



Interagency Council on Homelessness
Housing Solutions Committee



21 November 2022



Convention for Recording ICH Committee Meetings:

- ❖ Recording for purposes of complying with the open meeting act requirements
- ❖ Available for anyone who requests a copy at ich.info@dc.gov.

Welcome & Intro Notes



❖ Intros:

- Chat intros for attendees: name, pronouns, org, title/role
- Quick round of hellos from Co-Chairs and ICH staff with formal roles leading or supporting meeting

❖ Call for Partner Announcements/Reminders:

- Please “chat” any significant partner announcements, especially those changes/updates that impact the system
- We will make time on the agenda, as appropriate, or include in the notes

Welcome & Intro Notes Continued



❖ **Managing the Listserv:**

- Meeting materials are only distributed to listserv members
- If you are not on the listserv, you will not receive materials
- To join the listserv, email ich.info@dc.gov

❖ **Adopting Prior Meeting Notes:**

- Automatically adopted unless meeting attendees flag issues
- Generally, ICH team sends out meeting notes within a week
- Please review as soon as possible and flag any errors/issues
- If we don't hear back within a week, assuming good to adopt

Agenda Review



- I. Welcome & Agenda Review (10 mins)
- II. **Discussion: Capacity Building Initiative (60 mins)**
 - a) Framing the Challenge & Goal
 - b) Establishing an Approach
 - c) Engaging Stakeholders
 - d) Developing a Conversation Guide
- III. **Updates (10 mins)**
 - a) [DHS Voucher Utilization Storyboard](#) (10 mins)
- IV. **Announcements & Reminders (as needed)**
- V. **Summary & Adjournment (5 mins)**
 - a) Next Meeting: Break in December; Reconvene in January
 - b) Likely 1/23 from 1 – 2:30 pm, as the 3rd Monday in January is MLK Day

Meeting Agenda



- I. Welcome & Agenda Review (10 mins)
- II. **Discussion: Capacity Building Initiative (60 mins)**
 - a) Framing the Challenge & Goal
 - b) Establishing an Approach
 - c) Engaging Stakeholders
 - d) Developing a Conversation Guide
- III. Updates (10 mins)
- IV. Announcements & Reminders (as needed)
- V. Summary & Adjournment (5 mins)

Capacity Building Initiative



- ❖ We want your feedback on the following:
 - Scope of Work for the Capacity Building Initiative
 - Approach to the Capacity Building work
 - Some of the proposed activities

- ❖ Acknowledging that we were hoping to have this meeting last month (10/17 Mtg), so we have already started to work on this initiative!

Framing the Challenge



A long-standing challenge in the District has been the capacity in developing PSH.

- ❖ Homeward DC 2.0 focused on the need for supporting the capacity building related to PSH; since then, we have also established that we want to pilot and build out:
 - PSH Plus
 - Deeply Affordable Housing (DAH) dedicated to homeless services

There has been an influx of significant new federal and local resources alongside a growing recognition of the need for a robust pipeline of quality PSH projects to start addressing the estimated 1,000-2,000 units of site-based PSH needed in the District.

- ❖ Given the influx of PSH tenant-based vouchers, not clear if we still need 1,000 – 2,000 units of PSH. Or if these site-based interventions need to also include PSH Plus and DAH options
- ❖ Additionally, the planning process for HOME ARP highlighted the desire of the community to use federal and local resources for PSH Plus and DAH

Questions/Concerns



- ❖ **New vs Preservation?**
 - Feedback: wanted to make sure both new and preservation under consideration!
 - Flag that preservation projects may not have a requirement to include PSH.
 - Reminder that we also want to support existing emergency shelter and transitional housing facilities convert to housing dedicated to homeless services.
 - Flag: concern that PSH resources are turning existing affordable units into market-based housing.
 - Qxn: are there examples of interest in converting ES/TH into housing?
 - ✓ CHEP is a TH provider that successfully converted to permanent Housing.
 - ✓ Access Housing and CCNV are two examples.
- ❖ **Scattered site vs project-based?**
 - We don't want to have preconceived notions about what will work; want to be flexible and align with practical models
 - PSH Plus is most likely project-based
 - Deeply Affordable Housing

Understanding the Goal



As a part of a broader PSH pipeline creation initiative, develop an exhibition (a roadshow) that focuses on outreach and engagement of potential developers and partners in the PSH production goals of the District.

