



Interagency Council on Homelessness Housing Solutions Committee



27 June 2022

Meeting Agenda



- I. **Welcome & Agenda Review (5 mins)**
 - a) Introduction & Agenda Review
 - b) Call for Partners Updates/Announcements
- II. **DCHA Updates (30 mins)**
 - a) Self Certification
 - b) Rent Adjustment
 - c) Improving the HCVP Process
- III. **DHCD Updates (15 mins)**
 - a) Consolidated RFP Outcomes
 - b) FY23 Budget and Supporting Legislation
- IV. **Planning for Recovery Funds: HOME ARP Allocation Plan (15 mins)**
 - a) Overall Strategy
 - b) HOME ARP Allocation Plan
 - c) Follow Up re Deeply Affordable Housing: Client Preference Surveys
- V. **Capacity Building Initiative Update (20 mins)**
- VI. **Announcements and Reminders (as needed)**
- VII. **Summary and Adjournment (5 mins)**
 - a) Proposed Break in July & August given bi-weekly meetings for months of March, April and May

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Self-Certification



- ❖ **Update: Rulemaking for Tenant-Based LRSP**
 - First emergency published earlier this year and submitted to Council.
 - Approaching end of the 120 days for the emergency publications
 - Gone back to DCHA Board to re-publish as emergency and proposed
 - There is a 30-day public comment period
 - Tracking towards Council approval process and 30 day public comment period before bringing the final version to the DCHA Board
 - Specific area of focus:
 - ✓ Re-Certification: expectation that ID will be available by re-certification (which usually happens within 2 years), including extenuating circumstances
 - ✓ Photo ID: DHS has been working with DC One Card to issue photo IDs. Also, included as part of self-certification and addressed in the emergency regulations.
 - ✓ Sponsor-Based Sites: working to tee those up so that they mirror tenant-based rules as well.

Payment Standards



❖ Update: Re-evaluating the rent payment standards

- Kicked off with a presentation/briefing to DCHA's Operations Committee
- Talking to various stakeholders because this is a very sensitive conversation re
 - ✓ **Staying with current process:** HUD establishes FMR and DCHA does an analysis of neighborhoods in DC to figure out what percentage of FMR allows for access to those neighborhoods. Up to 187% of FMR was established as the ceiling. And the specific rents for a neighborhood was established by neighborhood.
 - ✓ **Another option available:** HUD also allows for a Small Area FMR (SA-FMR). HUD has established SA-FMR by zip code.
- Engaging with stakeholders this summer: landlords, lenders, advocates (including tenants), District Agencies
 - ✓ Concerns that rent will be dropping precipitously and impact tenants, landlords, and lenders.
 - ✓ Taking questions, getting feedback, and figuring out where DCHA is headed.
- Goal: to develop recommendations for the DCHA Board by September.

❖ Feedback/Concerns/Questions:

- Where did the original study come from? What does it say?
 - ✓ SA-FMR is done by HUD so the HUD website specifies this information.
- When were landlord engaged around this process?
 - ✓ Just got started in the last couple of weeks. Payment standards and business process updates are linked.
 - ✓ Month of July has been identified for stakeholder engagement
 - ✓ Survey link for stakeholders and tenants that DCHA will share with the ICH and send out.
- What is the opportunity for tenants to participate in the process?
 - ✓ Survey link for stakeholders and tenants that DCHA will share with the ICH and send out.
 - ✓ Can also leverage July Housing Solutions Committee meeting

Improving the HCVP Process



- ❖ **Update:** Business review of the HCVP Processes (locally and federally funded vouchers)
 - Key questions: how well are we doing? What areas need to be revamped? From pre-eligibility to lease-up.
 - NMA are onboard to support DCHA.
 - NMA will be slating July for engagement around the HCVP Business Process and can support with better understanding the process for updating the Payment Standard

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Consolidated RFP Outcomes



- ❖ Update: still working on the selection
- ❖ Feedback/Concerns/Questions:

