



Interagency Council on Homelessness
Housing Solutions Committee



15 May 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.

Meeting Agenda



- I. **Welcome & Agenda Review (5 mins)**
 - a) Intros & Call for Announcements
 - b) Adopting Prior Meeting Notes & Managing the Listserv
- II. **System Check-In (20 mins)**
 - a) DCHA Updates (10 mins)
 - b) DHCD Updates (5 mins)
 - c) ICH & Other? (5 mins)
- III. **Discussion Items (60 mins)**
 - a) Landlord Engagement Initiatives (30 mins)
 - b) Legislated Mandates & FY23/24 Priorities (30 mins)
- IV. **Announcements & Reminders (as needed)**
- V. **Summary & Adjournment (5 mins)**
 - a) Next Housing Solns: shift to 06/12 (2 – 3:30 PM) to accommodate Juneteenth
 - b) Next Full Council (In-Person): 06/27 (3 – 4:30 PM; pre-engagement 1 – 2:30 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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DCHA Updates



- ❖ **Launch of the Customer Portal for the HCVP**
 - Currently read-only updates, but expect this to change over time
 - For example: upload re-certifications over time
 - Touch Points: existing email addresses, contacted first; no existing email, sending letters to inform of availability

- ❖ **Head Office is close to completion (anticipated move-in: June)**
 - Satellite locations still working
 - Also have a retail location, co-located with the head office

- ❖ **Updated ACOP and MTW Plans**
 - Board has adopted the plans
 - Proposed regulations approved as emergency and to be published soon
 - DCHA team is in training & updating procedures and work flows

- ❖ **Rent Reasonableness:**
 - A part of the Admin Plan but also feedback from HUD to do unit-by-unit reviews
 - Previous approval was for neighborhood sub-markets
 - Identifying 3rd Party vendor; July 1 kick-off for new units

- ❖ **HQS Inspections transitioning to in-person**
 - new inspections starting in April; all inspections to start soon

Q&A Session



Comments, Concerns, Questions, & Answers (as Available)

- ❖ **Q:** Will the portal expand to LRSP next?
- ❖ **A:** Does apply to LRSP and sponsor based. Hoping to get multiple vs. individual level access by projects.
- ❖ **Q:** Can you explain Public Housing? How many individuals are projected to be housed in repaired units?
- ❖ **A:** Public housing side has a similar portal, so our team has been reaching out to the waiting list to connect them to the opportunity. DHCA can share the updates provided to the 05/10 DCHA STAR Board meeting.
- ❖ **Q:** How do we support clients move on?
- ❖ **A:** We haven't figured out the details yet, but we do recall this question and will be following up.
- ❖ **Q:** Is there any updates on lifting the suspension of rent increases?
- ❖ **A:** Roll out of the rent reasonableness procedures/protocols will assist. If existing landlords do not request an increase, the DCHA will hold rents harmless until ready to expand to existing units.

Q&A Continued



Comments, Concerns, Questions, & Answers (as Available)

- ❖ **Q:** Will this Client Portal support/help with analysis?
- ❖ **A:** Not quite yet.
- ❖ **Q:** How are you reaching out to unhoused clients on the waitlists?
- ❖ **A:** Using addresses and contact information on record to send out letters and robo-text to outreach clients.
- ❖ **Feedback:** Also bumping data with HMIS to support DCHA outreach.
- ❖ **Q:** is the information on the new portals available?
- ❖ **A:** Link to Registration Guide:
<https://www.dchousing.org/wordpress/wp-content/uploads/2023/04/Customer-RentCafe-Registration-Guide.pdf>

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Updates



- ❖ DHCD has PSH review data available, but due to limited time will defer review of data during the meeting time.

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- ❖ Role of co-chair of ICH Housing Solutions CMTE
 - Delighted that Director Green is interested in co-chair as government representative
- ❖ Director Green is new, so this would be an opportunity for her to learn our work!
 - Given the economic outlook: may be an opportunity to look at different priorities/projects.
 - Main background is lending and real-estate development
 - Recent experience with financing and operating transitional housing (Chief Operating Officer for organization that operated homeless shelters)

