



Interagency Council on Homelessness

Housing Solutions Committee



October 18, 2021

Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
 - ❖ Consolidated RFP
 - ❖ LRSP Enhancement: Updates and Timelines
 - ❖ Capacity Building: Site-Based and PSH Plus
 - ❖ Data Boards for Expediting Site-Based Lease Up
 - ❖ Dashboards for Committee Priorities
- III. Updates
- IV. Summary & Adjournment

Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
 - ❖ **Consolidated RFP**
 - Overview
 - Site-Based Requirements
 - ❖ LRSP Enhancement: Updates and Timelines
 - ❖ Capacity Building: Site-Based and PSH Plus
 - ❖ Data Boards for Expediting Site-Based Lease Up
 - ❖ Dashboards for Committee Priorities
- III. Updates
- IV. Summary & Adjournment

Qualified Allocation Plan (QAP) Overview



- DHCD is responsible for administering the LIHTC program on behalf of the District of Columbia
- The QAP is the District's federally-mandated plan for the allocation of tax credits allotted to the District of Columbia by the federal LIHTC program
 - Governs residential rental housing financed by LIHTC in conjunction with private lenders, tax-exempt bonds, and local and/or federal loan programs
 - Based on federally mandated requirements and District priority needs
 - Applicable to both the allocation of competitive 9% LIHTC and the administration of the 4% LIHTC

- Projects must meet all Threshold Eligibility Requirements defined in the QAP,
 - Project Criteria
 - Financial Criteria
 - Applicant Criteria
 - Reports and Plans
 - Compliance Criteria
- 9% LIHTC applications are subject to a competitive application review and selection process

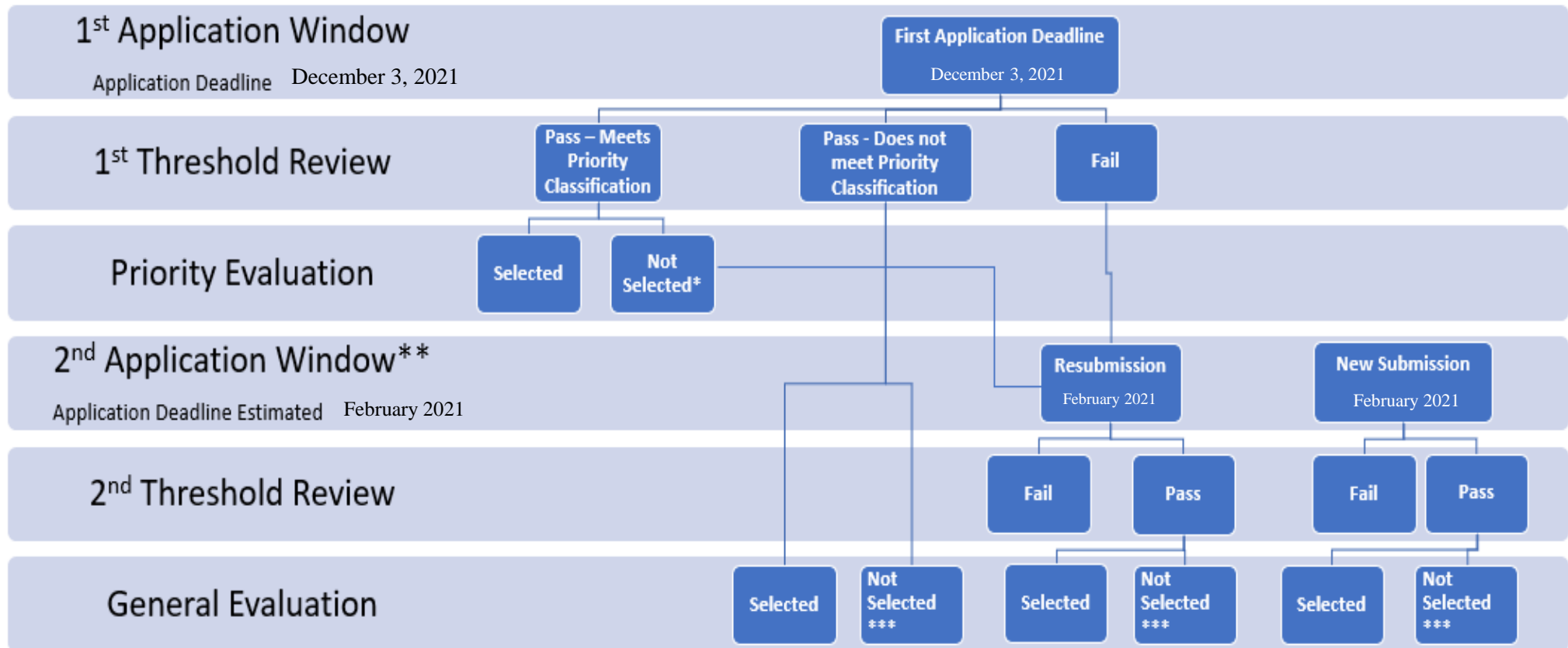
Consolidated RFP (RFP) Overview

The Consolidated RFP is the District's vehicle to centralize all of the financial resources across the housing partner agencies that are available to help produce and preserve affordable housing including:

