



GOVERNMENT OF THE DISTRICT OF COLUMBIA INTERAGENCY COUNCIL ON HOMELESSNESS

HOUSING SOLUTIONS COMMITTEE

Meeting Details	Date: 23 January 2023	Time: 2:30-4pm	Location: Webex
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Meeting Notes

I. WELCOME AND CALL TO ORDER

ICH Director, Theresa Silla, opened the meeting and welcomed attendees. She reminded participants that ICH meetings are recorded for the purposes of complying with the Open Meeting Act requirement. She covered additional housekeeping information in slides 2-4. Director Silla also introduced co-chairs, Shellon Fraser (NHT) and Drew Hubbard (DHCD) and invited all other meeting participants to introduce themselves through the chat.

II. DISCUSSION

A. REVIEW OF PSH PIPELINE

Director Silla introduced and facilitated this topic. Please see slides 7-11 for presentation information as well as feedback that was directly recorded in the slides. Note that the ICH distributed the DHCD Pipeline document with the reminder email for this meeting. Please see attachment *HSG SIns_HNDT_2023 01 20 MTG_DHCD – DFD Pipeline – HSG SIns – PSH Units – All Years*

Questions/Comments/Feedback:

- **Related to the Pipeline Report:**
 - **Location of PSH and Affordable Units as it relates to Client Support:** Question on how DHCD determines which buildings have PSH or affordable units. Feedback from a consumer that we need to consider how can we ensure that future buildings with PSH are in neighborhoods that have community support and are accessible for our population. Recommendation to ensure there are housing opportunities in each ward.
 - **Number of PSH in New Construction:** Question on if the 5% requirement for developers' inclusion of PSH is what the system needs to reach equitable level and if there is a process to review if this is getting us to the number of PSH units needed.
 - **Updated Ward Designations:** Flag that ward boundaries recently changed. DHCD uses planning areas to avoid confusion about this but always uses the Ward designations. DHCD's dashboard tracks affordable housing construction by planning area and ward - <https://open.dc.gov/36000by2025/>
 - **Project locations:** Observation that there are no projects in Ward 3. DHCD working on ways to address this in the Consolidated RFP such as incentivizing proposals in Ward 3.
 - **Lease-up process:** Jaydot noting experience on site-based lease-up process and willingness to provide insight and feedback on bottlenecks.
 - Note from Ishan Heru (Community Connections) that Nechama Masliansky (SOME) leads a group with DHS and DCHA talking about lease up and improvements to those processes. Recommendation to connect these discussions.
 - **Tenant-screening and Client Support:** Question on tenant screening protocols and for clients being

housed in PSH and other affordable housing.

- **Unrelated to the Pipeline Review:**

- **Eviction Support** Feedback from one providers that they are currently seeing patients who are told they are ineligible for services because they have not yet been evicted, however have a designated eviction date. Question on what services are available to these individuals to start the process of receiving services once they are evicted. Flag that this is a larger system question that is not relevant to the discussion topics to be covered in the Housing Solutions Committee.
- **ERAP:** Feedback from person with lived experience that ERAP does NOT work fast enough and there are often complications with reimbursements and program infrastructure to support with emergency moves.
- **Vacancy Rates in the District:** Question on the number of vacant units in the redevelopments in the District of Columbia. This will not be covered directly under this Committee. Hammere Gebreyes (DC Housing Authority) noted the questions and will coordinate with colleagues to provide relevant updates in the appropriate forum.

Next Steps:

- ICH to connect with Nechama Masliansky to determine if the provider group lead by SOME has appropriate materials/updates to include/feature during the next ICH Housing Solutions Committee meeting.
- ICH to support identifying the appropriate answers to questions that are not related to housing production or the scope of the Housing Solutions Committee, including eviction support and ERAP related feedback.
- ICH to work with DHCD to identify appropriate resources for community feedback/input in the development process and initiatives that address Vacant Units throughout the District. As appropriate, updates to be shared with the Housing Solutions Committee members and inform future meeting agendas.

B. PRELIMINARY FINDINGS FROM LISTENING SESSIONS

Director Silla introduced and facilitated this topic. Please see slides 13-17 for more information about the project. Notes from the Committee discussion on this presentation were also recorded directly in slide 17 highlighted in red text. Note that the following memo *HSG Slns _Memo _Preliminary Findings from Listening Sessions* is attached and was distributed to the Committee prior to the meeting.