Meeting Agenda



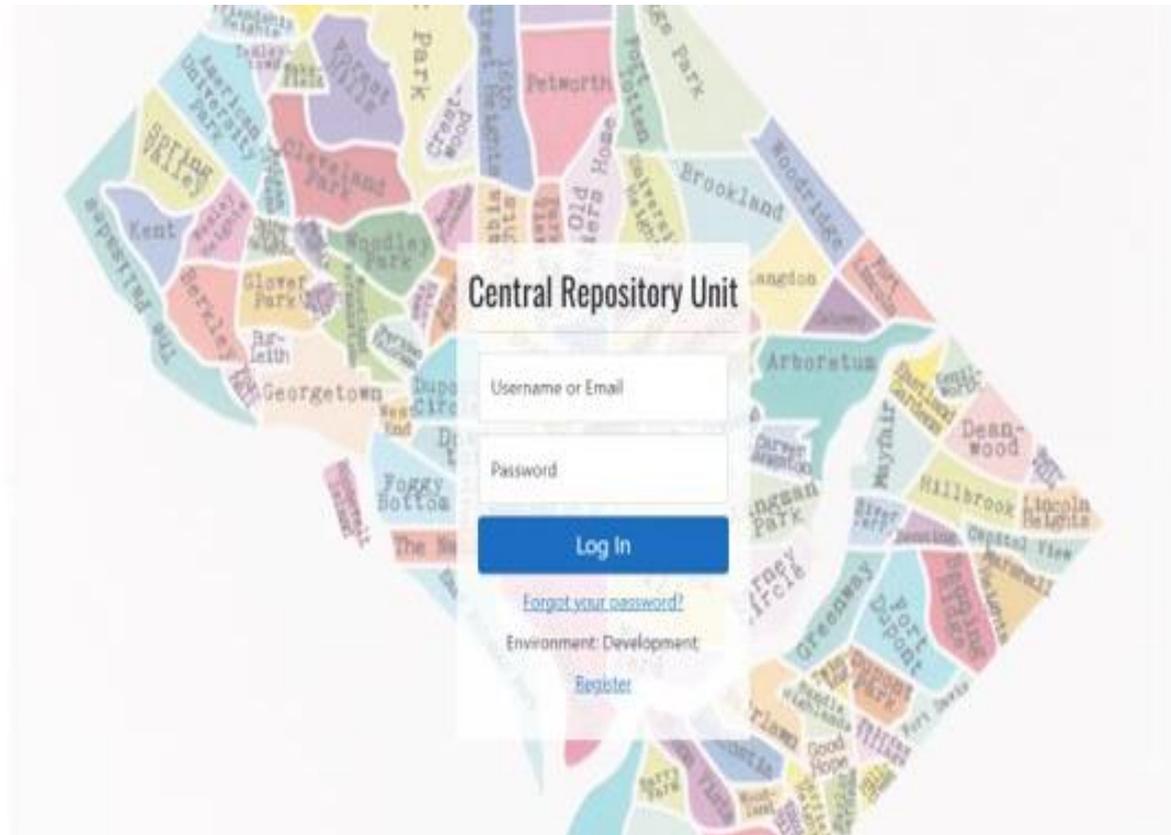
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Landlord Engagement Initiatives



- ❖ DHS and CNHED presenting on two components
 1. Landlord Partnership Fund and
 2. Central Unit Repository

Central Unit Repository (CUR)



- The Central Unit Repository (CUR) will be an electronic clearinghouse that will provide unit inventory to households receiving a subsidy & are seeking housing in which to apply a subsidy such as PSH, TAH, FRSP-I, RRH, HUD-VASH etc.
- The units shown in the CUR will include details such as size (# of bedrooms), type, rental amount and neighborhood and will be easily searchable by both Case Managers and Housing Navigator.
- In this CUR landlords must acknowledge they have all required landlord checklist documents during the process of posting units. After landlord approves client for unit, the landlords must upload all required landlord documents to their profile.

Central Unit Repository- CUR

Current Process

- In the current process landlord, building and unit information is added to STEP Tool by Case Manager/Housing Navigator.
- Currently viewing details and a landlord packet are added to the unit table in STEP tool by Case Manager/Housing Navigator.
- DCHA also uses STEP tool to add inspection status in the STEP Tool.
- All the landlord and client related documents are uploaded in STEP Tool for lease up.



Issue w/ Current Process

- In the current process, landlords do not have access to current application which is the DHS STEP Tool.
- Case Managers/Housing Navigator currently must add and update a landlord's unit information manually.
- Landlords in current process needs to call or email Case Manager/Housing Navigator who will provide them status with leasing and inspection process.

