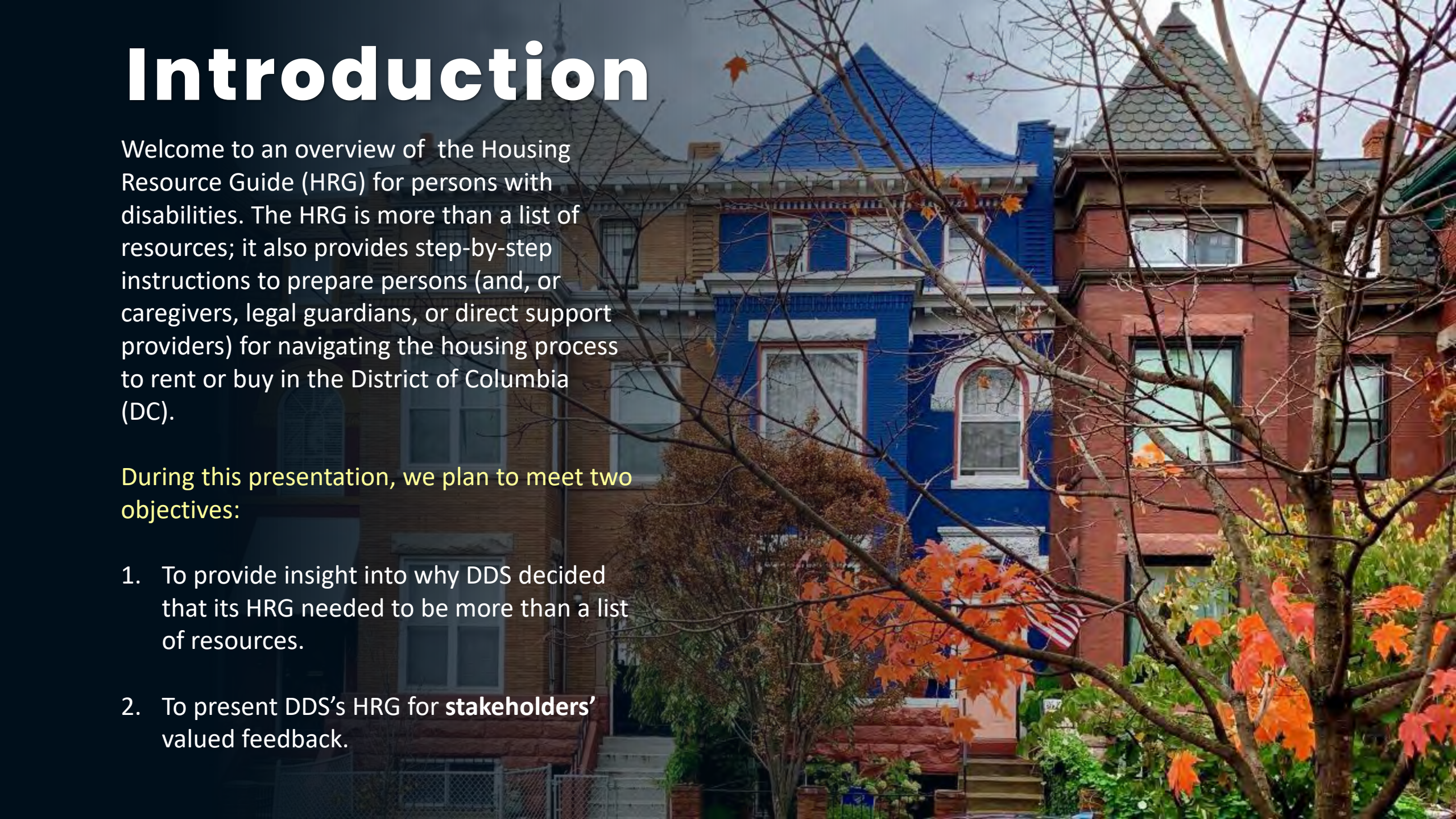
- **No** (you don't own the land in the Nation's Capital).
- **Yes** (you own the land in the Nation's Capital).
- **I don't know** (I've never thought about it).

