

GOVERNMENT OF THE DISTRICT OF COLUMBIA



Interagency Council on Homelessness (ICH)

Housing Solutions Committee  
Meeting Summary

**Date:** Monday, May 17, 2021

**Time:** 2:00 PM

**Location:** Conference Call

**Meeting Participants:**

Director Polly Donaldson, DHCD, Co-chair	Jillian Fox, CSH
Kristy Greenwalt, CH	Ann Chauvin, Woodley House
Lindsay Curtin, ICH	Julia Moran Morton, SOME
Theresa Silla, ICH	Kate Coventry DCFPI
Adam Maier, Pathways to Housing	Lynn Amano, Friendship Place
Bridgette Ashton, DHCD	Mary Ann Floto, United Way
Richard Livingstone, DHCD	Melissa Millar, Community of Hope
Bruce Finland, MED Developers	Marilyn Kresky-Wolff, Advocate
Carmen Hernandez, DHS	Lara Pukatch, Miriam's Kitchen
Christy Respress, Pathways to Housing	Madison Neimer, SOME
Clarence Stewart, TCP	Hannah Hunter, SOME
Tania Mortensen, DHS	Amanda Chesney, Catholic Charities
Danilo Pelletiere, DHCD	Colleen Connor, Housing Up
Eileen Rosa, TCP	Robert Warren, People for Fairness
Dexter Price, TCP	Rachel Reintemann, Legal Aid
Emily Near, Legal Aid	Sarah Malala, Jaydot
Erin Wilson, DHCD	Sara Cartmill, Community of Hope
Holly Dennison-Chase, Audubon	Sarra Mohamed, WC Smith
Hammere Gebreyes, DCHA	Reginald Black, People for Fairness
Sharlene Castle, Jaydot	Kris Sutton, DHS
Dorothy Larimer, Jubilee Housing	Tracy Cecil, Dantes Partners
Ishan Heru, Community Connections	Chapman Todd, Jaydot

**Agenda:**

1. Welcome, Meeting Framing & Agenda Review
2. Funding Updates (DHCD & DCHA)
  - a. STAYDC
  - b. Emergency Housing Vouchers
3. Site-Based PSH (Work Group Report-Outs & Discussion)
  - a. Homeward DC 2.0 & the Need for Site-Based PSH – Key Context

- b. Homeless Service System Enhancements to Accelerate Lease-Up of Site-Based PSH
  - c. Recommended Changes to Consolidated RFP to Facilitate Production of Site-Based PSH
  - d. Intensive Site-Based PSH Service Model & Building Design Principles
4. Partner Announcements/Updates
5. Adjournment

**Meeting Summary:**

**1. Funding Updates (DHCD + DCHA)**

- STAYDC (<https://stay.dc.gov/>, 833-4-STAYDC): \$350M in rental assistance; steady flow of applications, first payments going out this week
- Emergency Housing Vouchers (EHV) – DCHA notified by HUD of \$11.7M funding allocation; specific guidelines and requirements for Public Housing Authorities to work with CoC/CAHP system, and required to have MOU in place that highlights duties and responsibilities; funds available July 1, 2021
  - EHV will also be discussed at the next ICH Strategic Planning meeting

**2. Site-Based PSH (Work Group Report-Outs & Discussion)**

- Tenant-Based Vouchers (TBV) vs. Project-Based Vouchers (PBV) in PSH
  - Key advantages of TBV: faster implementation, immediately able to house individuals the years funds are allocated; provides client choice
  - Key advantages of PBV: allows more intentionality around building design to better meet needs of specific subpopulations; scale allows homeless services system to provide 24-7 on-site support
- Lessons learned under Homeward DC 1.0: partners seemed to think of all units with PBV in the same manner, there was an assumption there was a higher level of services for a tenant with a PBV than for a tenant with a TBV living in a scattered site unit.
- Vast majority (90% per 2021 Housing Inventory Count) of PSH stock is currently scattered site
- Projected PSH needed under Homeward DC 2.0:

- Families – approximately 1,450 units across the 5-year plan. The ICH Strategic Planning Committee recommends using primarily tenant-based approach (ie, scattered site) for families
- Individuals –considered different scenarios related to how fast the District can scale inventory; would need between 3,125-5,445 units across the 5-year plan. The ICH Strategic Planning Committee recommended 35% of new units be site-based PBV units, to increase options for individuals with the highest levels of need
- Enhancements to Accelerate Lease-up of Project Based PSH
  - Challenges unique to PBV:
    1. Landlords hold units for individuals that have been matched to a unit, while individual works their way through housing process – potentially losing months of rental income for the project;
    2. Site-based buildings absorb additional costs and cannot met financing deadlines from financial partners when they are unable to reach occupancy due to delays in housing voucher approval process;
    3. Individuals matched to a unit with a PBV may decide, well into the process, that they are not interested in unit, which causes the CAHP referrals process to start from the beginning;
    4. Individuals matched to a unit with a PBV may be denied by the property management company and/or the Housing Authority after an application has been submitted
  - DHS is now piloting a new referral process for PBV: the DHS team has worked to create dashboard of all upcoming PBV units, and created a virtual referral process for outreach/shelter providers to directly refer clients to building vacancies
  - DHS will follow up in future communications with the Housing Solutions Committee to get additional information for the dashboard
- 100% Site-Based PSH Service Model & Building Design Principles
  - PSH+ Special Project Team reflected array of perspectives: Department of Behavioral Health (DBH), Department of Health Care Finance (DHCF), DHS, ICH, as well as providers and developers. This group had the goal of identifying service model and design parameters, including:
    1. Target populations;

2. Services and amenities needed onsite;
  3. Cost implications on total units.
- In addition to the PPT slides, the project team work products are linked below:
    1. [PSH Plus: Services & Amenities Needed Onsite](#)
    2. [PSH Plus: Notes on Design Parameters](#)
  - Recommended Changes to Consolidated RFP to Facilitate Production of Site-Based PSH
    - Feedback from the developers who participated in the Project Team was for a stand-alone RFP for 100% site-based PSH projects, with the recommendation of an interim step of issuing an Request for Information (RFI) to see who might be interested
    - If the current RFP is used, developers thought the following should be considered:
      1. Could offer incentive where 100% PSH projects granted expedited status
      2. Developers discussed whether DHS/TCP could run data at time of RFP to determine how many referrals had to be sent over to fill unit
      3. Alternatively, developers could be required to present tenant criteria selection in advance

### **3. Announcements**

This is Kristy Greenwalt's last meeting as the ICH Executive Director; Director Donaldson thanked her for her work with the Housing Solutions Committee over many years.

**Next scheduled meeting: TBD**