Central Unit Repository- Status

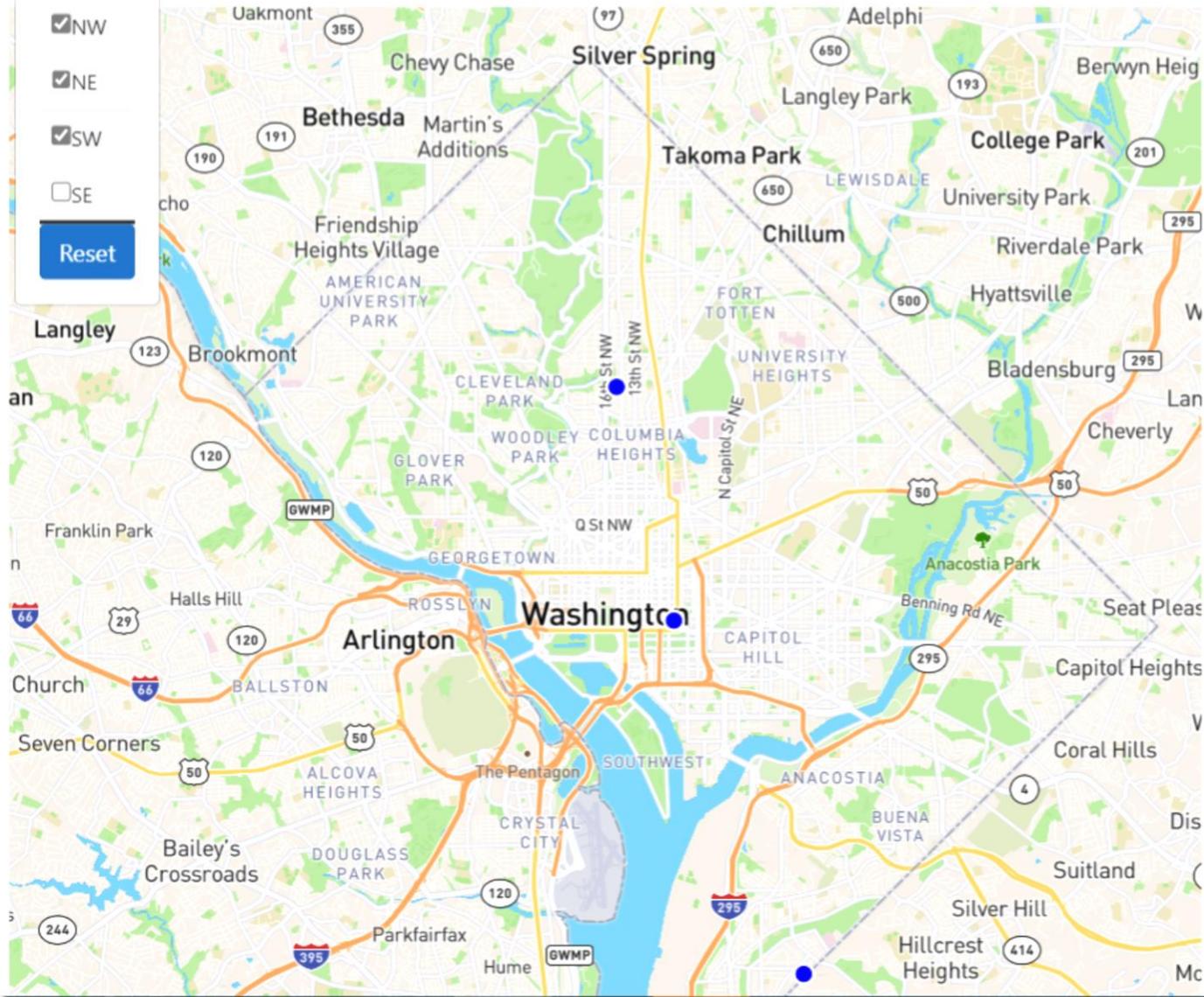
- **Iteration I** (housing repository, search, landlord validation, tracking/managing landlord inquiries) is being developed by OIS
- Projected launch date: **July 2023**
 - This launch includes:
 - System development
 - System Testing
 - Development of training materials and training
- **Iteration II - Iteration IV:**
 - Develop functional requirements (inspections, lease-ups, rental payment process) – led by OIS with inputs from stakeholders identified by Landlord Engagement Senior Leadership Staff

