

Ice-breaker on Establishing a CMTE Brand

CMTE Brand
goes here

Purpose:

- ❖ Get your feedback while we gather and settle in.
- ❖ Orient new members to system-level planning and coordination.

Background/Context: the Housing Solutions Committee is responsible for

- ❖ **Monitoring/tracking housing resources dedicated to homeless services**
 - Local and Federal sources administered by DHCD, DCHA, and other relevant partners
 - Lease up process and procedures developed as LRSP program administration transitions to the hybrid DHS/DCHA and DHCD/DCHA model.
 - Supporting developer capacity to increase development of housing dedicated to homeless services.
- ❖ **Advancing FY22 projects/priorities for housing resources dedicated to homeless services:**
 - Tracking site-based PSH units and new/turnover tenant-based voucher resources
 - Capacity building to emphasize production of site-based PSH, including PSH Plus:
 - Mapping challenges in the site-based development process and offering recommendations to address identified challenges
 - Supporting landlord and property management engagement efforts underway
 - Combat NIMBY Challenges

Housing Solutions Brand Sketches

CMTE Brand
goes here





Interagency Council on Homelessness
Housing Solutions Committee



20 March 2023



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.

Agenda Review



- I. **Welcome & Agenda Review (5 mins)**
 - a) Intros & Call for Announcements
 - b) Adopting Prior Meeting Notes & Managing the Listserv

- II. **Updating DCHA's Administrative Plan, Admissions & Continued Occupancy Plan, and Moving to Work Annual Plan (60 mins)**
 - a) Background & Approach
 - b) Policy Overview
 - c) Significant Amendments
 - d) Logistics

- III. **Updates, Announcements & Reminders (5 mins)**
 - a) Medicaid Renewals

- IV. **Summary & Adjournment (5 mins)**
 - a) Next Meeting: 04/17 from 2 – 3:30 pm

Intro & Call for Announcements



❖ 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

Adopting Notes & Managing the Listserv



❖ **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

❖ **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

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Updating the Admissions and Continued Occupancy Plan, Administrative Plan, and FY2023 Moving To Work Annual Plan



February – March 2023

Introductions

Brenda Donald, Executive Director

Lorry Bonds, Senior VP, General Counsel

Jenna Cevasco, Chief of Staff

Nona Eath, Senior VP, Property Management Operations

Hammere Gebreyes, Interim Senior VP, Housing Choice Voucher Program

Rachel Joseph, Chief Operating Officer

Hanna Koerner, Senior Policy Advisor

Andrea Powell, Deputy General Counsel



Agenda

- I. Background & Approach
- II. Policy Overview
- III. Significant Amendment to the FY2023 MTW Annual Plan
- IV. Logistics



Background & Approach



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DCHA's 4 Governing Documents

MTW Annual Plan

- Outlines operating plans
- Requests & provides updates regarding MTW flexibilities

Admissions & Continued Occupancy Plan (ACOP)

- Outlines Public Housing policies

Administrative Plan

- Outlines Voucher Program policies

Title 14 of the DCMR

- Codifies ACOP and Admin Plan policies into local regulations



Why is DCHA Updating Policies?

