






02/26 HOUSING SOLUTIONS COMMITTEE MEETING

Planning forum for increasing housing stock dedicated to homeless services.

Details	Date: 26 February 2024	Time: 2 – 3:30 pm	Location: Webex Link
Attendees	Participants: 48	Organizations: 27	Detailed list below meeting notes
Key	 Areas of Concern or Risk	 Opportunities for Improvement Underutilized Resources	 Progress to Celebrate Trends in the Right Direction

I. WELCOME & AGENDA REVIEW

As meeting participants gathered, Theresa Silla (Executive Director, ICH) opened the meeting with an icebreaker celebrating Black History Month and highlighting the 2023 nominees for the ICH Full Council specifically those who identify as Black. Co-Chairs Shellon Fraser (NHT, Inc.) and Colleen Green (Director, DHCD) introduced themselves and welcomed attendees.

Reference Materials		
PPT	<ul style="list-style-type: none"> Icebreaker on Black History Month and 2023 Full Council Nominees Meeting Agenda Intro & Call for Announcements Adopting Notes & Managing the Listserv and Notes on Welcome & Agenda Review 	3-6

II. SYSTEMWIDE CHECK-IN & PARTNER UPDATES

Three topics were discussed under systemwide check-ins: 1) Voucher Application Update, 2) Rent Reasonableness, and 3) Central Unit Repository.

A. VOUCHER APPLICATION UPDATE

The Lab@DC presented updates on the voucher application reviewing their findings, process, pilot outcomes and next steps. To learn more about the discovery research, visit [The Lab@DC](#). For questions on the application forms reach out at voucherformhelp@dc.gov

Comments, concerns, and questions from the discussion are captured on slides 35-36. Topic areas are summarized here for easy reference:

- Overall great feedback about the new application.
- Feedback from providers on outstanding formatting issues with request for adjustments.
- Question on whether the new application will update people on the waiting list. Clarification that the application is to determine eligibility for those pulled who have already been selected from the waitlist and/or matched to a voucher.

Reference Materials		
PPT	<ul style="list-style-type: none"> • Housing Vouchers Application Briefing • Introduction • Our Process • Paper First • What's New • Pilot Feedback • Next Steps • Q & A 	9-34

B. RENT REASONABLENESS

Hammere Gebreyes (Director of External Affairs & Senior Advisor, DC Housing Authority) presented updates on Rent Reasonableness, including process adjustments and follow up to previously flagged concerns.

Comments, concerns, and questions from the discussion are captured on slides 53-54. Topic areas are summarized here for easy reference:

- Questions on the number of people housed in 2024.
- Recommendation that one third of rental housing in DC should be made affordable for individuals who are low-income.
- Question on how surrounding units rents are verified and if there is a way for landlords to calculate before pursuing a final reasonableness determination.
- Question on how DCHA is communicating updates beyond ICH Meetings.
- Concerns around the integrity of the unit information landlords submit including size, pricing, amenities, and the structure for accountability.
- Feedback from providers on discrepancies between affordablehousing.com and rent reasonable determinations.
- Question on if rent reasonableness rates be locked in for some time, such as 60 days, to avoid losing units?
- Question on acceptable documentation for birth certificates.

Reference Materials		
PPT	<ul style="list-style-type: none"> • Rent Reasonableness Update • Agenda • Rent Reasonableness • Affordablehousing.com Tool 	38-50

	<ul style="list-style-type: none"> • What Can the Tenant Afford • Process Map: Lease- Ups • Housing Choice Voucher Rents • Rent Increases • The Numbers to Date • Requested Rent vs Approved • Appeals- Lease Ups and Rent Increase Requests • Challenges and Opportunities • Q & A 	
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C. CENTRAL UNIT REPOSITORY

Anna Fogel (Deputy Administrator for Permanent Housing, FSA, DHS) announced the launch of the Central Unit Repository. She shared a reminder for interested users to contact and register by emailing curhelps@dc.gov. There were no other comments or feedback.

Reference Materials		
PPT	<ul style="list-style-type: none"> • Central Unit Repository is Live! 	56

III. DISCUSSION

Two topics were discussed 1) Annual Priorities & Projects for CY 24 – 25, and 2) Annual Calendar.

A. ANNUAL PRIORITIES & PROJECTS FOR CY 24 - 25

Theresa presented proposed Annual Priorities and Projects for Calendar Year 2024 and 2025, including the approach to work plans.

