





**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](mailto:ich.info@dc.gov).

# Introductions & Call for Announcements



## ❖ **Intros:**

- Attendees: please “chat” name, pronouns, org, title/role
- Co-Chairs and ICH staff with formal/leading roles: Quick round of hellos!

## ❖ **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

# Adopting Notes & Managing the Listserv



## ❖ **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](mailto: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

# Meeting Agenda



- I. **Welcome & Agenda Review (5 mins)**
  - a) Introductions & Call for Partners Updates/Announcements
  - b) Housing Keeping Items
- II. **Discussion Items (50 mins)**
  - a) Review of the PSH Pipeline (25 mins)
  - b) Preliminary Findings from Listening Sessions (25 mins)
- III. **Updates (20 mins)**
  - a) Interim Guidance for the Multifamily Mortgage Revenue Bond Program
  - b) Qualified Allocation Plan & Future Rounds of the Consolidated RFP
- IV. **Announcements and Reminders (as needed)**
  - a) DHCD Leadership
  - b) Performance Hearings: 2/13 DHCD, 2/23 ICH & DHS, and 3/02 DCHA
- v. **Summary and Adjournment (5 mins)**
  - a) Next Meeting: 02/20 is President's Day. Propose break in Feb to allow agencies time to prep for Performance Hearings and orient new DHCD Leadership.
  - b) Reconvene 03/20 from 2 – 3:30 pm

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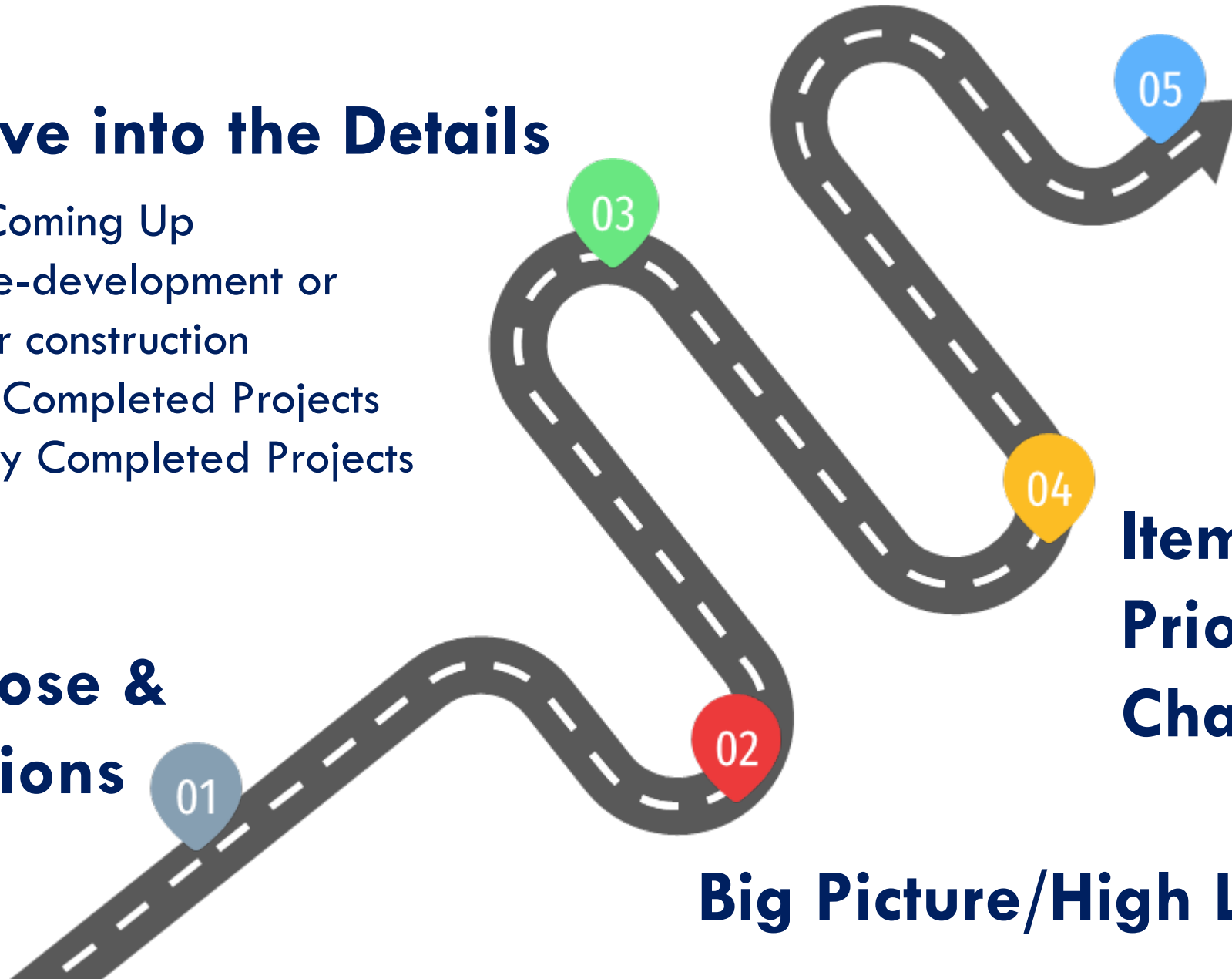
# Road Map for Data Driven FY23/CY23 Priorities



