



Interagency Council on Homelessness

Housing Solutions Committee



November 15, 2021

Agenda



- I. Welcome & Agenda Review (5 mins)
- II. Discussion
 - a) Consolidated RFP (15 mins)
 - b) Creating Deeply Affordable Housing for Singles not matched to PSH (25 mins)
 - c) Dashboard (25 mins)
- III. Announcements and Reminders (10 mins)
- IV. Summary and Adjournment

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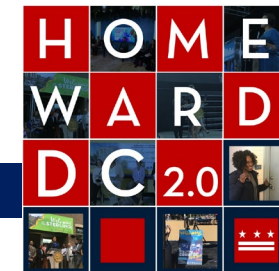
Consolidated RFP: Inviting Feedback



Discussion prompts:

- ❖ **Project criteria:** is acquisition of a financially distressed property, with vacant (unoccupied) units an option?
- ❖ **Priority Classifications:** do we want to promote site-based PSH projects in Rock Creek East, Upper Northeast, Mid-City, Central Washington or Lower Anacostia Waterfront, and Near Southwest?
- ❖ **Timeline:** Are developers able to take advantage of the opportunity within the timelines set: Dec 3, 2021 and Feb 2022?
- ❖ **Threshold and financial criteria:** Do we have development opportunities that meet the criteria? Any threshold/criteria that is prohibitive?

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Need for a new housing product



Homeward DC 2.0 documented substantial improvements, particularly for families:

- ❖ 73% reduction in family homelessness between 2016 and 2021.
- ❖ Comprehensive reforms, including replacing a very large shelter with smaller, service-enriched facilities.
- ❖ Rapid Rehousing accounted for largest portion of exits.

Progress for individuals has been slower:

- ❖ District has more than doubled the PSH inventory between FY'16 and '20.
- ❖ However, number of individuals experiencing homelessness has increased even as chronic homelessness began to decrease in FY'19 and '20.
- ❖ Characteristics of individuals not matched with PSH:
 - Median age 52; health and other conditions likely to deteriorate the longer homelessness persists.
 - Inconsistent workforce attachment; 2019 survey indicated average earnings of approximately \$4,000 over a three-month period.
- ❖ Drivers of long-term homelessness include:
 - Lack of resources for prevention.
 - Ongoing shortage of affordable housing in the District.

"Homelessness is the tip of the iceberg with regard to poverty; it is the visible peak atop a submerged crisis of inequity."

Responses in FY 2022



The District has allocated funding at historic levels for proven housing tools:

❖ Immediate response:

- Over 3,400 vouchers plus services for people matched with Permanent Supportive Housing (PSH) and TAH.
- Expansions to the Rapid Rehousing program.

❖ Longer term production:

- \$400 million in Housing Production Trust Fund, matched with project-based Local Rent Support Program vouchers.

Allocating one-time funding from ARPA to test new housing approaches:

- ❖ Individuals currently experiencing homelessness.
- ❖ Incomes not sufficient to achieve stable housing without rental assistance.
- ❖ Not matched to PSH; do not have long-term vouchers; not expected to need long-term, wrap-around services.
- ❖ Funding sources include HOME-ARP, up to \$16.4MM after administrative costs.

Focus on Rapid Rehousing Expansion



Highlights of Rapid Rehousing expansion:

- ❖ Moving from 3 to 7 service providers, enabling support for 600 individuals at a time (up from 300).
- ❖ Housing navigation and engagement with landlords during the leasing process.
- ❖ Relocation assistance including support with furniture and household goods for their new unit.
- ❖ Up to 12 months of limited financial assistance such as security deposit, first months' rent, utilities, and payment of monthly rent portion beyond client's payment of 30% of their income, paid directly to the landlord.
- ❖ Case management and employment services to support client success towards permanent housing.
- ❖ Connection with community-based services and institutions, transportation and amenities.