To include PSH Plus and DAH, if that resonates with the Housing Solutions Committee

Approach to Developing Pipeline Exhibit



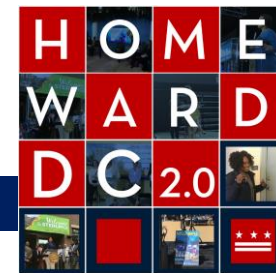
| Activities | Description |
|------------|---|
| 1. | Develop a conversation guide and a series of questions |
| 2. | Select and engage stakeholders that are not actively developing PSH. <ul style="list-style-type: none">• Forms: small group listening sessions or focus groups.• Types of stakeholders: housing, healthcare, and faith-based sectors.• Focus: to better understand barriers and challenges to PSH development |
| 3. | Review feedback received with ICH Housing Solutions Committee |
| 4. | Develop Draft Exhibition based on Phase 1, 2, 3 |

Developing a Conversation Guide



- ❖ Knowledge of or experience with homeless services
 - What do you know about the District's homeless services system?
 - What do you need to understand to consider participating in developing units that are dedicated to homeless services clients?
- ❖ **Baseline:**
 - Understanding baseline and numbers who provide intel on homeless services; the size of the population that we're targeting; it's confusing that so many agencies count different types of target populations;
 - What kind of background information is most helpful? Is this a question for the focus group? Or do we need to level-set to even have the conversation? There is a chance that people don't know what they don't know!
 - Available references: Maybe Urban Institute and DC Fiscal Policy Institute documents could be compiled on those issues.
 - Why? Why do people need to know the numbers? How quickly do we need to scale? Making sure we're framing to give just enough info to excite and convince people to join the initiative!
 - Another strategy: what are their misconceptions? What do they think are the barriers that keep them from building or serving individuals/families experiencing homelessness?
- ❖ **Approach the Work**
 - **Availability to join conversations:** beyond scheduled conversations... what are the alternatives for creating multiple mechanisms for gathering/collecting feedback;
 - Peer-to-Peer connections are really valuable! So should consider that as part of the capacity building initiative.
 - Use of trauma-informed design in their buildings/work?

Developing a Conversation Guide



- ❖ Knowledge of or experience with financing and developing affordable housing
 - What do you know about the different options for subsidizing affordable housing in the District?
 - What do you need to understand to consider participating?
- ❖ Likely already covered! See notes on the prior slide.
- ❖ Explore the possibility of financial gaps
 - Upfront, pre-development funds
 - Types of resources: District vs HUD
 - What do subsidies cover: all operational and insurance costs?
 - What is reimbursed? What is not?
 - Non-LIHTC sources

Developing a Conversation Guide



- ❖ Type of capacity supports needed
 - **Financial:** as an example, still a need for an ongoing Landlord Flex fund that isn't just for new landlords.
 - **Partnerships:** as an example, may be able to support by matching folks with different expertise (landlords/developers with service providers)
 - **Technical Assistance:**

- ❖ Timing of capacity supports needed

- ❖ **Building in what we want:** Making sure stakeholders are hearing from us about what's needed for us? Did we get the proposals we want? Are we getting the outcomes we want?

Selecting/Engaging Stakeholders



- ❖ **Traditional Developer Community**
 - Concern about involving traditional developers. Building trust requires proactive work. Examples include community agreements and dialogue. Requires special attention to whether there is a negative impact on pushing projects forward if communities have significant opposition. Holding developers accountable is critical.
- ❖ **Community Development Corporations**
 - Councilmember Janeese Lewis George might be interested (social housing bill)
 - NW planning area
- ❖ **Faith-Based Mission-Driven Organizations (e.g., Churches)**
- ❖ **Others?**
 - PSH Service Providers
 - Lenders!
 - Are non-local developers welcome to this work?
 - Need to consider centering residents and developers from our community
 - Commercial Realtors: Rezoning conversations.
- ❖ **Leveraging Associations/Networks**
 - Landlord Association (AIOBA), the Landlord Advisory Group, The Small Multifamily & Rental Owners Association

Other Concerns/Feedback: How do we influence those to create requirements or incentives to dedicate some of those opportunities to homeless services?

Meeting Agenda



- I. Welcome & Agenda Review (10 mins)
- II. Discussion: Capacity Building Initiative (60 mins)
- III. **Updates (10 mins)**
 - a) DHS Voucher Utilization Storyboard (10 mins)
- IV. Announcements & Reminders (as needed)
- V. Summary & Adjournment (5 mins)

Meeting Agenda



- I. Welcome & Agenda Review (10 mins)
- II. Discussion: Capacity Building Initiative (60 mins)
- III. Updates (10 mins)
- IV. Announcements & Reminders (as needed)**
- v. Summary & Adjournment (5 mins)**
 - a) Next Meeting: Break in December; Reconvene in January
 - b) Likely 1/23 from 1 – 2:30 pm, as 3rd Mon in Jan is MLK Day