## Deeper Dive into the Details

- What's Coming Up
  - ✓ in pre-development or
  - ✓ under construction
- Recently Completed Projects
- Previously Completed Projects

## Goal/Purpose & Key Questions



## FY23/CY23 Priorities & Projects for Housing Solutions

## Itemizing & Prioritizing Gaps & Challenges

## Big Picture/High Level Review



# Goal/Purpose & Key Questions



## What is our goal for the review?

How do we leverage this review to better understand gaps/challenges so we can establish concrete FY23/CY23 goals, priorities, and projects for our committee.

## High-level (Overall Review):

- ❖ How many PSH units are we expecting to see?
- ❖ Are we looking for more 100% site-based units?
- ❖ Are our PSH units embedded in Affordable Housing developments or mixed-income/market rate developments? Does it matter?

## Project-level:

- ❖ Recently completed vs previously completed projects?
- ❖ Do we have the data/people we need to review these projects?
- ❖ **For recent projects:** Have these projects successfully leased up? Are all PSH unit clients referred by CAHP? What were the challenges with lease-up? How can this committee be oriented to solving these gaps/challenges.
- ❖ **For previously completed projects:** Are turnover units going through CAHP? Why or why not?



# Feedback



## High-level (Overall Review)

- ❖ is this about the pipeline of people or the units?
  - how are we improving from past years on getting the number of units that we should be getting?
- ❖ Equitable spread over all 8 wards?
- ❖ Are we targeting folks who are waiting on the DCHA waitlist? \*note: feedback about targeting people is most relevant to SASWG & CAHP prioritization\*
  
- ❖ New Construction rental projects: 5% have to be PSH and is a part of the priority classification.
  - Does this get us the number of PSH units that we need?
  - Is this a racially equitable policy/target? Does this get us where we need to go?
  - Are the wrap around services that our clients are getting adequate, especially if they are moving into areas that have significant challenges that might trigger our clients.
  
- ❖ Other questions:
  - can we speak to vacant units in re-development in the District.
  - What projects are in Ward 3? How do residents in the area provide feedback on projects and have any say in new developments that take place in that ward? \*For the future, helping committee members understand development process and where there are opportunities neighbors/ANC to participate and impact the development areas.

# Feedback Continued



**Recommendation:** Specify the ward designation in future reports.

- ❖ Feedback from DHCD that that's possible.
- ❖ Heads up that Ward boundaries have changed recently so need to be clear about which Ward designation we are using (DHCD uses current Ward designations)! DHCD uses planning areas because those don't change. Makes most sense to have both on the updated report: planning area and Ward designation.