Deeply affordable housing model



Potential characteristics for discussion

- ❖ Units serve single adults experiencing homelessness and *not* matched with permanent supportive housing (PSH).
- ❖ Private bathrooms and kitchens or kitchenettes in each unit.
- ❖ Rent plus utilities must equal no more than 30% of adjusted tenant income.
- ❖ Located in the following planning areas for priority consideration:
 - Rock Creek West
 - Near Northwest
 - Capitol Hill
 - Rock Creek East
 - Upper Northeast
 - Mid-City
 - Central Washington
 - Lower Anacostia Waterfront and Near Southwest

Deeply affordable housing model



Operating characteristics:

- ❖ DHS/DHCD will not provide long-term housing vouchers or case management services.
- ❖ Prospective tenants will be supported by Rapid Rehousing service providers during their transition from shelter to their new homes.
- ❖ Using HOME-ARP, owners may establish an operating reserve to cover shortfalls between rent and operating costs. These costs may NOT be funded through the operating reserve:
 - Debt service.
 - Supportive services.

Feedback and funding processes:

- ❖ HOME-ARP may be deployed through 2021 Consolidated RFP, if competitive projects are proposed that can provide units for the targeted type of tenant.
 - The RFP is currently open; applications may be submitted December 3 or February 15.
 - Allows us to capture units in projects that may move faster than earlier-stage opportunities.
- ❖ Remaining HOME-ARP funds will be deployed through a separate RFP, which will allow developers, property owners and sponsors more lead time to prepare their proposals.
- ❖ The District will use feedback gathered through the RFP and an upcoming HOME-ARP public hearing to shape next steps.

Request for Feedback



Seeking feedback on the following questions, as well as any other input:

- ❖ How can we deploy available funds to generate the greatest number of units for extremely low income individuals?
- ❖ Should all units in a project be dedicated to these extremely low income individuals?
 - Alternative could be to mix subsidized units with fixed-rent units affordable to households with higher levels of income, potentially within the affordable range.
 - Goal is to maximize unit production in sustainable projects.
- ❖ What could be a successful project size?
 - Sufficient to realize property management efficiencies?
 - Small enough not to feel institutional, and avoid undue concentrations of poverty?
- ❖ What kinds of services or project characteristics do service and housing providers expect that this group of individuals will need after RRH transition support?
 - 24/7 security and/or property management presence?
 - Space to meet with service providers who may be working with a tenant?
- ❖ How will property owners and managers need to interact with DHS after tenants are stabilized?

Thank you!



Please submit questions and comments through Consolidated RFP Q/A process. Ask a question at:

<https://octo.quickbase.com/db/brp3r63qr?a=showpage&pageid=64>

Responses to all questions and comments will be:

- ❖ Posted to the Consolidated RFP website, to be visible to all potential applicants and people who sign up to receive notifications.
- ❖ Included in the HOME-ARP Allocation Plan submission to the U.S. Department of Housing and Urban Development.

Please watch the DHCD website for information about the HOME-ARP Allocation Plan public hearing at 6:30pm on December 15, 2021.

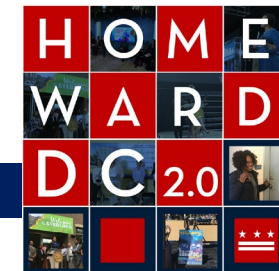
Investing in New Permanent Supportive Housing Units and Program Improvements

*Over 3,400 chronically homeless households
will have access to a voucher.*

Individuals/Singles	
PSH - Site-Based	71
PSH - Emergency Housing Voucher*	532
PSH - Scattered-Site	1924
TOTAL	2527
Families	
PSH - Site-Based	26
PSH - Emergency Housing Voucher*	175
PSH - Scattered-Site	395
TAH	307
TOTAL	903
Youth	
PSH - Scattered-Site	10
TOTAL	3440