Introduction

Welcome to an overview of the Housing Resource Guide (HRG) for persons with disabilities. The HRG is more than a list of resources; it also provides step-by-step instructions to prepare persons (and, or caregivers, legal guardians, or direct support providers) for navigating the housing process to rent or buy in the District of Columbia (DC).

During this presentation, we plan to meet two objectives:

1. To provide insight into why DDS decided that its HRG needed to be more than a list of resources.
2. To present DDS's HRG for **stakeholders'** valued feedback.



Housing Coordinator



Pamela Johnson

About: She has over 20 years of experience in the District of Columbia (DC) as a HUD-Certified Housing Counselor, Housing Department Manager, HPAP Specialist, Inclusionary Zoning (IZ) facilitator, and Certified Occupancy Specialist. As a Housing Coordinator for DDA, she works in partnership with Service Coordinators to provide housing options, resources, housing counseling and to resolve housing issues for persons with disabilities. She wrote DDS's HRG.

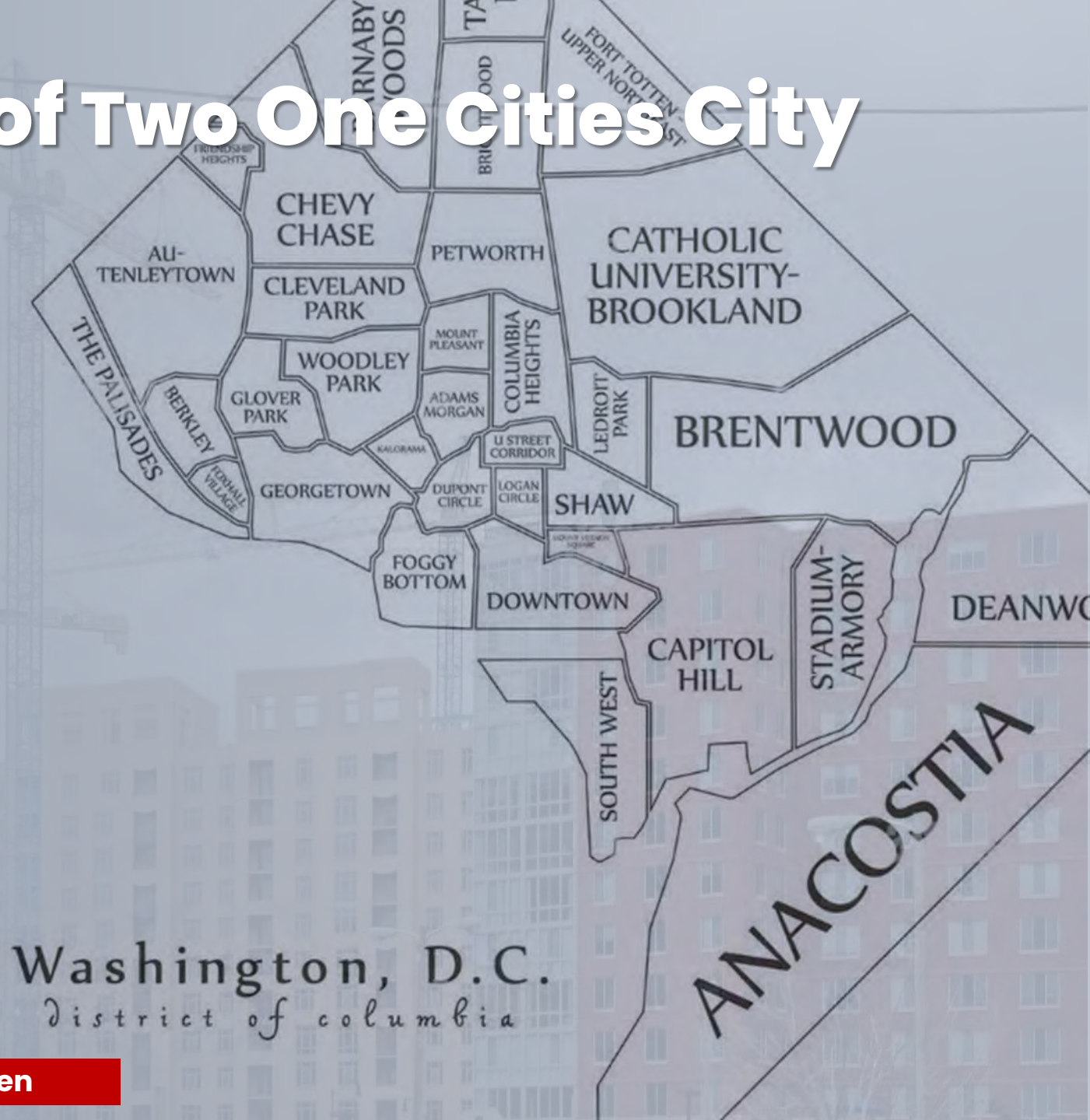
A Housing Tale of Two One Cities City

The District of Columbia (DC) is known as a tale of two cities based on income disparities among its residents.

This tale of two cities was also reflected in where you lived in DC. Most low-income households and persons on SSI or SSDI could readily find affordable housing in several Wards in DC.

Today, this is not the case regarding “affordable housing”. In the last 20 years, DC has morphed into a housing tale of **one city**. Without guidance, it’s now a challenge for low-income households and persons with disabilities to find and secure affordable housing in DC.

Let’s look at some stats on how DC housing market has changed during the last 20 years.



Then

DC HOUSING STATS

NOW

Median Rent for a One Bedroom Apartment
2000- 2023

(DC Fiscal Policy Institute)

Year	Rent
2000	\$735
2010	\$1,100
2023	\$2,300

HUD's FAIR MARKET RENTS FOR 2024 – DC

The two most expensive and least expensive Wards in DC