Comments, concerns, and questions from the discussion are captured on slides 66-69. Topic areas are summarized here for easy reference:

- ■ Positive feedback on the proposed priorities and projects.
- ■ Discussion on coordination among key agencies, including feedback on process improvement to incentivize developers to develop site-based PSH.
- ■ Confirmation that priorities advance Housing as a Right, Goal 12 of Homeward DC 2.0.
- Feedback and frustration that there has been little progress over the last few years and that many priorities remain the same.
- ■ Constituent feedback that thousands of units in the District are vacant, but low-income households cannot access them.

Comments and Feedback that came in through email after the Housing Solutions Committee Meeting.

- Specific recommendations on how to adjust the process with DHS and DCHA to ensure developing site-based PSH is attractive to developers, especially expediting initial lease-up of new site-based PSH.
- Concerns over fake ads and false claims for apartments and call for accountability in the DCHA process.

Next Steps: Request for Committee members to email ich.info@dc.gov with any additional feedback on Annual Priorities & Projects.

Reference Materials		
PPT	<ul style="list-style-type: none"> • Purpose & Background/Context • Proposed Priorities <ul style="list-style-type: none"> ○ Coordination with DCHA ○ Maximizing Units Filled with CAHP ○ Expanding Capacity for Consolidated RFP ○ Opportunities for Expanding Affordable & Fair Housing • Approach 	59-65

B. ANNUAL CALENDAR

Theresa presented the Annual Calendar for the ICH Housing Solutions Committee. There were no concerns or feedback.

Reference Materials		
PPT	<ul style="list-style-type: none"> • 2024 Schedule: HSG Solns CMTE 	71

V. ANNOUNCEMENTS & REMINDERS

Reference Materials		
PPT	Announcements <ul style="list-style-type: none"> • DC Council: Performance Oversight Hearings Schedule • DHS: Central Unit Repository • DSLBD: Aspire Incubator and Dream Pitch Program • ICH Open Positions • Mayor Bowser: Annual Budget Engagement Forums • MWCOG: Regional Fair Housing Plan • OSSE: New Funding for District’s Advanced Technical Center • TCP: Open Positions • TGI: NOFO Reviewers 	73-84

VI. SUMMARY & ADJOURNMENT

Theresa adjourned the meeting and reminded the group of the March meeting date and the Full Council Meeting on Tuesday, March 12th.

Next Meeting	Date: 18 March 2024	Time: 2 – 3:30 pm	Location: Webex Link
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Participant List

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Ms. Umi (CEWG)
Victoria Melendez (LISC)
Bruce Finland (MED Developers)
Abby Sypek (Everyone Home DC)
Adam Maier (Pathways to Housing)
Ann Chauvin (Woodley House)
Anna Fogel (DHS)
Anna Gray (DHS)
Ashlei Schulz (Legal Aid)
Beth Johnson (PFFC/CEWG)
Brendan Haley (Everyone Home DC)
Bridgette Ashton (DHCD)
Colleen Green (DHCD)
Camryn Bullock (Friendship Place)
Charles Hopkins (VSC)
Chloe Cohen (DHS)

Christian Howard (DHS)
Clarence Stewart (TCP)
Clifton Lewis (US Vets)
Daisean Foster (ICH)
Dan Schiff (Woodley House)
Dana White (Miriam's Kitchen)
Ed Villard (Private Landlord)
Eileen Rosa (ICH)
Fatima Torres (Lab @ DC)
Gregory Crawford (Access Housing)
Hammere Gebreyes (DCHA)
Jill Carmichael (ICH)
KJ Robinson (Mary Elizabeth House)
Kally Canfield (Community Solutions)
Lara Pukatch (Miriam's Kitchen)
Lynn Amano (Friendship Place)
Ms. Naomi (PFFC/CEWG)

Nellie Moore (Lab @ DC)
Robert Warren (PFFC/CEWG)
S. Banks (N St Village)
Sara Cartmill (COH)
Sharlene Castle (Jaydot)
Shellon Fraser (NHT)
Shirley Johnson (Central Union Mission)
Theresa Silla (ICH)
Tracy Cecil (Cecil Consulting)
Valerie Piper (DHCD)
Victoria Melendez (LISC)
Lesley Edmond (DHCD)
Nikila Smith (Street Sense)
Reggie Black (PFFC/CEWG/Serve Your City)