**Qxn:** why don't we have any developments in Ward 3?

- ❖ Response: it depends on the developers/developments that are ready for funding and apply for \$s.
- ❖ We have neighborhood specific targets and are prioritizing those areas because we haven't seen any developments there. We had our first development proposal for that area in this last round.

**Feedback Re Project-Level:** not clear that we have enough developers or providers for recently or previously completed projects to cover in today's meeting.

# Big Picture/High Level Review



## ❖ Status, Projects, and Units

Status	Projects	Total Units	Affordable Units	% of Total	PSH Total Units	% of Affordable (& of Total)	PSH Family Units	PSH Individual Units	DBH Units
Closed – Completed	41	3,368	3,162	94%	723	23% (21%)	181	542	174
Closed – Under Construction	20	2,492	2,055	82%	276	13% (11%)	91	185	34
Underwriting – Predevelopment	20	2,443	2,426	99%	308	13% (13%)	198	110	16
<b>Total</b>	<b>81</b>	<b>8,303</b>	<b>7,643</b>	<b>92%</b>	<b>1307</b>	<b>17%</b> <b>(16%)</b>	<b>470</b>	<b>837</b>	<b>224</b>

# Detailed Review Project Review



- ❖ **What's coming up**
  - In pre-development
  - Under Construction
  
- ❖ **Recently Completed**
  
- ❖ **Previously Completed**

# Next Steps



## ❖ **Timing & audience:**

- Did we have enough time?
- Did we have the right people?

## ❖ **Estimating time needed to complete review**

- Can we dedicate the next 1 or 2 meetings to complete the review?
  - ✓ Alternatively, shelter capacity reviews data for an hour every month prior to ERSO Committee meeting.
  - ✓ Does it make sense to review the data from 1 – 2 pm, prior to the Housing Solutions Committee meeting?
  - ✓ That way, data review doesn't take up all the Committee meeting time.
- Who do we need to invite? What info do they need in advance to prep adequately?
- What additional info do we need to answer our key questions?

# Feedback and Qxns



## Feedback:

- ❖ Jaydot has notes on bottlenecks in the lease-up process and would be glad to provide it if know the questions in advance.

## Qxns:

- ❖ Are we successful in leasing up CAHP clients? Which projects are successful and which are not?
  - Nechama heads up a group with DCHA and DHS.
  - Can we leverage this ongoing effort? Maybe makes the most sense for Nechama and group to debrief the Housing Solutions Committee at the next meeting?
  - So, when are reviewing the debrief, will want to think about whether the feedback is comprehensive and if we need to drill down to specific projects if it's not comprehensive.
- ❖ Is there a tenant screening process?