Ward Zip Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
The Two Most Expensive Wards					
Ward 2 20004	\$2,610	\$2,650	\$3,010	\$3,740	\$4,440
WARD 6 20003	\$2,660	\$2,710	\$3,070	\$3,820	\$4,530
The Two Least Expensive Wards					
WARD 7 20019	\$1,200	\$1,220	\$1,380	\$1,720	\$2,030
WARD 8 20032	\$1,250	\$1,270	\$1,440	\$1,790	\$2,120

2024 maximum, monthly SSI and SSDI benefits (Individual): SSI - \$994 / SSDI - \$3822

"Affordable housing is generally defined as housing that the occupant **pays no more than 30 percent of gross income for housing costs, including utilities** . **Fair Market Rent** - The rent that a specific property type is anticipated to earn per month is known as the fair market rent or FMR. **This value is determined by the U.S. Department of Housing and Urban Development (or the HUD).** The size of the property, its type, and location are all factors that determine its fair market rent." HUD.gov

The Challenge

Persons with disabilities who are low-income face the challenge of finding “affordable” and accessible housing in DC.

The previous slide illustrates DC’s unprecedented housing market. Navigating the affordable housing process has reached a level of complexity that requires help and innovation from affordable housing professionals.

DDS designed its HRG to equip persons (and users) with information and community resources to help address challenges in securing housing and living independently in DC.

Marcia L. Fudge, **Secretary of the U. S. Department of Housing and Urban Development (HUD)** said, “Every American should have the ability to live in affordable housing that caters to their needs. **Unfortunately, today, far too many housing options are inaccessible to those with disabilities – and those with the appropriate accommodations are often too expensive.”** 10 /12/23

Accessible housing that is not “affordable” isn’t accessible.

The Plan

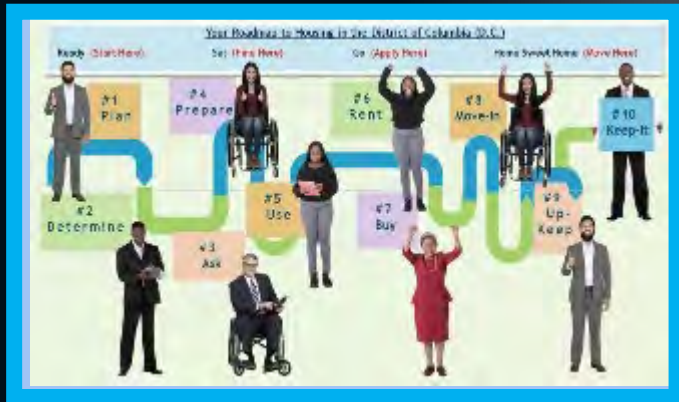
The goal of the HRG is to ensure that residents with disabilities also have access to housing information and resources to help them navigate DC's housing market.