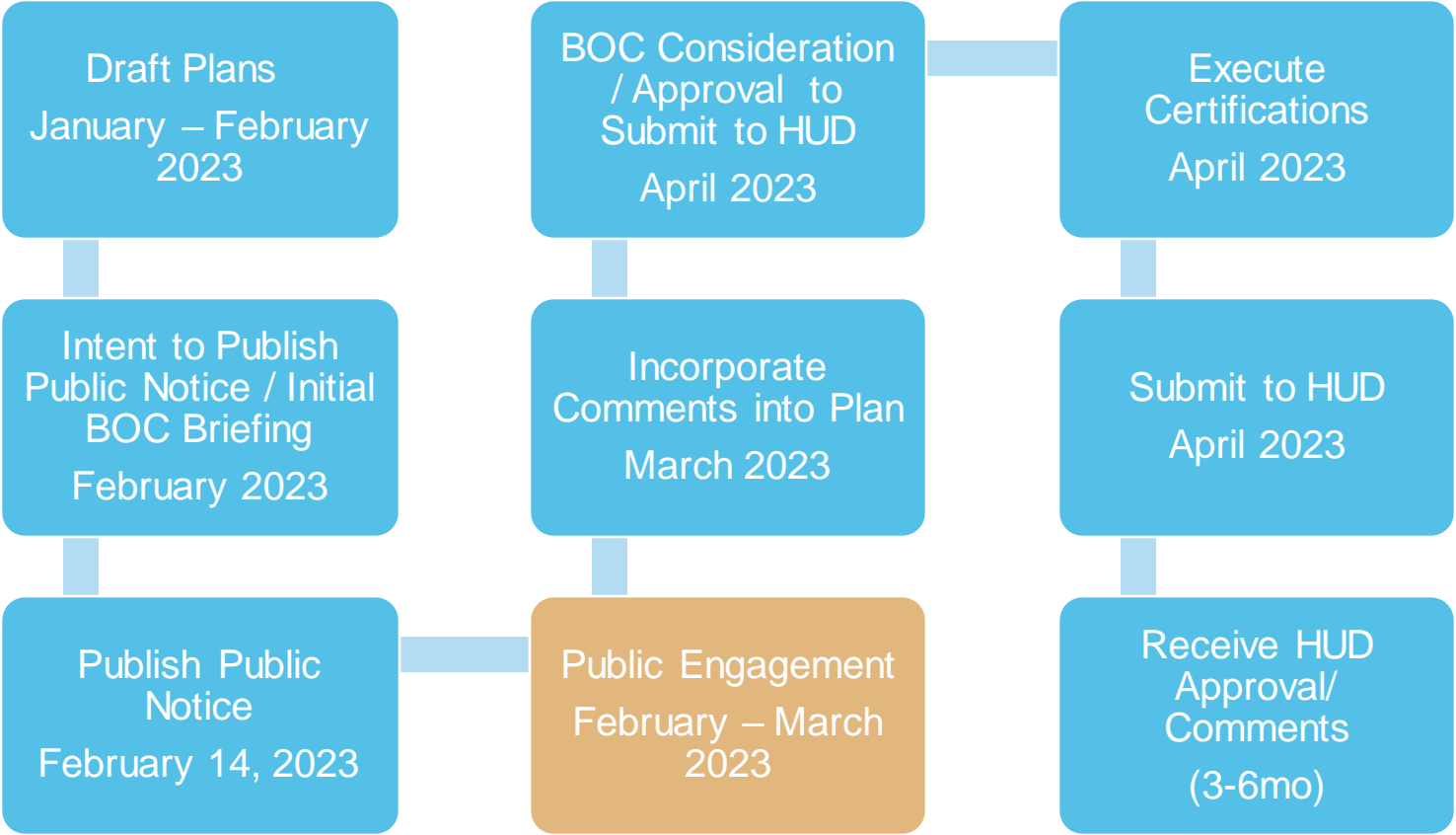
The Agency has reviewed and updated its policies to accomplish the following:

- Align with all HUD regulations, except where MTW flexibilities have been authorized;
 - 34 of HUD's findings relate to revisions in the ACOP, Administrative Plan, and/or MTW Plan.
- Incorporate industry best practices from Housing Authorities across the country, so that we can house people faster; and
- State policies in plain language, so they are widely understood.