Quadrants Wards Price Beds and Baths

Search

Clear All

- NW
- NE
- SW
- SE
- Reset



Rental Units

3 results

Sort By Newest



\$989+ 1.5 bds
 The House | 1435 PARKWOOD PLACE
 NW
 Ward 1



\$600+ 1.5 bds
 Le Palace 3 | 678 INDIANA AVENUE
 NW
 Ward 2



\$699+ 2.5 bds
 South East Y'all | 860 H R DRIVE SE

NW

NE

SW

SE

Reset

Building Details



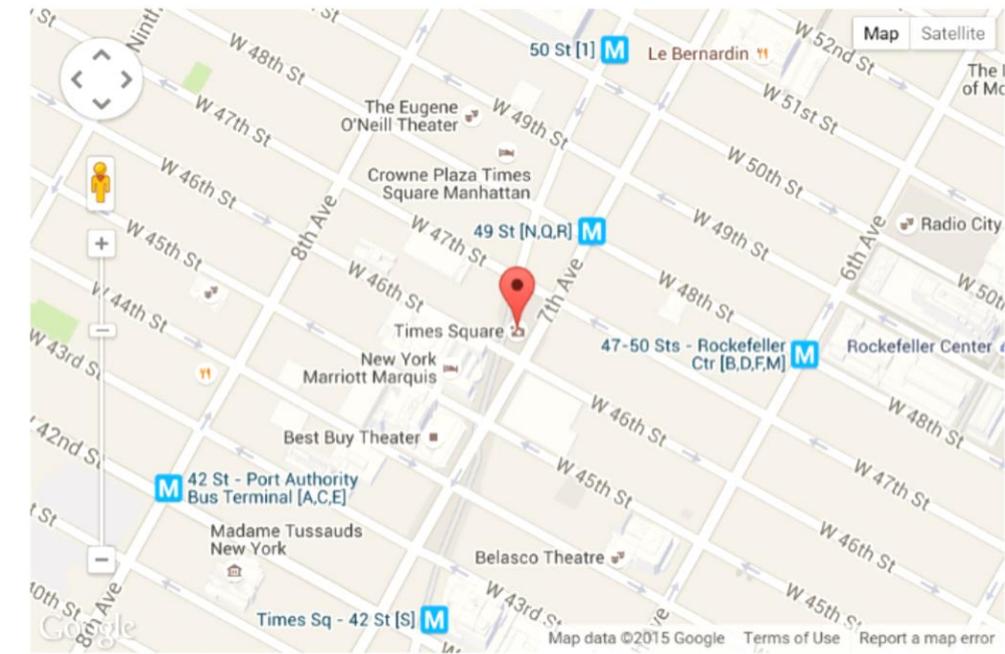
\$989.00/mo 1 bd | 1.5 ba | 700 | Ward 1

1435 PARKWOOD PLACE NW NW, Washington, DC 20010

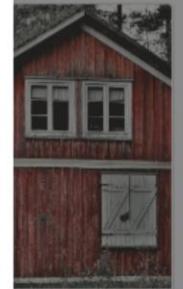
Townhouse for rent

[Map](#) [Unit](#) [Overview](#)

Map



Unit



A AVENUE

NW

NE

SW

SE

Reset

Building Details



ATLAS LANE



\$989.00/mo 1 bd | 1.5 ba | 700 | Ward 1

1435 PARKWOOD PLACE NW NW, Washington, DC 20010

Townhouse for rent

[Map](#) [Unit](#) [Overview](#)

Overview

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Tempor commodo ullamcorper a lacus vestibulum sed arcu. Quam elementum pulvinar etiam non quam lacus suspendisse. Morbi blandit cursus risus at ultrices. Urna et pharetra pharetra massa massa ultricies. Justo nec ultrices dui sapien eget mi. Pharetra magna ac placerat vestibulum lectus. Quisque sagittis purus sit amet volutpat consequat. Nam at lectus urna duis convallis convallis. Proin sed libero enim sed faucibus turpis in eu. Quis auctor elit sed vulputate mi sit amet. At lectus urna duis convallis convallis tellus. Elementum facilis leo vel fringilla est ullamcorper. At consectetur lorem donec massa sapien faucibus et. Tincidunt augue interdum velit euismod in pellentesque massa. Neque volutpat ac tincidunt vitae semper quis lectus nulla at. Eget velit aliquet sagittis id consectetur purus ut. Nullam ac tortor vitae purus. Vitae elementum curabitur vitae nunc sed velit dignissim.