# Meeting Agenda



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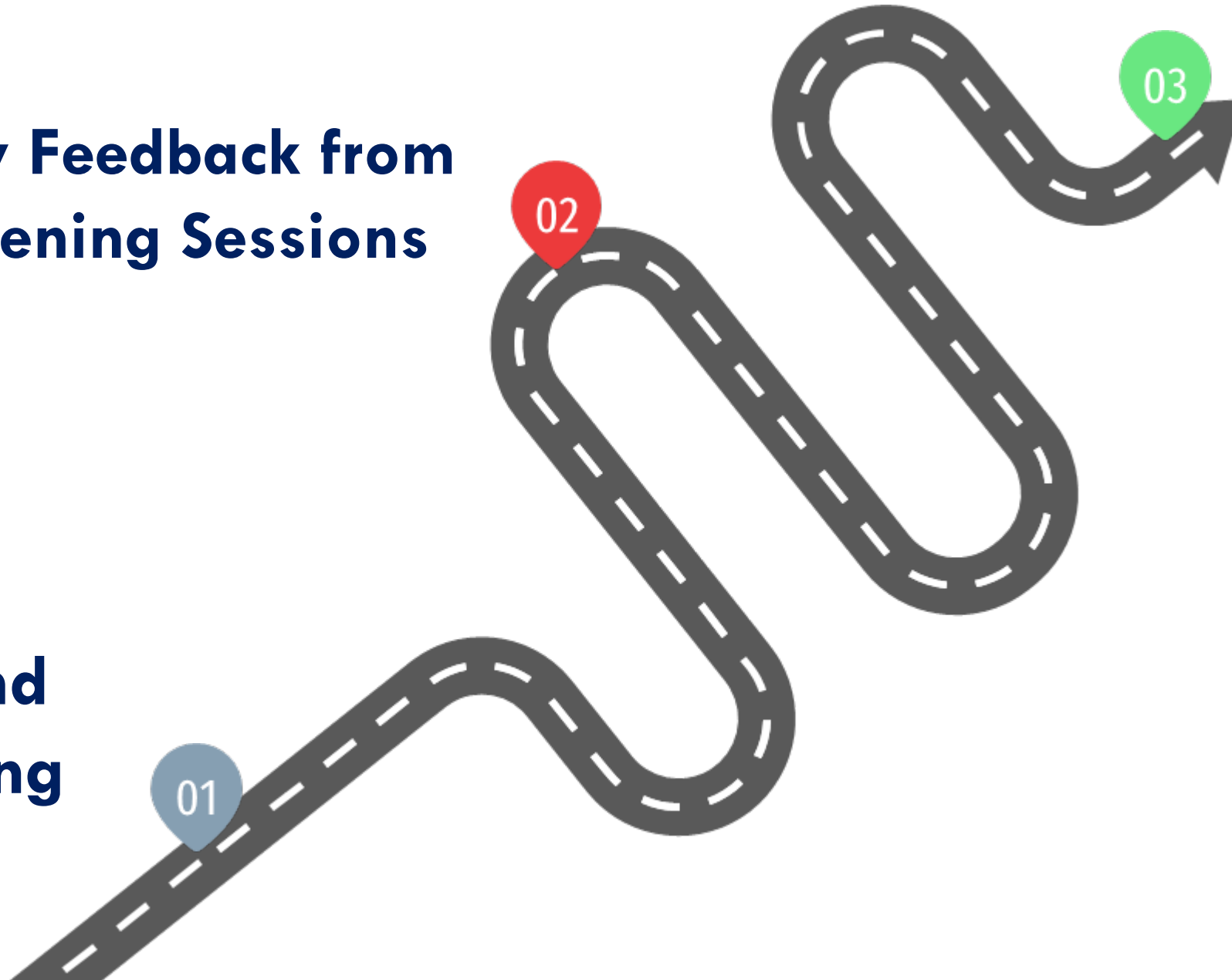


# Roadmap to Reviewing Findings



**Review Feedback from  
the Listening Sessions**

**Review  
Background  
for Listening  
Sessions**



**Think through  
Implications &  
Next Steps**

- For FY/CY23 Projects & Priorities
- For developing exhibition/roadshow materials

# Background/Context: Scope & Goals



## Scope of Capacity Building Project:

- ❖ Develop exhibition/roadshow materials that increase knowledge about and generate an interest in developing units dedicated to homeless services.

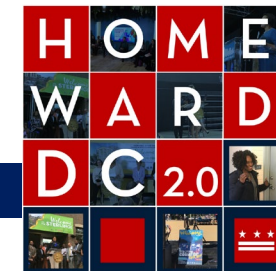
## Homeward DC 2.0 Goals advanced by project:

- ❖ 1.1: Support capacity development of nonprofit housing developers, services providers, faith groups, and other entities interested in developing PSH
  - Note: expanded to include BIPOC developers
- ❖ 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)
  - Note: expanded to include Deeply Affordable Housing that is dedicated to homeless services

## Feedback:

- ❖ How do we use this initiative to advance Goal 12: Housing as a Right? \*we should prioritize this as a goal for this year, so we have specific policies and strategies that we're advancing by FY/CY24\*
- ❖ Ensuring that the District is making it as easy as possible for developing dedicated units, because there are many gaps/challenges.