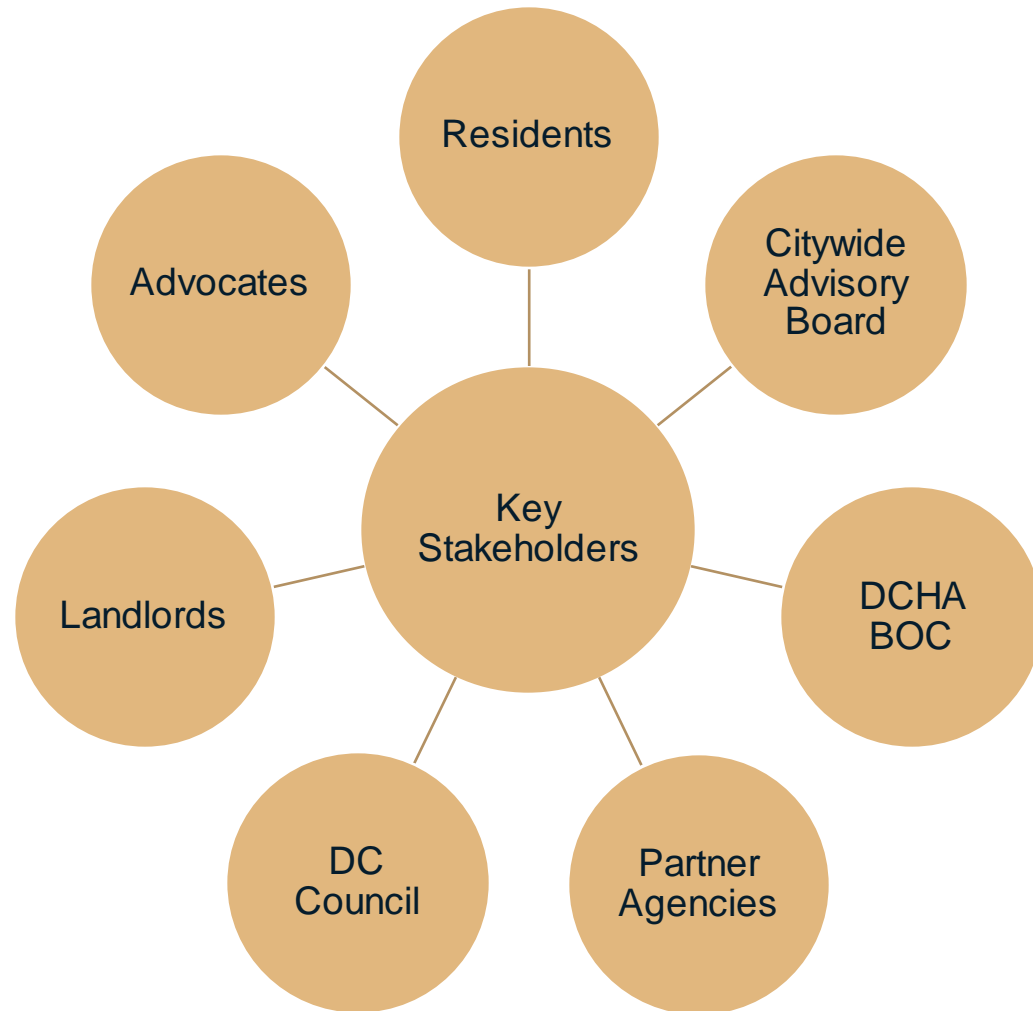


Public Process Overview

DCHA goes through a prescribed process to allow for public and stakeholder input and engagement before the plans are finalized.



Public Engagement & Key Stakeholders



Stakeholder Meetings

- February 13: BOC Education Symposium
- February 28: Citywide Advisory Board
- March 6: Public Hearing
- March 13: Resident Council Presidents
- March 15: Advocates
- March 20: ICH Housing Solutions
- Thru March: Public Housing Sites



Viewing Plans & Submitting Comments

- DCHA's proposed ACOP, Admin Plan and FY2023 MTW Annual Plan amendment are available on DCHA's website at <http://www.dchousing.org/mtw2/>.
- Public comment period is open through **Thursday, March 16th** for the MTW Plan Amendment and **Friday, March 31st** for the ACOP & Administrative Plan.
- Submit written comments via email at mtw@dchousing.org.
- Or mail written comments to:
Hanna Koerner
c/o DCHA
1133 N Capitol St. NE, Suite 200
Washington, DC 20002

DCHA will ask the Board to vote to approve the plans at it's April 12 meeting & to publish regulations as emergency and proposed



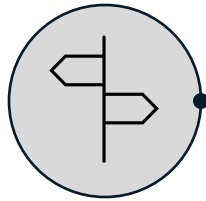
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Policy Overview



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Approach to Overview



• These policies govern how DCHA administers its program.



• While this presentation provides a summary of policies contained in these documents, the full policy documents should be consulted for additional detail.



Core Principles

DCHA is committed to providing quality affordable housing to extremely low-through moderate-income households, fostering sustainable communities, and cultivating opportunities for residents to improve their lives.



Fair Housing

Grievances



Waiting List

How do I get onto the list for assistance?



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Waiting List – Public Housing

	Current policy	Proposed policy	Rationale
PH	<p>One waiting list with the option to select three categories each with their own preferences:</p> <ul style="list-style-type: none"> - Public Housing: working family, emergency 	<p>No preferences</p> <p>For Public Housing, applicants will be selected by lottery</p>	<p>Our eligibility and match process must be more efficient, so people can be housed quickly</p>
PH	<p>One waiting list for all public housing sites</p>	<p>One waiting list for each public housing site (site-based waiting lists) with a lottery system</p>	<p>When we understand people’s neighborhood preferences in advance, our eligibility and match process is more efficient</p> <p>Equity</p>
PH	<p>Applicants remain on the waiting list in an inactive status, even when they do not respond to DCHA’s outreach; if at any later date, they complete an update with the agency, they are restored to their active status with their original date and time</p>	<p>With safeguards and appeals processes in place, those who do not respond to the Agency’s outreach to confirm interest or update their information within 15 business days will be removed from the waiting list</p>	<p>Our eligibility and match process must be more efficient, so people can be housed quickly</p> <p>HUD requires the agency maintain the waiting list</p>



Waiting List - Voucher

Current policy	Proposed policy	Rationale
<p>One waiting list with the option to select three categories each with their own preferences:</p> <ul style="list-style-type: none"> - HCVP/Mod Rehab: homeless, sub-standard housing, involuntarily displaced, rent burdened 	<p>No preferences</p> <p>For HCVP, applicants will be selected by date and time</p>	<p>Our eligibility and match process must be more efficient, so people can be housed quickly</p> <p>Since preferences were established, DC has invested substantially in housing solutions for people experiencing homelessness – this ensures low-income residents can access housing outside the homeless services system</p>
<p>Applicants remain on the waiting list in an inactive status, even when they do not respond to DCHA’s outreach; if at any later date, they complete an update with the agency, they are restored to their active status with their original date and time</p>	<p>With safeguards and appeals processes in place, those who do not respond to the Agency’s outreach to confirm interest or update their information within 15 business days will be removed from the waiting list</p>	<p>Our eligibility and match process must be more efficient, so people can be housed quickly</p> <p>HUD requires the agency maintain the waiting list</p>