- Housing Production Trust Fund (HPTF)
- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- 9% Low Income Housing Tax Credits (LIHTC)
- National Housing Trust Fund (NHTF)
- Local Rent Supplement Program (LRSP)
- Annual Contributions Contract (ACC)
- Case Management Supportive Services Funds (DHS)
- DBH provided services for DBH-funded units
- Department of Behavioral Health (DBH)
- Tax Exempt Bonds and 4% LIHTC (DCHFA)
- Green building/BEPS Compliance Funds (DOEE)

○It provides additional detail and specification on project selection in line with the QAP

Consolidated RFP – Structural Change



* Projects not selected in the Priority Evaluation stage may elect to make changes to the application and resubmit in the 2nd application window.

** Projects that did not submit in the 1st Application Window are eligible to submit in the 2nd Application Window.

*** Projects that are not selected due to resource constraints and meet the minimum scoring requirement will be placed on a waiting list.

Consolidated RFP – Priority Classifications



Priority Classification #1

- In Rock Creek West, Near Northwest, or Capitol Hill Planning Areas

Priority Classification #2

- In Rock Creek East, Upper Northeast, Mid-City, Central Washington or Lower Anacostia Waterfront & Near Southwest and at least two of the following:
 1. 50% or more of the total units qualify as Net New Units; or
 2. Building permits submitted for the Project; or
 3. 50% or more of DHCD financing will support 30% MFI units, or the Project is Site-Based Permanent Supportive Housing as defined in Homeward DC 2.0
- In Far Northeast & Southeast and Far Southeast & Southwest Planning Areas and at least two of the following:
 1. 50% or more of the total units qualify as Net New Units; or
 2. The applicant has submitted for building permits for the Project; or
 3. 20% or more of the total units are 80% MFI or market rate

Threshold Review:

- Many previous underwriting and development team scoring criteria have been moved into Threshold Review to create an even more rigorous review of projects to ensure their viability before possible selection.
- This leaves no doubt that if a project passes threshold review, it is a viable project.

Consolidated RFP: Evaluation Criteria

EVALUATION CRITERIA	
	Potential Weight
Baseline Competency	-25
Error-Free Submission	-10
Readiness to Proceed	-4
Compliance with DHCD Cost and Funding Guidelines	-5
Past Performance	-6
Inclusive and Equitable Housing	Max 25
Permanent Supportive Housing	10
Family-Oriented Units	10
Programs to Address Additional Barriers to Housing	5
Housing for Seniors and People with Disabilities	5
Provision of Wealth-Building Opportunities	5
Income Levels Served	7
Section 8 and Public Housing Waiting Lists	1
Place-Based Priorities	Max 25
Affordable Housing Opportunities Across Planning Areas	25
Proximity to Transit and Neighborhood Amenities	15
Preference for Projects with District Land	10
Maximizing the Impact of DHCD Resources	Max 25
TOPA, DOPA, Preservation Fund, and/or SAFI Preference	5
Risk of Loss of Affordability in the Near Term (NOAH or Covenanted)	5
Mixed-Income	10
Affordability Period Restriction	5
Non-Profit Participation and Right of First Refusal	5
Maximizing Density	5
Leverage	12
Innovative and Community-Oriented Features or Programming	Max 25
Resilient Buildings and Innovative Design	15
Resident Services and Community-Oriented Amenities	25
Workforce Development and Certified Business Enterprise Participation	10

Consolidated RFP: Evaluation Criteria



- Baseline competency evaluation (Negative Evaluation)
 - Inconsistent information or assumptions outside of DHCD guidelines
 - Past performance regarding delays, wage rate complaints, and/or annual reporting requirements
- Inclusive and equitable housing
 - Projects that include programming for underserved populations who face additional barriers to securing affordable housing
 - Preference for projects that incorporate wealth-building opportunities for residents, or for development team members who are a designated Disadvantaged Business Enterprises (DBEs), Resident-Owned Businesses (ROBs), or individuals designated as socially disadvantaged by the Small Business Administration (SBA)
- Place-based priorities
 - Geographic preference aligned with Housing Equity Report and affordable housing goals by planning area
 - Preference for projects near transit and neighborhood amenities including grocery stores, public libraries and schools, senior centers, recreation centers, or health centers

Consolidated RFP: Evaluation Criteria (cont'd)