# Background/Context: Approach



## ❖ **3 Listening Sessions with different target audiences:**

1. Existing/experienced developers experienced
2. BIPOC-Led groups, both developers and providers
3. Service Providers, Faith-Based Groups, and other partners new to PSH/affordable housing development

## ❖ **Open-ended discussion questions regarding:**

1. Knowledge/experience w/ homeless services
2. Knowledge/experience w/ development
3. Info needed to determine if housing dedicated to homeless services is a good fit
4. Types of support needed to accelerate or develop more housing dedicated to homeless services

# Findings from Listening Session



## ❖ **Administrative Process**

- Complicated to navigate
- Inconsistent timing presents challenges

## ❖ **Funding: Amounts & Type**

- Actual/target for \$s dedicated to homeless services
- Flexibility in funding sources/opportunities

## ❖ **Info Needed to Support Development:** concrete examples on

- Projects that help convey the basic info on program models
- Strategies successful orgs have employed
- Projects that have leveraged different funding sources
- Supports/services funded and available thru homeless services (or additional/other dollars for resident programming)

# Next Steps for Committee & Project



## Potential committee priorities/projects:

- ❖ Exploring opportunities for
  - Dedicating funding for homeless services via Consolidated RFP or other funding vehicles
  - Expanding types of funding available for project initiation, pre-development, and flexible/forgivable lending products, especially for mission-driven, non-profit and BIPOC developers
  - Accelerating the closing/underwriting process for the Consolidated RFP
- ❖ Ensuring basic orienting information exist for:
  - Consolidated RFP application process
  - Other funding/financing opportunities (e.g., Industrial Revenue Bonds (IRB))

## Feedback:

- ❖ Reflects the feedback from the general affordable housing development community
- ❖ We've taken many of these points into account in the last Consolidated RFP
- ❖ Looking at what comes next: in terms of timing as an example, it's something we're looking to address
- ❖ Typically DHCD is the last \$ that comes into consideration to help projects get to the closing across all sources. These are complicated deals so we're focused on getting our piece in place.
- ❖ Constraints: all of our funding sources are back-stopped by legislation so we're bound by rules and regulations, especially by the federal funding sources, so this limits some of flexibility!
- ❖ Pre-development: we do have programs available, specifically Ornamenta Newsome for non-profit developers. Housing Finance Agency also has McKinney Act Funds available. \*Outstanding questions we can follow up on: Is there funding available? How much is available?\*

## Direction for Exhibition/Roadshow Materials

- ❖ Develop concrete examples that address the feedback received and feature successful examples from our existing pipeline of dedicated housing

# Meeting Agenda



- I. Welcome & Agenda Review (5 mins)
- II. Discussion Items (50 mins)
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  - a) Interim Guidance for the Multifamily Mortgage Revenue Bond Program
  - b) Qualified Allocation Plan & Future Rounds of the Consolidated RFP
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# Centralized Process for Allocation of Private Activity Bond Cap

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November 15, 2022

DHCD and DCHFA



The District is faced with a challenge: An increased pipeline of LIHTC transactions without a matching increase in availability of Bond cap.

This presentation will highlight this challenge and introduce a new, centralized process for how private activity bond cap resources will be allocated to:

- Ensure alignment with affordable housing policy priorities
- Make the most efficient use of limited bond cap

## Increased Demand for Private Activity Bonds

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- Annually, the District is granted \$335,115,000 in private activity bond cap.
- The historic investments in gap financing (i.e., HPTF) and project cost increases have put increased pressure on the need for bonds.
  - LIHTC affordable projects require approximately \$2 of bond cap for every \$1 of gap financing
  - The majority of HPTF projects use 4% LIHTC, making bonds a critical piece of the capital stack.
- As demand has exceeded our annual allocation, bonds are now inherently competitive, and a new process is needed to ensure the District's affordable housing priorities are being met as efficiently as possible

# The New Process for Bonds will begin January 2023

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DMPED, DCHFA, and DHCD have created a new, centralized process that will go into effect in January 2023

## Step 1: DHCD Threshold Review (Annually in January and July):

- Any project seeking bond cap must first apply to DHCD for threshold review and evaluation scoring
- Projects will be evaluated for threshold eligibility and assigned an Evaluation Score pursuant to the most recent QAP/Consolidated RFP.
- DHCD will open Threshold Review windows every January and July.
  - Note: A Threshold Review window may coincide with the release of a Consolidated RFP that allows applicants to apply for threshold review, scoring, and gap subsidy.