HCVP

HCVP



Waiting List

2022

- Extraordinary efforts to update our waiting list:
 - Public Service Announcement (1,094 records updated and 1,734 confirmed)
 - Reuter's CLEAR access public records to update contact information and identify deceased clients on the waitlist (1,173 confirmed deceased, 31,233 matched with >80% confidence, 5,983 matched with <80% confidence)
- HCVP/ECOD contacted more than 3,000 applicants in 2022 with 350 completing interviews and 108 deemed eligible --> then shifted eligibility to PMO

Category	Applicants
Public Housing	24,056*
HCVP	37,702
Mod-Rehab	21,215
Unduplicated	40,648

*Updated Fall 2022

Waiting List

- #1 Agency Priority: Occupy vacant units across DCHA properties
- Since summer 2022, DCHA has hosted **seven** waitlist eligibility events

Date of Event	# Invited	# Attended	# Eligible	# Offers Accepted
September 2022	900	180	78	24
October 2022	716	132	0	15
November 2022	720	75	80	6
December 2022	1800	362	186	2
January 2023	5000	587	343	12
February 2023	2500	217	151	54
March 2023	6000	618	In process	In process

Second event in March 2023

Final event in May 2023

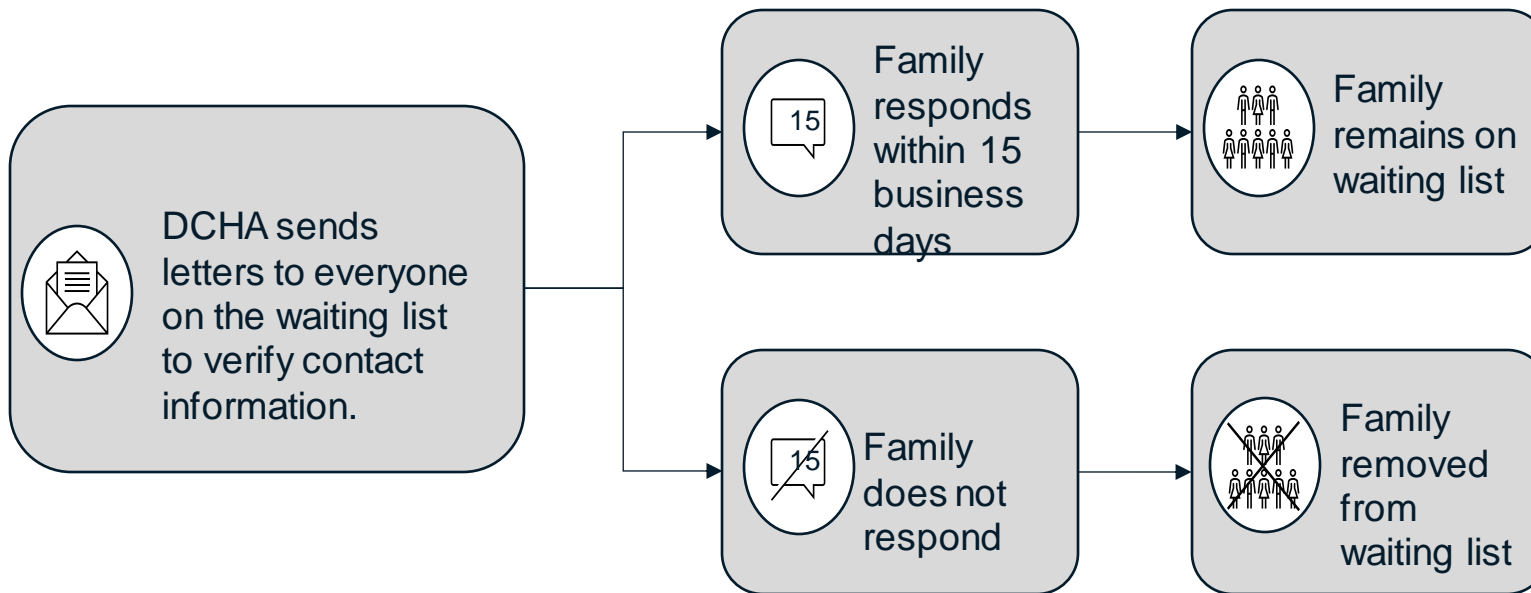
Public Housing Site-Based Waiting List

- Will open after working through current waitlist, as outlined previously
- Site-based lottery system
 - No limit on number of properties selected
 - Two unit offers per site selected
- DCHA will match the characteristics of available units to the applicants on the waiting list.