In collaboration with other District agencies and community-based organizations, DDS developed a comprehensive resource guide that also functions as a reference to prepare persons to be ready, willing and able for housing opportunities in DC.

To achieve the HRG's goal, DDS utilized the following strategies:

- Write in plain language (federal government plain language guidelines) to make it easy to read and understand.
- Present housing information in **several formats**: online, videos, audio, different text options, and virtual workshops to increase accessibility.
- Provide information for persons who want to **rent or buy** in DC.
- **Divide the HRG into two sections: How-to-Information and Resources.**
- Present housing , how-to information in **10 easy steps**.
- Provide federal, District, and non-profit resources for accessible and **affordable housing programs and assistance**.
- Highlight District and federal laws and, agencies that protect renters, homeowners, and persons with disabilities from **predatory housing practices**.
- Highlight free housing counseling provided by the District's **HUD-approved Housing Counseling Agencies (HCA)**.

How to Use DDS's HRG



The HRG is written in two parts:

Part 1: This is the How-to Section. It prepares persons with disabilities for renting, buying, and keeping their housing via a 10-Step process that adheres to HUD's housing counseling protocol.

How to Use DDS's HRG

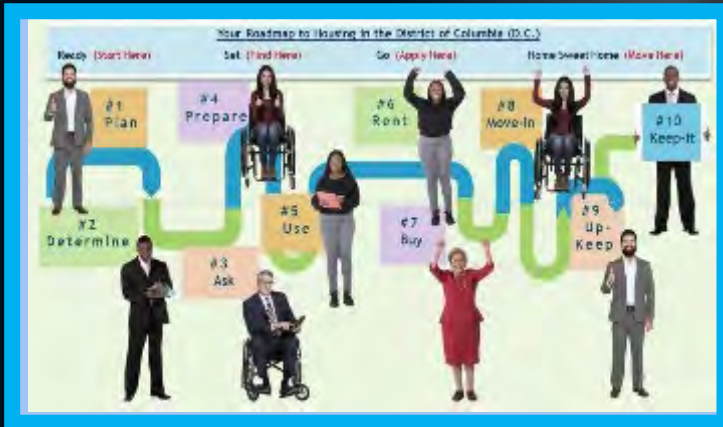
The how-to section is organized accordingly:

Pre-Tenancy and Pre-Purchase Steps

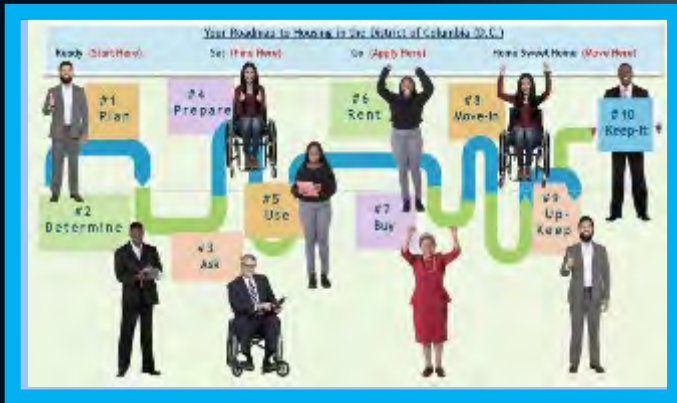
- Step 1- Plan
- Step 2 – Determine
- Step 3 – Ask
- Step 4 – Prepare
- Step 5 – Use

Post-Tenancy and Post-Purchase Steps

- Step 6 – Rent
- Step 7 – Buy
- Step 8 - Move-In
- Step 9 - Up-Keep
- Step 10 - Keep –It



How to Use DDS's HRG



Part 2: This is the Resource Section

A listing of non-profit, District and federal government resources.