Fermentum posuere urna nec tincidunt. Imperdiet proin fermentum leo vel. Cursus vitae congue mauris rhoncus aenean vel elit scelerisque. Libero enim sed faucibus turpis in. Venenatis urna cursus eget nunc scelerisque viverra mauris. In metus vulputate eu scelerisque. Eu turpis egestas pretium aenean pharetra magna ac placerat. Quam adipiscing vitae proin sagittis nisl rhoncus mattis. Vestibulum rhoncus est pellentesque.



A AVENUE

Feedback on Central Unit Repository



Comments, Concerns, Questions, & Answers (as Available)

- ❖ **Q:** Confirming that landlords must contact you to be included and use the CUR?
- ❖ **A:** Yes, landlord needs access to the portal and Ty (DHS) will be responsible for confirming.

- ❖ **Q:** Is there a way to link the portal to other places where landlords already provide information on DC Housing Search?
- ❖ **A:** DHS is thinking through how to minimize duplication of effort by coordinating with other efforts like DC Housing Search. We also plan to do a broad marketing push and work with our Landlord Advisory Group (LAG) to promote the opportunity. Feedback that syncing up with other central locations is most helpful.

- ❖ **Q:** Is there an opportunity to open the CUR for case managers and clients in non-DHS programs such as SSVF (Veteran RRH)?
- ❖ **A:** Yes, SSVF is included. This will cover all programs in the Continuum of Care. Not intended to be DHS specific.



CNHED

DC Landlord Partnership Fund

Coalition for Nonprofit
Housing & Economic
Development

Purpose of the Landlord Partnership Fund (LPF)

In efforts to house persons exiting homelessness in the District of Columbia and retain landlord relationships, the Landlord Partnership Fund was established in January 2018. The LPF is a risk mitigation fund that offers landlords incentive to rent to people with multiple barriers to housing. The Coalition for Nonprofit Housing and Economic Development (CNHED) manages this fund, which is capitalized by JP Morgan Chase and Wells Fargo.



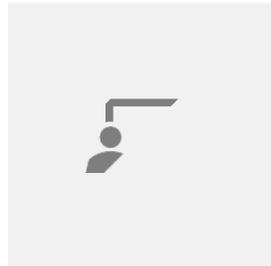
Tenant Housing Challenges

- Lack of affordable housing
- Poor rental history, no rental history
- Poor credit history, no credit history

LPF Program Eligibility & Reimbursements

Landlords who lease to District of Columbia individuals and families participating in programs funded by the DC Department of Human Services (DHS), The Community Partnership for the Prevention of Homelessness (TCP) and the America Rescue Plan Act of 2021. The landlord registers tenants within 30 days of lease-up through <https://cnhed.org/lpf/> which is included in the landlord leasing packet.

- **\$2500** for Property Damages and up to **\$5000** for Rental Arrears



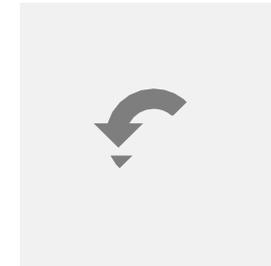
PSH & TAH

Individuals and families with Permanent Supportive housing & Targeted Affordable Housing vouchers.



FRSP & RRH-S

Individuals and families who receive subsidies through the Family Rehousing & Stabilization Program as well as Rapid-Rehousing.



CARE & EHV

Individuals participating under the Coordinated Assistance and Resources for Encampment pilot and those who received a Emergency Housing Voucher

Landlord Engagement



+3000

- Over three thousand registered units to date



+749

- Over seven hundred registered landlords to date
- Mom-and-Pop landlords as well as owners/large property management companies

Landlord Partnership Fund Expansion

Current Policy

- According to the current LPF agreement:
 - Landlords must enroll within 30 days of lease-up to be eligible
 - Property damage claim reimbursement is set at a maximum of \$2500
 - Rental arrears are reimbursed at a maximum of \$5000

Proposed Expansions

- New agreement would:
 - Increase the window of registration to 90 days or more
 - Increase the amount of funds available for property damage
 - Increase the amount of funds available for rental arrears
 - Extend LPF eligibility to 600 families in Career MAP

LPF Spend Rate

There is approximately \$200k remaining in the fund for eligible landlords.