New Waiting List Maintenance

- Applicants must inform DCHA of changes in family composition and/or contact information (HUD requirement).
- Any waiting list reopening will be publicized in advance (10+ business days).
- DCHA will not use preferences for selection.
- DCHA will notify the family when they are selected.



Safeguards

DCHA may reinstate the family if the lack of response was due to DCHA error, to circumstances beyond the family's control, as a result of a family member's disability, or as a direct result of status as a victim of domestic violence, dating violence, sexual assault, or stalking, including an adverse factor resulting from such abuse.

If a family is removed because DCHA has determined the family is not eligible for admission, a notice will be sent to the family's address of record. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal hearing.



Eligibility

Am I eligible for assistance?

Key Policy Changes

- No notable changes in eligibility.



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Initial Lease-Up

How do I get into a unit?



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Initial Lease Up

	Current policy	Proposed policy	Rationale
HCVP	Contract rents must be no more than the approved rent (posted on our website) and landlords are required to confirm the rent is comparable to other similar market rate units	<p>Payment standards will be set after an annual market analysis</p> <p>A rent reasonableness determination will be completed on a unit-by-unit basis to compare rents to similar unassisted units</p>	<p>HUD requirement to complete unit-by-unit analysis</p> <p>Assurance that the agency's resources are allocated appropriately</p>
HCVP	The initial term of the voucher or the amount of time families have to find a unit is 180 days	The initial term of the voucher or the amount of time families have to find a unit will be 120 days	Resources will be allocated to families with active leases – and incentivize families to actively search for their new home
PH	There is no minimum rent in public housing	The minimum rent for public housing will be set at \$50 per month.	<p>HUD requirement to have a minimum rent</p> <p>Consistent with other PHAs</p> <p>Encourages self-sufficiency and increases resident investment in their community</p>
PH	DCHA calculates both rent options and charges the rent that is most advantageous for the resident	Public Housing residents will have the choice of income-based or flat rent. Flat rents will be 80% of FMR.	HUD requirement to provide choice of income-based or flat rent



Voucher: Setting Rent Amount

DCHA calculates the Housing Assistance Payment (HAP) using the **lesser** of rents indicated through two measures.

Payment Standard

The maximum monthly assistance payment for a family as determined by DCHA. Based on city wide market standards and what the Agency can afford.

OR

Rent Reasonableness

Comparable rents for the unit based on similar unassisted units. This is to ensure that the rent is reasonable.

This will be accomplished using an industry-standard third-party database.



Total Tenant Payments

Total Tenant Payment is the **highest** of three measures – one is selected.

1

10%
Total Monthly
Income

2

30%
Adjusted Monthly
Income

3

\$0
Minimum Rent
Voucher

(Voucher Program)

\$50

Minimum Rent
Public Housing

(Public Housing)

Option for Voucher Families

If the rent to the property owner plus utilities is higher than the Payment Standard/Rent Reasonableness, families may pay the difference up to 40% of their adjusted monthly income.

Option for Public Housing Families

At recertification, families elect whether to pay income-based or flat rents. Income-based rents are described above. Flat rents are set at 80% of the current FMR/SAFMR.



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Continued Participation

How do I keep my assistance?



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Continued Participation

Current policy	Proposed policy	Rationale
<p>PH</p> <p>Elderly-only and mixed population properties may have pets</p>	<p>Effective 1/2024, DCHA will only allow non-service or assistance animals in elderly/disabled buildings. Residents w/ pets prior to January 2024 may keep their pet if the animal has been registered appropriately. Owners must adhere to cleanliness, noise, and pet care standards. Pet leases and fees will be enforced. The registration must be renewed annually, and the resident must pay a pet deposit.</p>	<p>Align with other PHAs</p> <p>Reduce wear and tear on units</p> <p>Service animals and support animals are exempt from this policy.</p>
<p>PH</p> <p>Residents are required to perform eight hours of community service and/or economic self-sufficiency per month unless exempt</p>	<p>Not a change in policy, change is practice</p>	<p>Aligning with HUD regulations</p>
<p>PH</p> <p>There is no specific policy for debt owed</p>	<p>Family has the option to enter into a repayment agreement</p>	<p>Aligning with HUD regulations</p>



Family Responsibilities

Guest Stay Maximums

Voucher Program

30 consecutive days or 90 cumulative days during any 12-month period.*

Public Housing

10 consecutive days or 30 cumulative days during any 12-month period.
Notify DCHA when overnight guest will stay more than 3 days.

No Longer A Family Member

Voucher Program

Expected to be absent more than 120 consecutive days (separate policy for students).

Public Housing

Expected to be absent more than 60 consecutive days.

*In addition to DCHA responsibilities, tenant has obligations in their lease – the most stringent rule applies.



Public Housing Transfer Priority

Residents will receive one transfer offer.