Part 1: 10 Steps to Housing

HOUSING RESOURCE GUIDE



DC Department on Disability Services' (DDS) Housing Resource Guide

Your Roadmap to Housing in the District of Columbia (D.C.)

Ready (Start Here)

Set (Find Here)

Go (Apply Here)

Home Sweet Home (Move Here)

#1
Plan

#4
Prepare

#6
Rent

#8
Move-In

#10
Keep-It

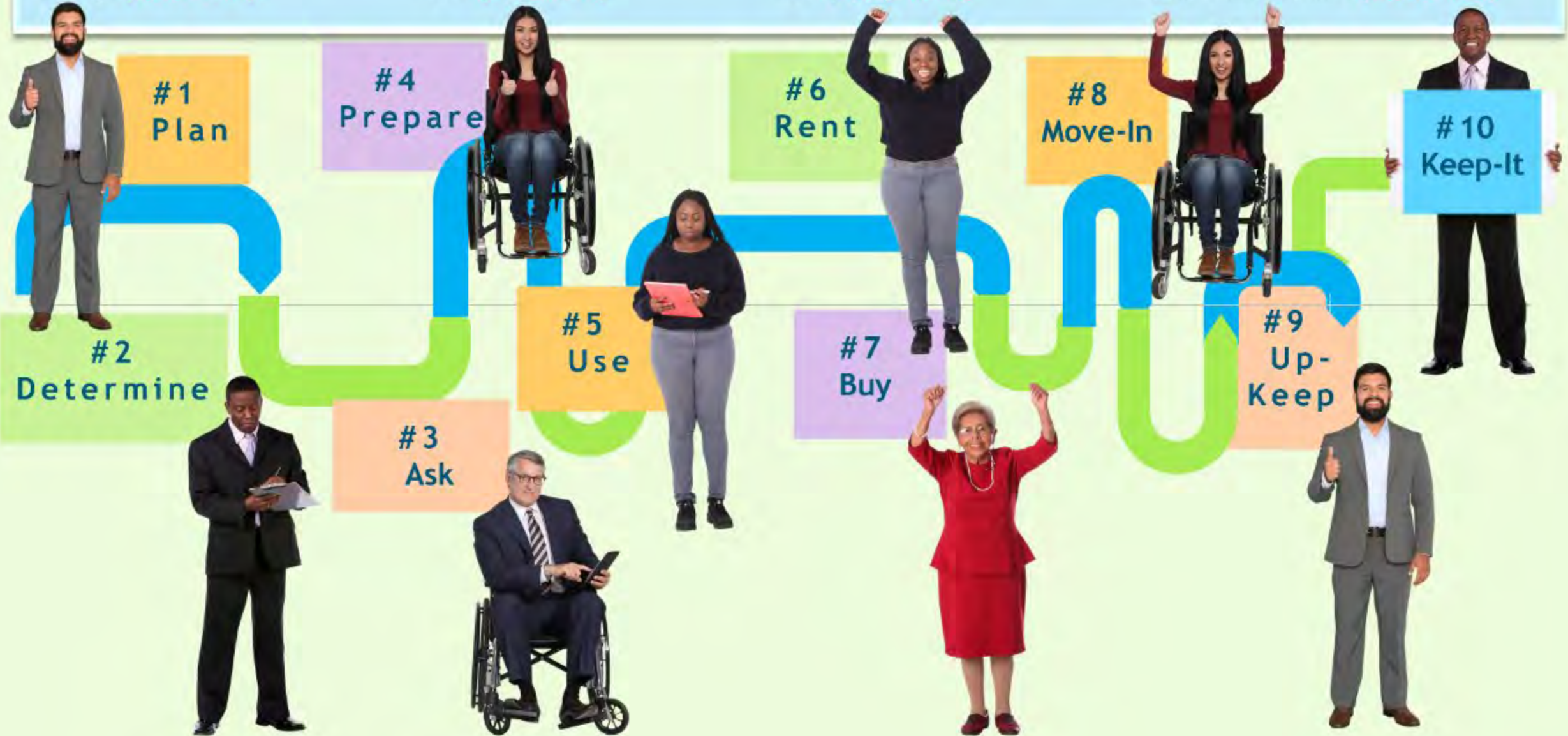
#2
Determine

#5
Use

#7
Buy

#9
Up-
Keep

#3
Ask



Ready (Start Here)



1
Plan

STEP 1

Have a Plan (Ready)

This step Introduces the HRG and how to use its various features, such as the 10-Step Housing Roadmap, community resources, informational videos, downloadable forms and registration links for DDS's *Let's Talk About Housing Workshops*.