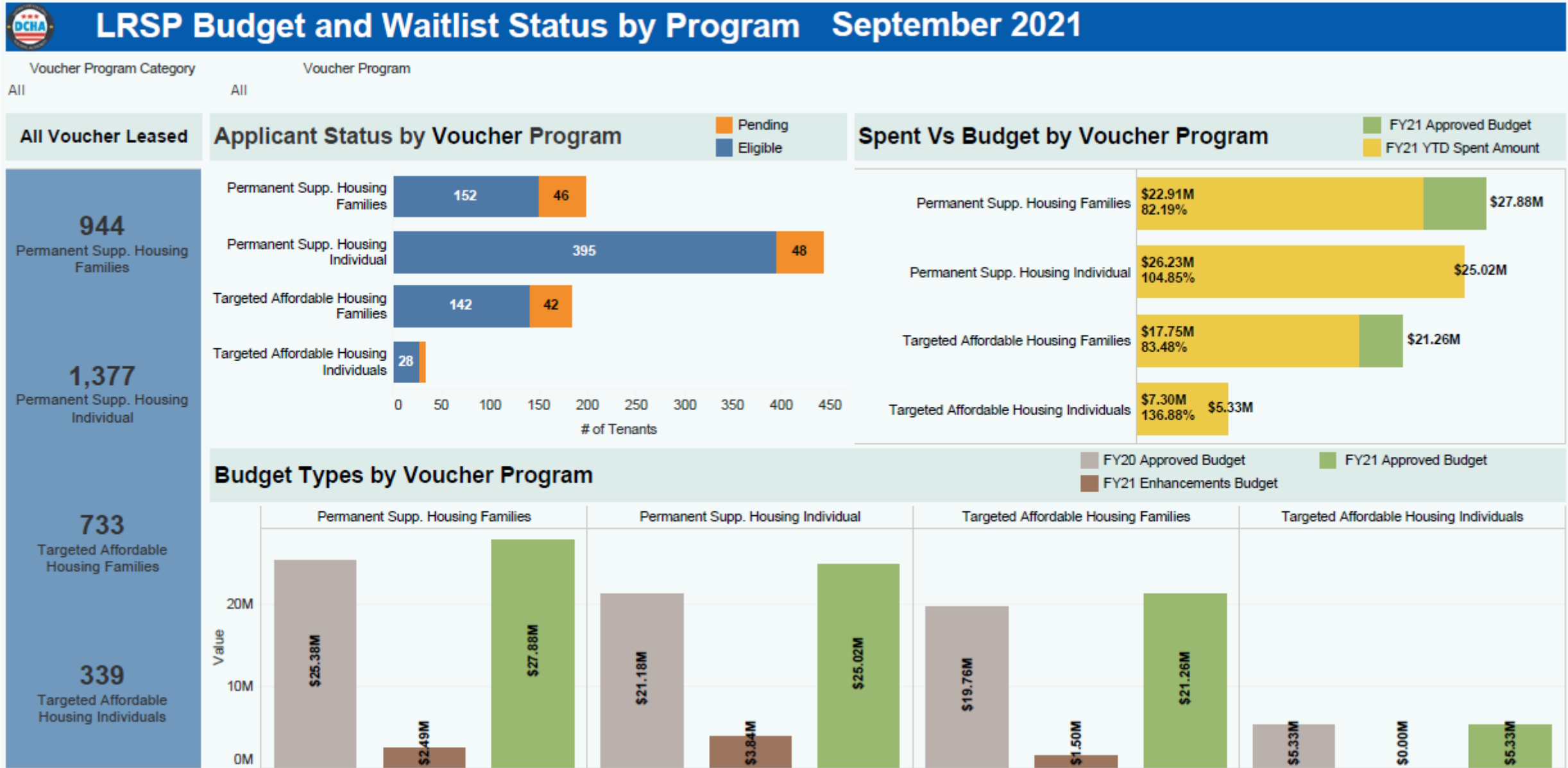
**Budget based on original estimated allocation of 707 EHV's; subject to adjustment*