When the transfer is...	Result of refusal without good cause...
Required by DCHA	Lease termination
Requested by the Resident	Removal from the transfer list (Family must wait 12 months to re-apply for a transfer)

Tenant-Requested Transfers

- DCHA will consider transfer requests for the following reasons:
 - Serious or life-threatening medical condition
 - Threat of physical harm or criminal activity
 - Reasonable accommodation
 - Kinship Care or court ordered custody transfer to a different unit size
 - Location closer to employment
- DCHA will only consider requests from residents in good standing, except in cases of reasonable accommodation.



Other PH Requirements

Pets

- Service animals and support animals are excluded from the pet policy.
- As of January 2024, new pets will only be registered at elderly/disabled properties.
- Pets must be common household pets.
- Pets must be registered with DCHA annually.
- A pet deposit is required.
- Owners must adhere to cleanliness, noise, and pet care standards.
- A pet waste removal fee will be assessed.
- DCHA may initiate lease termination if pet owner fails to correct a rule violation.



Other PH Requirements

Community Service

- Residents must complete 96 hours of community service and/or economic self-sufficiency programming per year (average of 8 hours per month).
- Exemptions include:
 - Elderly or disabled or their primary caretaker
 - Employed at least 30 hours per week
 - Public benefits recipients in good standing
- Leases will not be renewed for residents in noncompliance unless the tenant enters a work-out agreement or the resident no longer resides in the unit.



Termination

When would I lose my assistance?



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Termination

HCVP

PH

Current policy	Proposed policy	Rationale
DCHA terminates a participant's HAP after one year of zero HAP assistance	DCHA will terminate a HAP after 180 days of zero HAP assistance	Aligning with HUD regulations – DCHA does not have the authority to implement its current policy
No policy	Threatening and/or abusive language towards staff are grounds for termination	Resident and staff safety are imperative to a healthy community



Program-Specific Termination

Voucher Program

- If HAP = zero for 180 days, assistance is terminated.
- Insufficient program funding.

OR

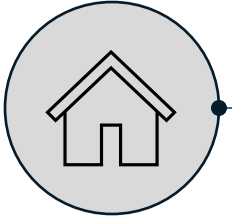
Public Housing Program

DCHA may terminate tenancy if he/she/they:

- commit a crime,
- are a source of danger to other residents or staff, including threatening or abusive behavior,
- cause damage to people or property,
- create a nuisance,
- breach DCHA rules,
- are chronically delinquent in the payment of rent (6 late payments within 12-month period), or
- violate the lease in any other manner.



Alternatives to Termination



DCHA will consider mitigating factors including requiring the tenant to exclude a household member in order to continue to reside in the assisted unit. (PH & HCVP)



If a family owes amounts to the DCHA, the DCHA will require the family to repay the full amount or enter a repayment agreement within 30 days of receiving notice of the amount owed. (PH)



Fair Housing

What additional protections do I have access to?

Key Policy Changes

- No notable changes in fair housing.



Grievances & Appeals

What if I don't agree with the decision?

Key Policy Changes

- Updated terminology to align with HUD's regulations.



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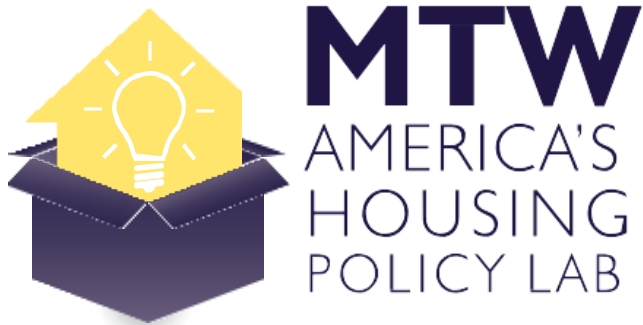
Significant Amendment to the FY2023 MTW Annual Plan



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What is MTW?

Moving To Work (MTW) is a demonstration program for public housing authorities that provides designated agencies the opportunity to **design and test innovative, locally-designed strategies** that meet at least one of the following objectives:

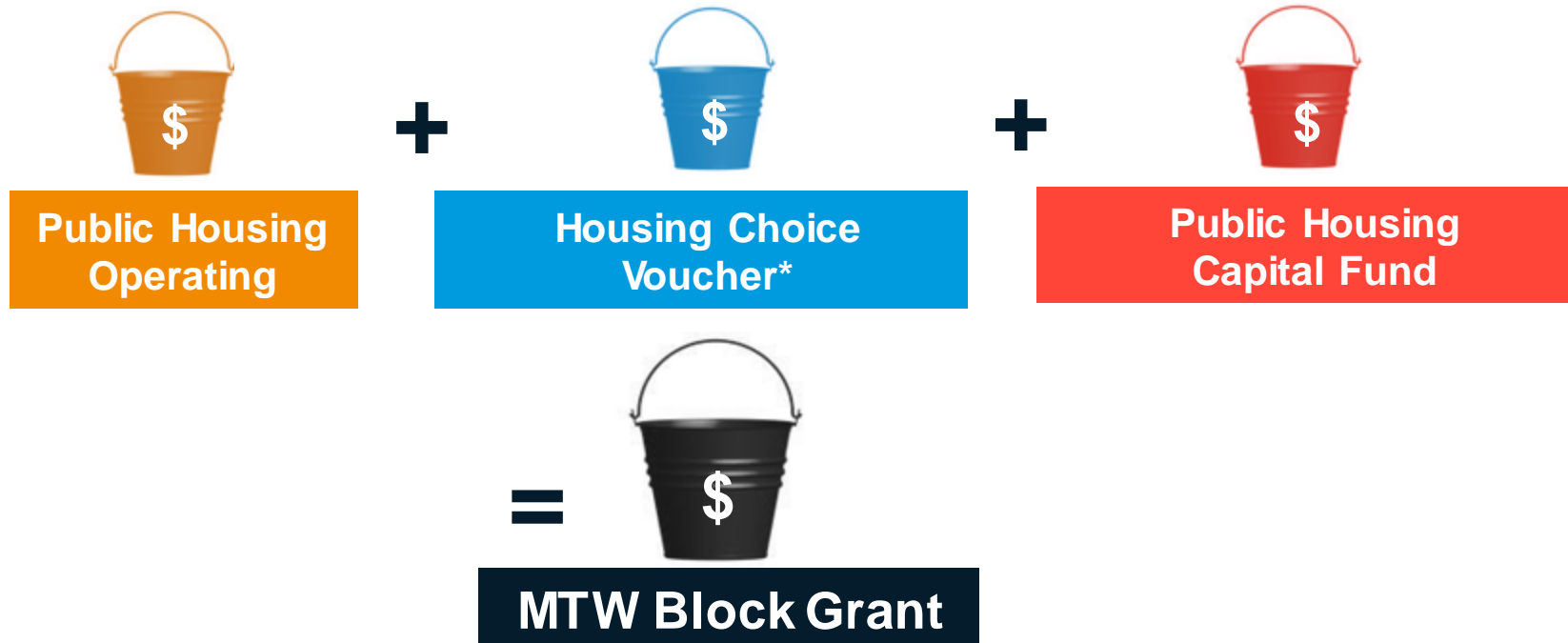


- Use federal dollars more efficiently and effectively;
- Encourage residents/participants to obtain employment and become self-sufficient; and
- Increase housing choices for low-income families.



What is Gained by MTW Designation?

- Gives flexibility to be exempted from many existing public housing and voucher rules/regulations.
- Provides more flexibility with how MTW agencies use their Federal funds.



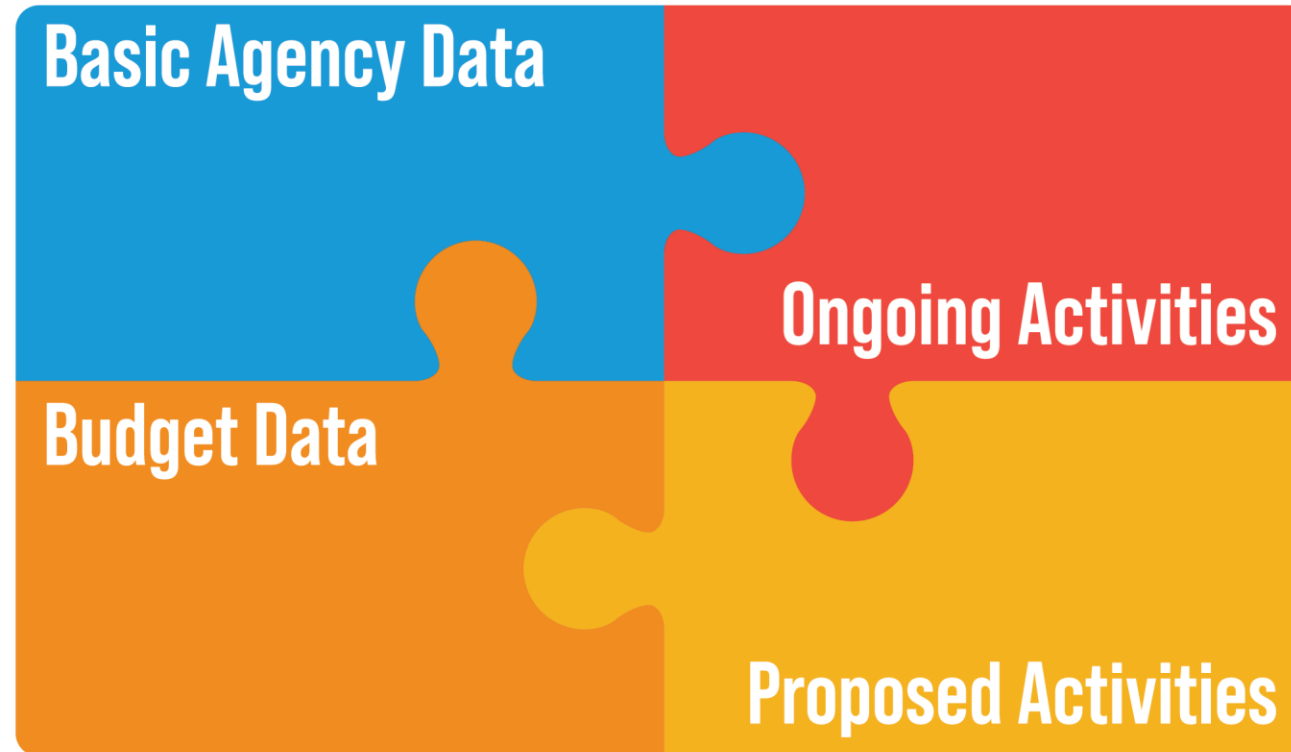
*Special Purpose Vouchers are not included during their initial term, though some may be included upon renewal.