#2 Determine



STEP 2

Determine

In this step, persons learn the importance of having a housing plan and being patient during their housing search. This step also introduces the benefits of working with a HUD-Certified Housing Counselor (CHC).

3 Ask



STEP 3

Ask (Set)

In this step, persons learn about housing subsidies, where to inquire, and what to ask when searching for housing subsidies.

#4 Prepare



STEP 4

Prepare

This step informs persons about programs that can help them rent or buy a home in DC and strategies to improve their credit and money management skills.



5 Use

STEP 5

Use

In this step, persons learn how to use government and non-profit resources that can help them find, afford and sustain housing in DC.

Also included in this step are websites that list affordable and accessible housing in DC.

6 Rent



STEP 6

Rent (Go)

In this step, persons are introduced to the 10 Steps to Tenancy (renting), what is required of the tenant and landlord, rental assistance programs, tenants' rights, and the definition of some commonly used housing terminology.



#7
Buy

STEP 7

Buy

This step informs persons about the 10 Steps to Homeownership, first-time homebuyer's programs, community resources, and what to avoid during the homebuying process.

A woman with long dark hair, wearing a maroon long-sleeved shirt and blue jeans, is sitting in a black wheelchair. She has her arms raised in the air with her fists clenched, smiling. She is standing on a large, light blue number 8. The background is a light green wall with a large orange square on the left containing the text '# 8 Move-In'. Above the orange square, the words 'Home Sweet Home' are partially visible in blue. The floor is light blue with large, colorful numbers 8 and 9 in the background.

8 Move-In

STEP 8

Move-in! (**Home Sweet Home**)

This step focuses on resources and services a person may need when planning to move.



STEP 9

Up-Keep

This step informs persons of the upkeep responsibilities tenants and homeowners must adhere to. It also includes resources for repairs and accessibility modifications.



STEP 10

Keep-it

This step provides persons with strategies and resources to avoid eviction, foreclosure, and scam.



Part 2:

Resources

This section provides persons with a compilation of resources listed in the 10 Steps and a listing of several Community-Based Organizations (CBOs) that build low-income housing in DC.

What are you looking for today?



Department on Disability Services

[DDS Home](#)

[Services](#) ▾

[Your Choices](#) ▾

[Ready to Work?](#) ▾

[Employer Portal](#) ▾

[Provider Portal](#) ▾

[Resources](#) ▾

[About DDS](#) ▾



[DC Department on Disability Services \(DDS\) Housing Resource Guide](#)

The Department on Disability Services (DDS) Housing Resource Guide helps people with disabilities find affordable and accessible housing resources in the District of Columbia.



Instructions:

1. In your web browser, enter: dds.dc.gov
2. Once on DDS' homepage, click on the **rotator** to access the HRG.
3. Or, search for the HRG, via the search engine at the top of the homepage.

2023 marks the 50th Anniversary of the Rehabilitation Act of 1973, the first federal law to prohibit employment discrimination based on a person's disability.