# The New Process for Bonds will begin January 2023

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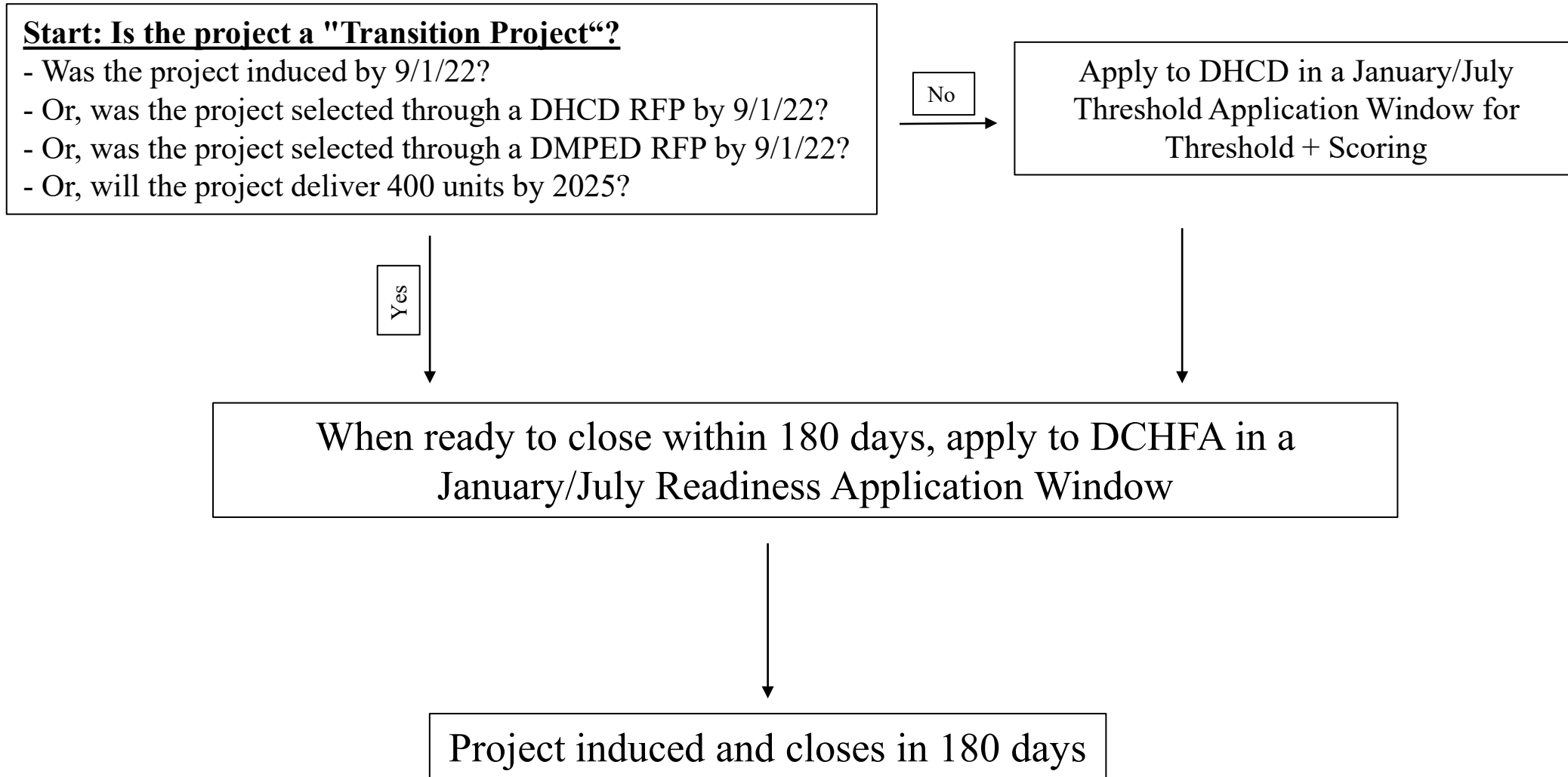
## Step 2: DCHFA Bond Readiness Application (Deadline in January and July):