Changes to Housing Production Trust Fund Reporting in FY23 BSA

Comparison Current to FY23 Budget Support Act*



	Current Law	FY23 BSA Change
HPTF Goals Section § 42–2802 (b-1)(1) ,(2), (3)	“At least X% of the funds <u>disbursed</u> from the Fund during a fiscal year shall be for the purposes of assisting in the provision of housing opportunities for very low-income households”	“At least X% of the funds <u>obligated to new projects for a future expenditure</u> from the Fund during a fiscal year shall be for the purposes of assisting in the provision of housing opportunities for very low-income households”
HPTF Waiver Section § 42–2802 (b-1)(1) ,(2), (3)	The Mayor <u>may</u> submit a written request to the Council for a waiver	The Mayor <u>shall</u> submit a written request to the Council for a waiver
HPTF Selections Reporting Section § 42–2802 (d) (9)		New Section added to have the DHCD director report on selections 10 days after applicants are notified. Includes a rationale for each selection including any score derived from the RFP.
Reporting § 42-2803.01	Most reporting is on “disbursements”	Now most reporting is on “funds legally obligated”.

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Overall Strategy



❖ Matching funding sources to uses proposed in discussions so far

Intervention	Description	Funding
1. Non-Congregate Shelter	Feedback received as part of 2/15 Strategic Planning & 2/28 HSG Solns committee meetings. Given that COVID is likely entering an endemic phase and the community greatly appreciates the PEPV (i.e. NCS) model.	HOME ARP
2. Deeply Affordable Housing	Pilot proposed for Recovery Funding as part of Consolidated RFP. Fleshing out the program model in response to feedback that the model(s) need to be expanded to include families as well as singles exiting Rapid Rehousing.	Potential to pilot using State and Local Fiscal Recovery Funds (SLFRF)
3. PSH Plus	Feedback received at 4/04 HSG Solns committee meetings. This is a program model that was fleshed out in 2021 but has yet to be funded. Given the success of PEPV (i.e. NCS), with embedded primary and behavioral health supports, community advocates call for piloting PSH Plus.	Potential to pilot using State and Local Fiscal Recovery Funds (SLFRF)
4. Conversion of ES/TH Facilities	<p>Proposed at 2/15 Strategic Planning & 2/28 HSG Solns committee meetings.</p> <p>Proposed in reaction to the average occupancy rates of facilities in the Family and Veterans Subsystems due to successes in ending/preventing homelessness. Similar successes are anticipated for the Singles Subsystem due to the influx of investments for ending/preventing chronic homelessness in FY22.</p> <p>Also, feedback that it may be easier for ES/TH facilities to convert to NCS first, and then over time, transition to either PSH or the Deeply Affordable Housing model.</p>	<p>HOME ARP funding may be used to support ES/TH facilities converting to NCS.</p> <p>Potential to pilot ES/TH transition to PSH, PSH Plus, or DAH using State and Local Fiscal Recovery Funds (SLFRF)</p>

❖ Process:

- Draft Allocation Plan to be published soon
- Public hearing currently scheduled for **Wednesday, July 27 at 6:30pm** (announcement will be forwarded by ICH)
- Public comments will be incorporated
- Plan will be finalized and submitted to HUD for review
- Funding can be used once HUD approves
- DGS to support DHS in securing non-congregate shelter

❖ Highlights:

- Recognize needs among the four HOME-ARP qualifying populations
- Summarize interventions proposed through Housing Solutions
- Discuss focus for HOME-ARP resources on non-congregate shelter
- Summarize any other comments submitted – [please participate!](#)

❖ Covers:

- Household characteristics
- Neighborhood preferences (location, amenities/access, and other characteristics)
- Preferences about housing configuration, property management, security and community feel in the complex
- Trade-offs in housing configuration that respondents would be willing to make for affordable rent in neighborhoods with their priority characteristics

❖ Currently being tested with RRH participants by DHS

❖ Will be available online for people working with clients matched to RRH

❖ Organizations willing to interview clients please contact valerie.piper@dc.gov

❖ Information will be useful for multiple programs and planning initiatives

❖ *THANK YOU to the Client Engagement Working Group and DHS for testing and improving the survey instrument!*

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Background



Pertinent strategies outlined in [Homeward DC 2.0](#) include

- ❖ **1.1** Support capacity development of nonprofit housing developers, services providers, faith groups, and other entities interested in developing PSH
- ❖ **9.2.1:** Increase supply of site-based PSH. ICH recommends a 65/35 split of new investments between scattered-site and site-based PSH for individuals.
- ❖ **9.2.2:** Develop more intensive model of site-based PSH to ensure individuals with the most extensive barriers receive the supports needed. Review supportive services contracting models; determine how to pay for additional services needed in more intensive models (e.g., on site nursing, medication management).
- ❖ Now also have **Deeply Affordable Housing (DAH)** model to promote and pilot in the system.