The Developmental Disabilities Administration (DDA) supports people with intellectual and developmental disabilities to have the most independence and control over their lives. [Learn more.](#)

[Prev](#)

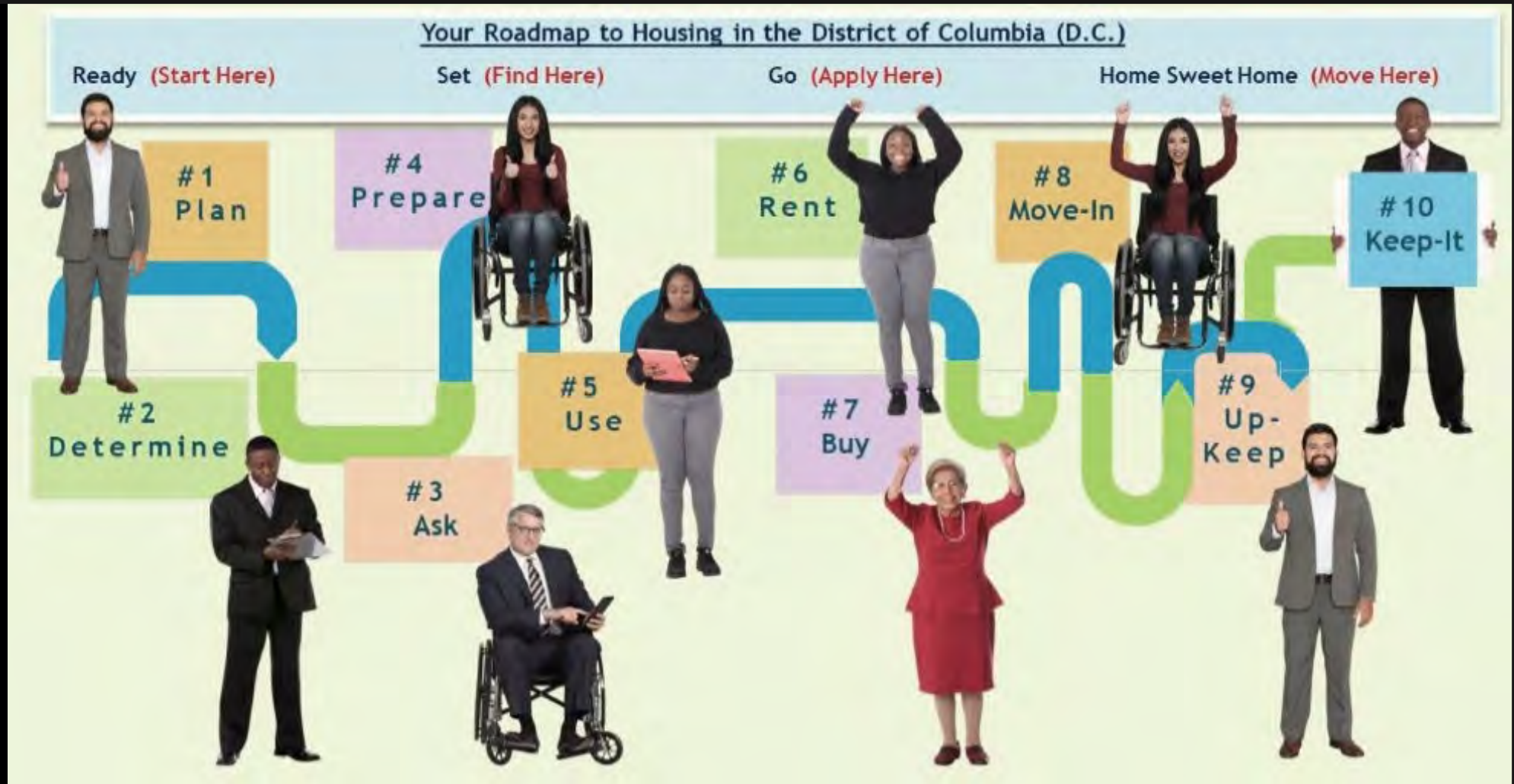


[Next](#)



Online Preview of the HRG

[Enter](#)



DDS's MONTHLY HOUSING WORKSHOPS

The following virtual workshops will commence in March 2024:

Introduction to DDS's Housing Resource Guide

Affordable and Accessible Housing in DC



All workshops are free and open to the public. Register via Eventbrite or the Housing Resource Guide.

Q & A

Thank you

for your time and interest. If you
have questions, please place
them in the chat or contact me
via email:

Pamela.johnson1@dc.gov

Pamela Johnson
Housing Coordinator

DDS's Housing Resource Guide