Landlords	Pay-out Amount	Spend Down (Years)	Spend Down (Months)	Amount Needed (per year)
16	\$5,000	2.5	30	\$80,000
20	\$6,000	1.67	20	\$120,000
20	\$7,500	1.33	16	\$150,000
20	\$12,500	0.80	10	\$250,000

Goal: Expand program parameters to increase benefits to landlords.

Thank You

 Iris Osuji, Director of Housing Programs

 202) 745-0902 ext. 206

 info@dclandlordpartnershipfund.org

 www.cnhed.org

Feedback on Landlord Trust Funds



Comments, Concerns, Questions, & Answers (as Available)

- ❖ **Q:** Do landlords need a lease in order to participate? Can they access program if they failed inspection?
- ❖ **A:** No, need to lease-up first in order to access funds.

- ❖ **Q:** Does the fund track trends/claims by voucher program?
- ❖ **A:** Yes, we do. Payout for damages or rental arrears are higher for FRSP.

- ❖ **Q:** Is this available for PSH damages and arrears? We were not aware that PSH is now eligible and covered.
- ❖ **A:** Yes! This now includes PSH, TAH, RRH for Families and Singles. The last page of the standard lease-up packet should include instructions. Our website will also provide the necessary descriptions and documents (<https://cnhed.org/lpf/>).

Feedback on Landlord Trust Fund Cont'd



Comments, Concerns, Questions, & Answers (as Available)

- ❖ **Q:** How do we get our clients into vacant units and all of the new developments in NOMA and on Georgia Ave.
- ❖ **A:** ...
- ❖ **Q:** reconsideration for lease-ups in the past (vs in the last 30 days). We have examples of clients whose units have been taken over by bad actors after several years of successful lease-up.
- ❖ **A:** we are willing to consider this request. As a heads up, there are many trade-offs that we have to evaluate and balance. Flexibility, especially in this area, will impact how we manage the fund.
- ❖ **Q:** are the funds remaining the only funds that will be provided for this program, or is there continuing funding in the Mayor's budget?
- ❖ **A:** this has been 100% privately funded, so there is no government \$s.
- ❖ **Q:** \$200K seems like a relatively low number; is there a reason for this?
- ❖ **A:** this is what is outstanding and is available. Hope is to expand and diversity the fund so we can expand the program and ensure sustainability.

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Legislated Mandates & FY23/24 Priorities



- ❖ Leveraging Mandates to Inform Priorities (5 mins)
Overall Approach
- ❖ Proposed Process and Timeline (25 mins)
Some Specifics
- ❖ Doing the work
Ready! Get set! ... Go! (June – September)

DC Code § 4–752.02. Powers and duties of the ICH.



(a) The ICH shall provide leadership in the development of strategies and policies that guide the implementation of the District’s policies and programs for meeting the needs of individuals and families who are homeless or at risk of homelessness.

(b) In fulfilling the responsibility described in subsection (a) of this section, the ICH shall:

(1) Coordinate an annual, community-wide needs-assessment and planning process to identify, prioritize, and target needs for services within the CoC. The needs-assessment shall take into account existing data, including the number of homeless youth and the number of LGBTQ homeless youth in the District, and include input from at least one public hearing, which shall be held at least once each year;

(2) At least every 5 years, prepare and publish a strategic plan for services within the CoC that takes into account existing data and community input;

(3) Prepare and submit to the Mayor an annual update based on existing data and community input that reviews the strategic plan, changes in the landscape, and an assessment of the need for services among subpopulations, and that details the resources and strategies needed to support implementation of the strategic plan prepared pursuant to paragraph (2) of this subsection;

(4) As part of the annual update, review the efforts of each member of the ICH to fulfill the goals and policies of the strategic plan prepared pursuant to paragraph (2) of this subsection;

Annual Update Components



❖ **Process-Related Requirements:**

- Existing Date Reviewed
- Opportunities for Community Input
- Review the efforts of ICH members to fulfill HWDC2.0 goals, activities, and strategies

❖ **Report Related Requirements:**

- Changes in the Landscape
- Service Needs Amongst Subpopulations
- Resource Inventory
- Strategies and Activities
- Efforts of ICH members to fulfill the goals and policies