Questions/Comments/Feedback:

- **Alignment with Goal 12:** Question on how this project and the Housing Solutions Committee is aligning and prioritizing Goal 12 in Homeward DC 2.0 – The District providing leadership on creating a right to housing in the United States. This feedback was also raised as a priority in the ICH Racial Equity & Inclusion (REI) Workgroup.
- **Housing Lease Up/Tax Credit Deadlines:** Feedback from providers that the District/DHCD has been making it as easy as possible for developing dedicated units and responding to the Consolidated RFP. However, there are still several gaps with DHS and DCHA portions of the process to mend and help developers to meet tax credit deadlines.
- **Pre-development Funds:** DHCD highlighted the Oramenta Newsome Nonprofit Development Fund to support nonprofit developers. Shellon Fraser (NHT) noted concern on accessibility and ongoing availability of these funds. More information on the fund is available on the DHCD website - <https://dhcd.dc.gov/page/oramenta-newsome-nonprofit-development-fund>

III. UPDATES

A. INTERIM GUIDANCE FOR MULTIFAMILY MORTGAGE REVENUE BOND PROGRAM

Tsega Bekele (DHCD) covered this topic. Note that this update item included presentation and discussion of the update

on the Qualified Allocation Plan (QAP) which was initially planned as a separate agenda item. Please see slides 19 to 25 for more information.

Questions/Comments/Feedback:

- The 2023 Qualified Allocation Plan (QAP) will be released for public comment. The Interim (QAP) Guidance is available on DHCD’s website via the following link - <https://dhcd.dc.gov/publication/2021-low-income-housing-tax-credit-qualified-allocation-plan-qap>
- Observation that the new allocation process addresses feedback received during the listening sessions requesting a regular cadence for funding and review. This allows for landlords and developers to adequately prepare for application and review processes.

B. QUALIFIED ALLOCATION PLAN & FUTURE ROUNDS OF THE CONSOLIDATED RFP

This topic was covered in concert with the first update noted above.

IV. COMMUNITY ANNOUNCEMENTS & REMINDERS

A. DHCD LEADERSHIP UPDATE

Director Silla and Drew Hubbard (DHCD) announced new DHCD Director, Colleen Green, will be starting 01/30 and joining the ICH Housing Solutions Committee in the future. Please see additional details in PPT slide 27.

B. PERFORMANCE & BUDGET HEARING SCHEDULE

Director Silla briefly reviewed the performance and budget oversight hearing schedule. Please see PPT slide 28 for more details.

V. SUMMARY AND ADJOURNMENT

Director Silla and co-chairs, Shellon Fraser (NHT), adjourned the meeting and thanked participants for their participation. In particular, the group shared gratitude for Drew Hubbard’s (DHCD) leadership in the Committee and service as co-chair.

Next Meeting	Date: 20 March 2023	Time: 2-3:30pm	Location: WebEx
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Participant List (65 attendees, 35 agencies)

Abby Sypek (Everyone Home DC)	Drew Hubbard (DHCD)	Rachelle Ellison (PFFC, CEWG)
Adam Maier (Pathways to Housing)	Ed Villard (Private Landlord)	Richard Livingstone (DHCD)
Alex Cross (DHCD)	Eileen Rosa (ICH)	Robert Warren (PFFC, CEWG)
Angela Norr	Fallon Williams (MOVA)	Sarra Mohamed (WC Smith)
Anna Fogel (DHS)	Greg Crawford (Access Housing)	Sharlene Castle (Jaydot)
Annemarie Cuccia (Street Sense)	Hammere Gebreyes (DC Housing Authority)	Shellon Fraser (NHT)
Blaise Rastello (Gilbane Co.)	Holly (Blue Light Advisors)	Shiri Yadlin (CSH)
Bridgette Ashton (DHCD)	Theresa Silla (ICH)	Shirley Johnson (Central Union Mission)
Brit Ruffin (Legal Clinic)	Imani Grant (Everyone Home DC)	Reginald Black (PFFC, CEWG)
Bruce Finland (MED Developers)		

<p>Caitlin Cocilova (DC Council) Camryn Bullock (UDC) CG Chloe Cohen (EOM) Clarence Stewart (TCP) Chapman Todd (Jaydot) Daisean Foster (ICH) Dakota Staren (Children's National) Danilo Pelletiere (DHCD) Dena Hasan (DHS) Donna Harris (ICH) Dr Mayaalla MuQaddim Abdullah Al Saud (PFFC, CEWG)</p>	<p>Iris Osuji (CNHED) Ishan Heru (Community Connections) Joshua Drumming (Legal Clinic) JoVonna Chase (Everyone Home DC) Kate Coventry (DCFPI) Lesley M. Edmond (DHCD) Lynn Amano (Friendship Place) Mary Bridget Klinkenbergh (Catholic Charities) Matti Miranda (VSC) Michael Coleman (PFFC, CEWG) Naomi Carthens Pamela Agava (CSH) Qadir El Amin (PFFC, CEWG)</p>	<p>Synina Pugh (ICH) Terence O'Shea (Community Solutions) Tjuan Woods (Housing Up) Tracy Cecil (Cecil Consulting Group) Tsega Bekele (DHCD) Valerie Piper (DHCD) Victoria Melendez (LISC) 2026****47 2028****47 3018****30 3053****42 7034****52</p>
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