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Tracking Investment in LRSP



Tracking Slots



Tracking FY22 Voucher Slots (in DHS HTH, as of Nov 08, 2021) (Units: Number of Housing Slots)

Voucher Type	Total FY22 Vouchers	Available	Matched	Pending w/ DCHA	Voucher Approved	Housed
EHV	532	97	435	72	148	29
PSH-I	1924	1877	47	3	0	0
Total	2456	1974	482	75	148	29

Tracking Voucher Timelines (Units: Number of Days)

Voucher Type	Assignment to DCHA App Submission	App Submission to Approval	App Approval to Lease-Up	Total Time: Assignment to Lease-Up
FY20 PSH-I	113	75	103	290
FY21 PSH-I	108  4%	33  56%	67  35%	208  28%
FY22 EHV	14	14	39	67
FY22 PSH-I	N/A	N/A	N/A	N/A
FY22 EHV/PSH Avg	14	14	39	67

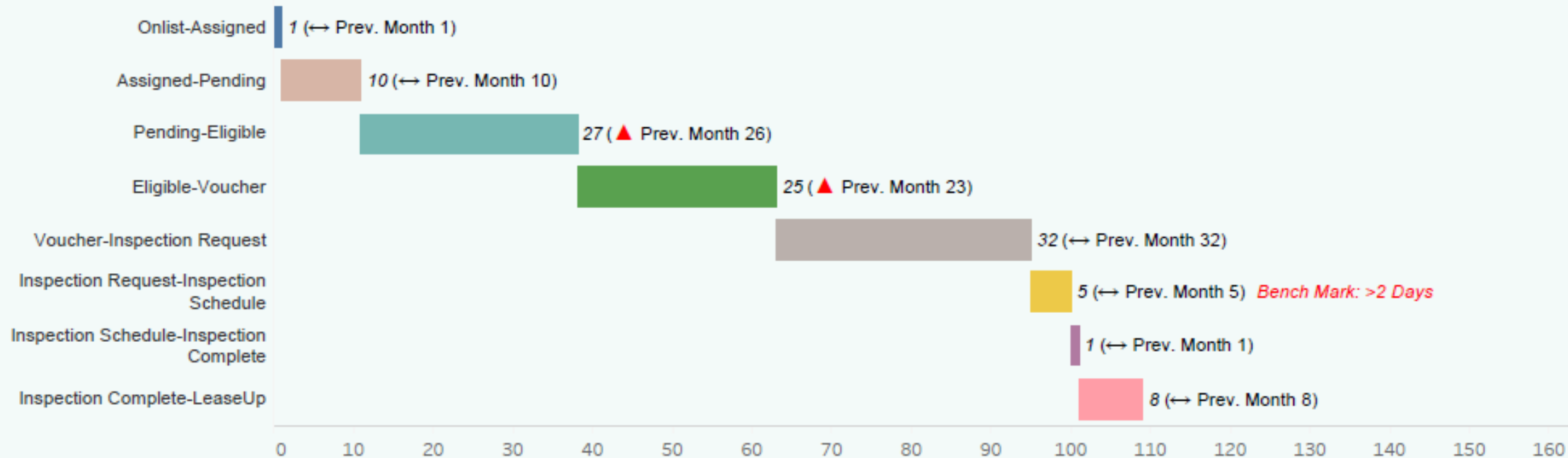
Timeline for Housing Process



LRSP Milestones September 2021 - Permanent Supportive Housing (PSH) Individuals



FY 2021 : Avg. # of Days for Permanent Supportive Housing (PSH) Individuals



Eligible-Voucher Milestone: "DHS and Service Providers are responsible for informing DCHA when applicants who are in the eligible milestone will attend the required voucher orientation briefing. DCHA is not responsible for the average days spent in this milestone."