Proposed Process & Timeline



Annual Update Components & Steps	June	July	August	Sept
Community Input <ul style="list-style-type: none"> embedded in all steps 				
Existing data review	<ul style="list-style-type: none"> Trends in Annual KPIs to define subpopulation service needs and changes in the landscape Other? 			
Reviewing efforts of ICH members to implement HWDC2.0	Establishing a template for gathering member efforts with a focus on <ol style="list-style-type: none"> Key accomplishments (including performance indicators and milestones). Changes in the landscape 	Collecting updates on member efforts Synthesizing trends in Annual KPIs and changes in the landscape to inform Annual Updates.	Reviewing updates or efforts in Committee and Workgroup Meetings Reconciling member efforts with trends and changes in the landscape.	Finalizing Update of HWDC Goals, Strategies, & Activities
Additional data review <ul style="list-style-type: none"> Ongoing: if and as necessitated by the steps noted above 				
Integrating ICH CMTE/WG Discussions into Draft Annual Update		First Draft of <ul style="list-style-type: none"> Changes in the Landscape Service Needs Amongst Subpopulations Resource Inventory 	First Draft of <ul style="list-style-type: none"> Member Efforts Updating HWDC2.0 Goals, Strategies, & Activities 	Draft Annual Update for Review & Approval/Adoption

Existing Data Review Planned for June ICH Mtgs



Annual Key Performance Indicators by Subpopulation

❖ Components:

- Includes PIT & Annual Counts, Length of Stay, Exits, Returns, etc.
- Reviewing trends from 2016 to present

❖ Workgroups:

- Single Adult System (especially gender, chronic & aging),
- Family System,
- Youth (especially LGBTQ+),
- Front Door Services (especially Sheltered & Unsheltered) &
- Racial Equity and Inclusion (especially race and ethnicity data)

Annual Update Presents Opportunity to



- ❖ Ensure our **Committee Roles & Responsibilities**, and **Priorities & Projects** map to our legislated mandates, especially the strategic plan (HWDC 2.0 goals, strategies, and activities).
- ❖ Connect the dots with all the other meetings, especially the subpopulation assessments taking place in June ...

Others?



Roles & Responsibilities (last updated 2021)

- ❖ Monitoring & reviewing DC homeless housing resources
- ❖ Monitoring transition to hybrid DHS/DCHA and DHCD/DCHA model, focusing on the
 - lease-up process and procedures and
 - housing provider engagement strategies.
- ❖ Supporting efforts to build developer capacity.

Housing Solns Committee: Scope of Work



Projects & Priorities (last updated 2021)

- ❖ Report/track dedicated housing resources to homeless services, including:
 - Protocol for reporting/tracking new site based PSH units
 - Dashboard for reporting/tracking new and turnover voucher resources
- ❖ Capacity building to emphasize production of site-based PSH, including PSH Plus:
 - Promoting production of site-based PSH and socializing newly adopted vision for PSH Plus
 - Supporting CSH and PTEH establish a pre-development fund to seed 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, including:
 - Developing a Centralized Unit Repository (CUR) and Centralized Housing Navigation (CHN)
 - Improving coordination between property management and on site PSH service providers
- ❖ Combat NIMBY Challenges
 - Work with OP to identify potential changes to existing laws and procedures that allow residents to block of substantially slow the development of affordable and supportive housing projects in their neighborhoods that otherwise comply with threshold requirements

Key Discussion Questions



- ❖ Any feedback on
 - Overall approach,
 - Proposed process, or
 - Proposed timeline?

- ❖ What data can Housing Solutions Committee review in June to assess:
 - Progress on HWDC 2.0 goals, strategies, and activities?
 - Changes in the landscape?

Feedback on Annual Updates



Comments, Concerns, Questions, & Answers (as Available)

- ❖ **Q:** Will we do this together?
- ❖ **A:** We will be sharing draft documents and taking feedback/comments from our member's feedback. We need tools to help us work on the Annual Update together in real time!

- ❖ **Q:** Can we integrate a public policy requirement that requires some units to be universally affordable?
- ❖ **A:** We can add this to the list of updates we recommend!

- ❖ **Q:** Do we have to do this every year? Can we catalog how much time and effort this takes?
- ❖ **A:** Yes, unless HSRA is revised and updated, we do have to do this annually. Hopefully, it will move faster once we go through it this year!

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Announcements & Reminders (as needed)



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Feedback



Comments, Concerns, Questions, & Answers (as Available)

❖ Q: ...

❖ A: ...

❖ Q: ...

❖ A: ...

❖ Q: ...

❖ A: ...