Work Accomplished To-Date



- ❖ Efforts to increase supply of site-based PSH:
 - Consolidated RFP includes extensive information and the requirements for site-based PSH
 - Site-based PSH included as part of Priority Classification #2 for inclusion in the priority evaluation stage
- ❖ Efforts to develop more intensive model of site-based PSH (PSH Plus used as a shorthand)
 - Special Project Team established 12/20 – 5/21
 - Vision outlined and shared at 5/17 Housing Solutions Committee meeting. Materials shared include
 - ✓ PPT Presentation: relevant slides start on page 22
 - ✓ Handouts on PSH Plus: Services and Amenities Needed Onsite and PSH Plus: Design Parameters
- ❖ More recently, efforts to build out a Deeply Affordable Housing (DAH) model in relation to Planning for Recovery Funds.

Proposal for Capacity Building Initiative



- ❖ Developing a roadshow of concepts and opportunities
- ❖ Outreach/presentation in partnership with associations & networks
 - Feedback: May be helpful to partner with Commission on Human Rights & the Office of Race Equity (ORE)
 - Recognition of synergy with DHCD's Faith-Based Capacity Building Initiative underway
- ❖ Hosting listening sessions and follow-up conversations to identify roadblocks/challenges related to capacity
- ❖ Goal:
 - Identify technical assistance and support need to increase pipeline of site-based initiatives and promote participation of BIPOC and mission-driven orgs
 - Partner with PTEH to develop a pipeline of funding for capacity-building support once the need is identified
- ❖ **Funding secured: Partnership to End Homelessness (PTEH)**
- ❖ **Entity Funded to Support ICH: CSH**
- ❖ Send recommendations/suggestions/feedback: ich.info@dc.gov
Especially non-traditional/conventional development partners/orgs that might be interested.



The CSH Redesigning Access by Centering Equity (RACE)

initiative seeks to direct resources to developers led and/or owned by Black, Indigenous and People of Color (BIPOC). This 5-year initiative aims to increase the number of BIPOC developers in the supportive housing industry, and boost supportive housing production and capacity building in communities most impacted by systemic inequality and structural racism.

Through this Initiative, CSH provides:



Supportive Housing Institute/Incubator

Intensive technical assistance customized for BIPOC developers.

Development Consultants

Funding to hire development consultants to guide and assist your applications for additional funding including state and local funding opportunities.

On-Going Technical Support

End-to-end technical assistance to guide you through the entire project to unit occupancy.



Predevelopment and Acquisition Loans

Early stage high loan-to-value (LTV) and unsecured loans to acquire and develop supportive housing property.

Developer Fee Bridge Loans

Loans with terms of up to two years for early access to development fee earnings to hire staff and bolster operations.



Advocate for prioritization of equity in funding decisions

The issues facing BIPOC developers are systemic and cannot be solved by CSH alone.

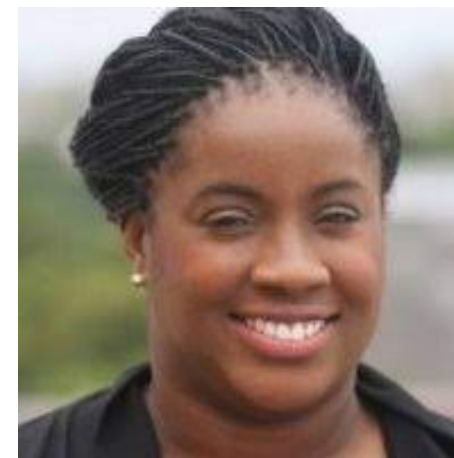
We acknowledge that in addition to CSH's efforts, government partners must join us in correcting years of injustices and deliberate actions that have set back communities of color. As part of this initiative, CSH will advocate for prioritizing financing awards to BIPOC developers.



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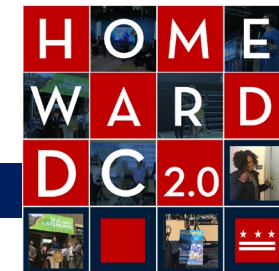


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 - b) August: Summer Break for Committee**