- Projects that pass DHCD's threshold review may apply to DCHFA in a Readiness Application Window when they are ready and able to close within 6 months of a bond allocation.
- DCHFA will review applications received by the published deadline in early January and early July, provide a cure period for deficiencies, and set the pipeline by January 31 and July 31 of each year for the following 6-month period.
- Accepted projects will then be ranked by their DHCD Evaluation Score and DCHFA will allocate bonds down the ranking.
- No project will be allocated more than 20% of the annual total bond allocation (i.e., \$67 million in 2023)
- Any allocated project that does not close within 180 days of DCHFA inducement will move to the next application window and be the lowest ranked on the list.

Note: Projects that meet the following criteria are considered "Transition Projects" and do not have to apply to DHCD and instead may apply straight to DCHFA:

- If the project has already been induced at DCHFA as of September 1, 2022
- If the project has been selected for underwriting through DHCD's Consolidated RFP as of September 1, 2022
- If the project has been selected for development through a DMPED RFP as of September 1, 2022; or
- If the project will deliver at least 400 total units by 2025

# Basic Bond Allocation Process Flow



# Bond Process Roll-Out

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- Information regarding threshold review and scoring will be posted to the DHCD website at: <https://dhcd.dc.gov/service/development-and-finance>
- Additionally, information regarding the readiness application process will be posted to the DCHFA website at:  
<https://www.dchfa.org/developers/available-programs/mmr/b/>
- Any additional questions can be submitted to DCHFA at: <https://www.dchfa.org/contact/>
- A recording of today's meeting will be available online at the DCHFA website at: [www.dchfa.org](http://www.dchfa.org)

Questions?

# Meeting Agenda



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  - a) DHCD Leadership
  - b) Performance Hearings: 2/13 DHCD, 2/23 ICH & DHS
- V. Summary and Adjournment (5 mins)



# New DHCD Leadership, starting 01/30



## Colleen Green, Acting Director – Department of Housing and Community Development (DHCD)

Director Green has

- ❖ significant experience in finance, real estate, advisory services, operations, strategic planning, and business development.
- ❖ worked for both for-profit and nonprofit housing development organizations and
- ❖ owned and operated a property management and construction management firm that developed more than 2,000 housing units in Manhattan, the Bronx, Westchester County, NY, Richmond, VA and Washington DC. oversaw the acquisitions and dispositions for a \$60 million national real estate investment fund at the National Community Reinvestment Coalition (NCRC)
- ❖ worked at several prolific financial institutions including TIAA-CREF, Citibank, Key Bank, Fleet Bank, and Bank of America. As a Vice President in the Real Estate Capital Groups of both Bank of America, Fleet, and Key Bank, she was responsible for originating and underwriting construction lending transactions. Most recently, served as Vice President for Business Development and Strategic Initiatives at CORE DC.
- ❖ served as Chief of Staff at DHCD, from 2007 to 2009, overseeing core day-to-day agency functions including human resources and funding affordable housing, community development, and economic development projects.

# Performance & Budget Hearing Schedule



## Committee on Housing

### Performance Oversight Hearings

\*Note: the online schedule may not reflect this update\*

- ❖ Mon 2/13, 9:30 – 6 pm: DHCD
- ❖ Thurs 2/23, 9:30 – 6 pm: ICH, DHS, DC Housing Finance Agency and Housing Production Trust Fund (HPTF)
- ❖ Thurs 3/02, 9:30 – 6 pm: DCHA

### Budget Oversight Hearings

- ❖ Fri 3/31, 9 – 6 pm: DHS
- ❖ Mon 4/03, 9 – 6 pm: DHCD (Housing Production Trust Fund)
- ❖ Thus 4/06, 9 – 6 pm: DCHA

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