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Annual Plan & Report

Each MTW agency must prepare and submit an annual plan (July) and report (December) to HUD each year that includes the following components:



FY2023 MTW Annual Plan Amendment

Intent

1. To align policies outlined in the ACOP, Admin Plan & MTW Plan.
2. To incorporate comments from HUD communicated via the 2022 HUD Review.
3. Addition of Capper Senior I to list of potential RAD sites.



Alignment with ACOP/Administrative Plan

Update	Rationale
Waiting List Projections, Policies and Planned Changes	Reflect current waitlist numbers and align with the policies outlined in the ACOP and Administrative Plan.
Rent Reasonableness (Initiative 8)	Status updated to reflect the policies outlined in the ACOP and Administrative Plan and comments from the 2022 HUD Review.
3rd Inspection Fee update from \$75 to \$100 (Initiative 17)	Align with the policies outlined in the Administrative Plan.
Utility Rates (Initiative 24)	DCHA is analyzing and updating the utility allowance schedule.
Summary of ACOP/Admin Plan Policies	Included policy overview appendix for public awareness.



Initiatives Closing

Update	Rationale
Initiative 2: Designation of Elderly-Only Properties	Acknowledgement of HUD’s decision that the MTW Standard Agreement does not provide the authorization to waive the Designated Housing Plan regulations. DCHA will submit a Designated Housing Plan for HUD review for applicable sites.
Initiative 5: Modification to Market-Based Rents	Acknowledgement of HUD’s decision that the MTW Standard Agreement does not provide the authorization to set a different flat rent rate or remove resident choice, even when intended to benefit residents.
Initiative 16: Requirement to Correct Minor HQS Unit Condition Discrepancies— Tenant/Landlord Self-Certification	This initiative is no longer relevant.
Initiative 34: Virtual Housing Quality Standards (HQS) Inspections	This initiative is obsolete. DCHA will follow the guidelines set forth in PIH Notice 2020-31.



Development Plans

Update	Rationale
Capper Senior I	DCHA intends to apply for a RAD CHAP for the 162 units at Capper Senior I in FY2023 with anticipated conversion in FY2024. The property was newly constructed in FY2020 and does not require additional financing or renovation.



Other Updates

Update	Impact
Energy Performance Contract (EPC) Evaluation	DCHA conducted an evaluation of its EPC to assess the program given changes to the fiscal environment.
Units Occupied by Police Officers and Employees	Specifies the number of units occupied by police and employees at DCHA properties.



Questions & Answers



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Medicaid Renewal Initiative



❖ Medicaid Renewal Coming Soon!

- Led by DHCF
- Beneficiaries must update contact data to re-enroll
- Communications campaign begins March 2023
- Eligibility renewal period begins April 1, 2023

❖ How You Can Help:

- Visit [DHCF Medicaid Renewal Information Webpage](#)
- View the DHCF Communications Toolkit to help message
- Join biweekly DHCF meetings – Email Medicaid.renewal@dc.gov.
- Questions? Email Medicaid.restart@dc.gov.

Did you know all DC residents with Medicaid, Alliance, or the Immigrant Children's Program must start renewing their coverage again?

Don't miss out on important information. If you haven't already, take time today to update your address, phone number, and/or email address at districtdirect.dc.gov so that DHCF knows where to send your Medicaid renewal letter.

If you need help, please call the Public Benefits Call Center at **202-727-5355**.

DMHHS DHCF DISTRICT DIRECT GOVERNMENT OF THE DISTRICT OF COLUMBIA MURIEL BOWSER, MAYOR

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