



GOVERNMENT OF THE DISTRICT OF COLUMBIA INTERAGENCY COUNCIL ON HOMELESSNESS

HOUSING SOLUTIONS COMMITTEE

Meeting Details	Date: 19 September 2022	Time: 2 – 3:30 PM	Location: Webex
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Meeting Notes

I. WELCOME AND CALL TO ORDER

Co-chair, Shellon Fraser, welcomed the group and announced that she has left her role with CSH, but is still able to serve as co-chair in her new role at the National Housing Trust. Shellon also introduced co-chair, Drew Hubbard, Interim Director of DHCD.

ICH Director Theresa Silla reminded the group the meeting would be recorded and provided an overview of the agenda.

II. DHCD UPDATES

Drew Hubbard (DHCD) presented the updates in this section, specific to the results of Round 2 of the Consolidated RFP. For detailed information, please see Slide 5. Additional notes from feedback to the discussion questions were taken directly in the slides. Please see the red text on Slide 7.

As a highlight, the Round 2 of the Consolidated RFP yielded 270 PSH units dedicated to the homeless services system. DHCD is working to identify if there is flexibility with awardees to increase the amount of Deeply Affordable Housing included in the selections. Note that these projects on Slide 6 are selected for further underwriting, so there are additional steps in the approval process before the official closing. DHCD anticipates at least an annual RFP process and will be doing a debrief with applicants and the full process.

Comments/Feedback/Questions

- **Unit breakdown:**
 - Note from Director Silla that the dedicated PSH units are about 24% of the total units.
 - Question on if the PSH units are for singles or families or both. DHCD confirmed this is both but varies by project. These sites will be added to the DHCD pipeline report for review moving forward.
- **Project Timelines:** Question on when the completion date for these sites is. DHCD noted that this is currently unknown and will be determined at the closing date which will likely take about 12-14 months.
- **Project Locations:** Question on if there are any projects reviewed in Ward 2 or 3 in this round. DHCD confirmed they had one project in Ward 3 from the first round, but no applications for Ward 2 for Round 2. One application was for Ward 3 but did not meet the threshold.
- **RFP Process and Priorities**
 - Feedback from a developer that guidance from DHCD this round was helpful.
 - Question on if the Round 2 selections allow DHCD to meet their 50% requirement. DHCD reminded the committee that they are working with Council to clarify whether the appropriate requirement should be 50% of dollars spent in any given year (as currently specified) or 50% of dollars awarded annually. While

DHCD cannot control the progress of projects (and therefore dollars spent), DHCD has control over awarding projects awarded and negotiating with project owners/developers to increase the units set aside to serve households at or below 50% of median family income. However, DHCD does include additional weight in the point system for applications to promote applications across Wards and geographic areas, 30% MFI units, etc. DHCD expects to continue with these priorities to meet the 50% requirement.

- Question on how much of these are new construction and whether that will be a priority versus preservation units going forward. DHCD confirmed most of these Round 2 projects are new construction but noted that preservation projects will continue to be a priority in the RFP process.
- Clarification that there were no PSH Plus or Deeply Affordable Housing (DAH) project models included in Round 2 selections.
 - Recommendation to review the RFP in a future Committee meeting to identify potential changes and support future applications. The RFP is available through the following link: https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/page_content/attachments/2021-9-28%20DC%20DHCD%20Summer%202021%20Affordable%20Housing%20RFP_DFD%20Updated%20021022.pdf
 - Note from the group that the term deeply affordable housing is confusing because it is already widely used in the affordable housing industry for units targeting households at or below 30% median income. Best to come up with another name for the program model envisioned by DAH.
- DHCD looking to prioritize BIPOC applications and capacity building needed to respond quickly when RFPs are released.

III. DCHA UPDATES

Hammere Gebreyes (DCHA) presented the key updates from DCHA: Payment Standards, Process Improvements Underway, LRSP Program Amendments and Progress on New Framework with DHCD. Please refer to the PPT slides for detailed information.

Comments/Feedback/Questions:

- **Rent Payment Standards:** Clarification that the payment standard is the ceiling, but that approved rents are broken down by submarkets.
- **LRSP Utilization:**
 - Question on LRSP requirement to approve vouchers by the end of the fiscal year. For example, pending applicants are going to lose the possibility of getting their vouchers if DCHA doesn't approve them before 9/30/22. DCHA confirmed that no one who is currently pending will lose their opportunity.
 - Concern from consumer noted on length of time for PSH assignments and voucher utilization.

IV. ICH UPDATES

Unfortunately, due to time constraints in meeting Director Silla was not able to review this portion of the presentation. Note that this will be the main discussion topic during the next meeting.

V. SUMMARY AND ADJOURNMENT

Theresa Silla adjourned the meeting with a reminder that the Committee's next meeting is scheduled for Monday, October 17th from 2 - 3:30 pm.

Next Meeting	Date: 17 October 2022	Time: 2:00 - 3:30 PM	Location: WebEx
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Participant List (47 attendees)

Theresa Silla (ICH)	Erin Byrne (DCCADV)	Sue Breitkopf (Woodley House)
Eileen Rosa (ICH)	Erin Wilson (DHCD)	Ed Villard (Community Landlord)
Dallas Williams (DHS)	Ishan Heru (Community Connections)	Sara Cartmill (COH)
Drew Hubbard (DHCD)	Sarah Farrington (DBH)	Tim Nelson (Brown University)
Robert Warren (CEWG, PFFC)	Tracy Cecil (Cecil Consult)	Iris Odor (CNHED)
Valerie Piper (DHCD, OP)	Adam Maier (PHDC)	Reggie Black (PFFC, CEWG)
Anna Fogel (DHS)	Lara Pukatch (Miriam’s Kitchen)	Christy Respress (PHDC)
Clarence Stewart (TCP)	Sharlene Castle (Jaydot)	Shirley Johnson (Central Union Mission)
Kecia Tinubu (Woodley House)	Brit Ruffin (Legal Clinic)	Julia Moran Morton (SOME)
Alex Cross (DHCD)	Gregory Crawford (Access Housing)	Blaise Rastello (Gilbane Co.)
Annemarie Cuccia (Street Sense)	Danilo Pelletiere (DHCD)	Catherine Crosland (Unity)
Qaadir El Amin (CEWG, PFFC)	Ann Chauvin (Woodley House)	Tsega Begele (DHCD)
Shellon Fraser (NHT)	Ashlei Schulz (Legal Aid DC)	Aaron White (DBH, YAB)
Chapman Todd (Jaydot)	Holly (Blue Light Advisors)	Bruce Finland (MED Developers)
Nechama Masliansky (SOME)	Hammere Gebreyes (DCHA)	Katie Whitehouse (DC Council)
Britt Dillman (Legal Clinic)	Lynn Amano (Friendship Place)	