Voucher-InspectionReq Milestone: "DHS and Service Providers are responsible for submitting lease-up packets through DHS' STEP tool platform. DCHA is not responsible for the average days spent in this milestone."

Inspection Request - Insp Sched Milestone: "DHS and Service Providers are responsible for requesting an inspection through DHS' STEP tool platform."

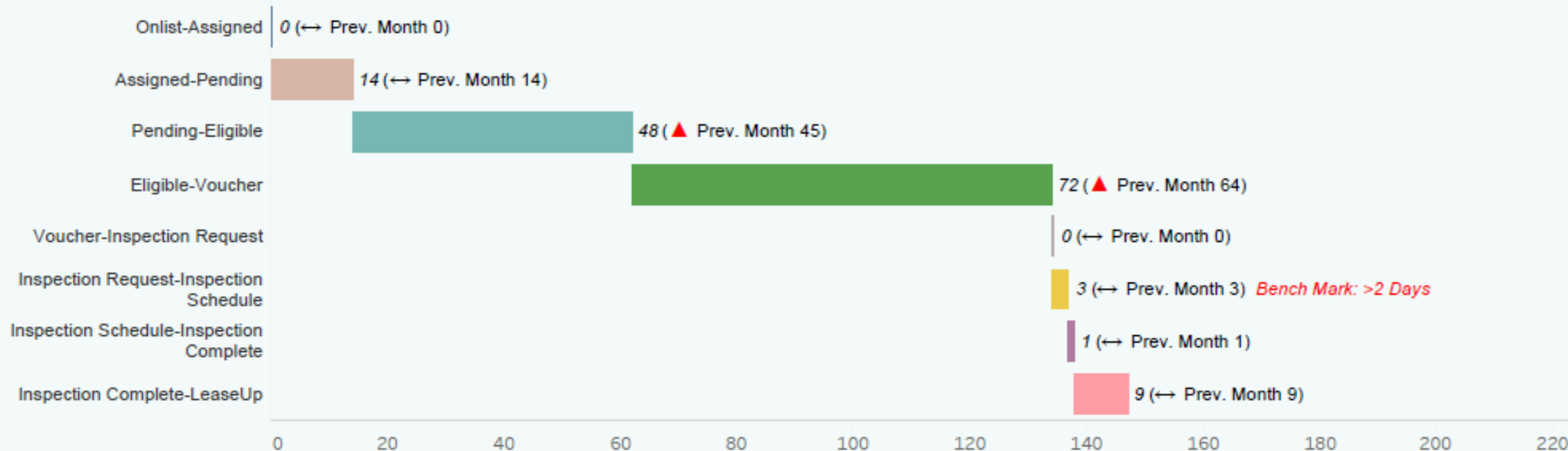
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LRSP Milestones September 2021 - Permanent Supportive Housing (PSH) Families



FY 2021 : Avg. # of Days for Permanent Supportive Housing (PSH) Families

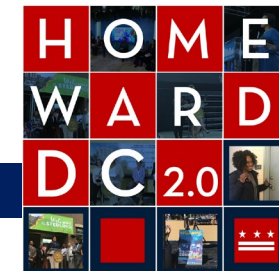


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Vaccine Resistance: 12/03 AU Capstone Presentation



❖ Key questions explored:

1. To what extent have staff of DC's homeless services providers been vaccinated?
2. What steps have been taken to encourage vaccination among hesitant staff? What has been most helpful? Are there Best Practices nationally to learn from? What are elements of cultural competency to be considered when making vaccination policies?
3. Are the providers fully staffed? Are they able to comply with their contracts [and safely provide case management]?

❖ Capstone project for American University, Dept of Health Studies seniors under the guidance of Dr. Melissa Hawkins

❖ Scheduled for Friday 12/03 from 12 – 12:30 pm. Virtual meeting link: <https://american.zoom.us/j/melissahawkins>