- Maximizing the impact of DHCD resources
 - Preference for projects at risk of losing affordability in the next 5 years
 - Preference for projects that maximize allowable density
- Innovative and community-oriented features or programming
 - Preference for projects that include innovative design features
 - Preference for projects with comprehensive service provision, or targeted resident services for a specific population that tie in with project amenities
 - Preference for projects with apprenticeship programs and/or those that commit to CBE participation above 35%

Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
 - ❖ Consolidated RFP
 - ❖ **LRSP Enhancement: Updates and Timeline**
 - Establishing process and MOUs
 - Quarterly reporting on current and projected utilization
 - ❖ Capacity Building: Site-Based and PSH Plus
 - ❖ Data Boards for Expediting Site-Based Lease Up
 - ❖ Dashboards for Committee Priorities
- III. Updates
- IV. Summary & Adjournment

Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
 - ❖ Consolidated RFP
 - ❖ LRSP Enhancement: Updates and Timeline
 - ❖ **Capacity Building: Site-Based and PSH Plus**
 - Definition of Site-Based
 - Background
 - Work To-Date
 - Potential Strategies
 - Opportunities for Supporting Initiative
 - ❖ Data Boards for Expediting Site-Based Lease Up
 - ❖ Dashboards for Committee Priorities
- III. Updates
- IV. Summary & Adjournment

Language to Guide Our Conversations



		Housing Typologies (DHCD/DCHA)	
		Project-Based Housing Subsidy	Tenant-Based Housing Subsidy
Human Services Typologies (DHS)	Single-Site	<p>"Site-based"</p> <p>100% of units in building are PSH; case workers are onsite and – depending on size of building – the program will typically provide a more intensive level of services and supports.</p>	
		<p>"Limited Site-Based"</p> <p>12+ family PSH units or 17+ unaccompanied adult PSH units. Case worker is onsite, but building is not 100% PSH.</p>	
	Scattered-Site	<p>"Scattered-site"</p> <p>Fewer than 12 family PSH units or 17 unaccompanied adult PSH units. Case workers are not onsite. Voucher is attached to unit; client cannot take voucher if he/she moves.</p>	<p>"Scattered-site"</p> <p>Client uses voucher to rent any qualifying unit. Case workers are not onsite. Voucher is attached to the client; he/she may use the voucher to relocate to new unit (within program guidelines).</p>

Background



Pertinent strategies outlined in [Homeward DC 2.0](#) include

- ❖ **1.1** Support capacity development of nonprofit housing developers, services providers, faith groups, and other entities interested in developing PSH
- ❖ **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).

Work Accomplished To-Date



- ❖ Efforts to increase supply of site-based PSH:
 - Consolidated RFP includes extensive information and the requirements for site-based PSH
 - Site-based PSH included as part of Priority Classification #2 for inclusion in the priority evaluation stage
- ❖ Efforts to develop more intensive model of site-based PSH (PSH Plus used as a shorthand)
 - Special Project Team established 12/20 – 5/21
 - Vision outlined and shared at 5/17 Housing Solutions Committee meeting. Materials shared include
 - ✓ PPT Presentation: relevant slides start on page 22
 - ✓ Handouts on PSH Plus: Services and Amenities Needed Onsite and PSH Plus: Design Parameters

Potential Strategies for Discussion



- ❖ Developing a roadshow of concepts and opportunities
- ❖ Outreach and presentation of roadshow in partnership with associations and networks
 - Development networks: Community Development Corporations (CDCs), CNHED, HAND, etc.
 - Health networks: Behavioral health association, hospitals (e.g., redevelopment on Providence Hospital Campus)
 - Faith-based networks in partnership with Enterprise's Faith Based Initiative
- ❖ Hosting listening sessions and follow up conversations to identify roadblock/challenges related to capacity
- ❖ Offering technical assistance and support to interested orgs in partnership with development networks listed above
- ❖ Partnering with PTEH to develop pipeline of funding for capacity building support once the need is identified

Opportunities for Supporting Initiative



- ❖ Developing roadshow materials
 - Comms staff with development background that can take existing materials and create a primer
- ❖ Outreach and presentation
 - Logistical support reaching out to potential partners and maintaining listserv, scheduling events and sharing marketing/roadshow materials
 - Comms staff to support with updating materials based on feedback and/or misunderstanding
 - Note taking support at presentations
- ❖ Listening Session
 - Logistical support to follow up with attendees and schedule listening sessions for interested parties
 - Note taking support at listening session
- ❖ Contact Theresa.silla@dc.gov if you are interested in supporting the initiative with the tasks outlined above!

Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
 - ❖ Consolidated RFP
 - ❖ LRSP Enhancement: Updates and Timelines
 - ❖ Capacity Building: Site-Based and PSH Plus
 - ❖ **Data Boards for Expediting Site-Based Lease Up**
 - ❖ Dashboards for Committee Priorities
- III. Updates
- IV. Summary & Adjournment

Site Based Referral Process: Background

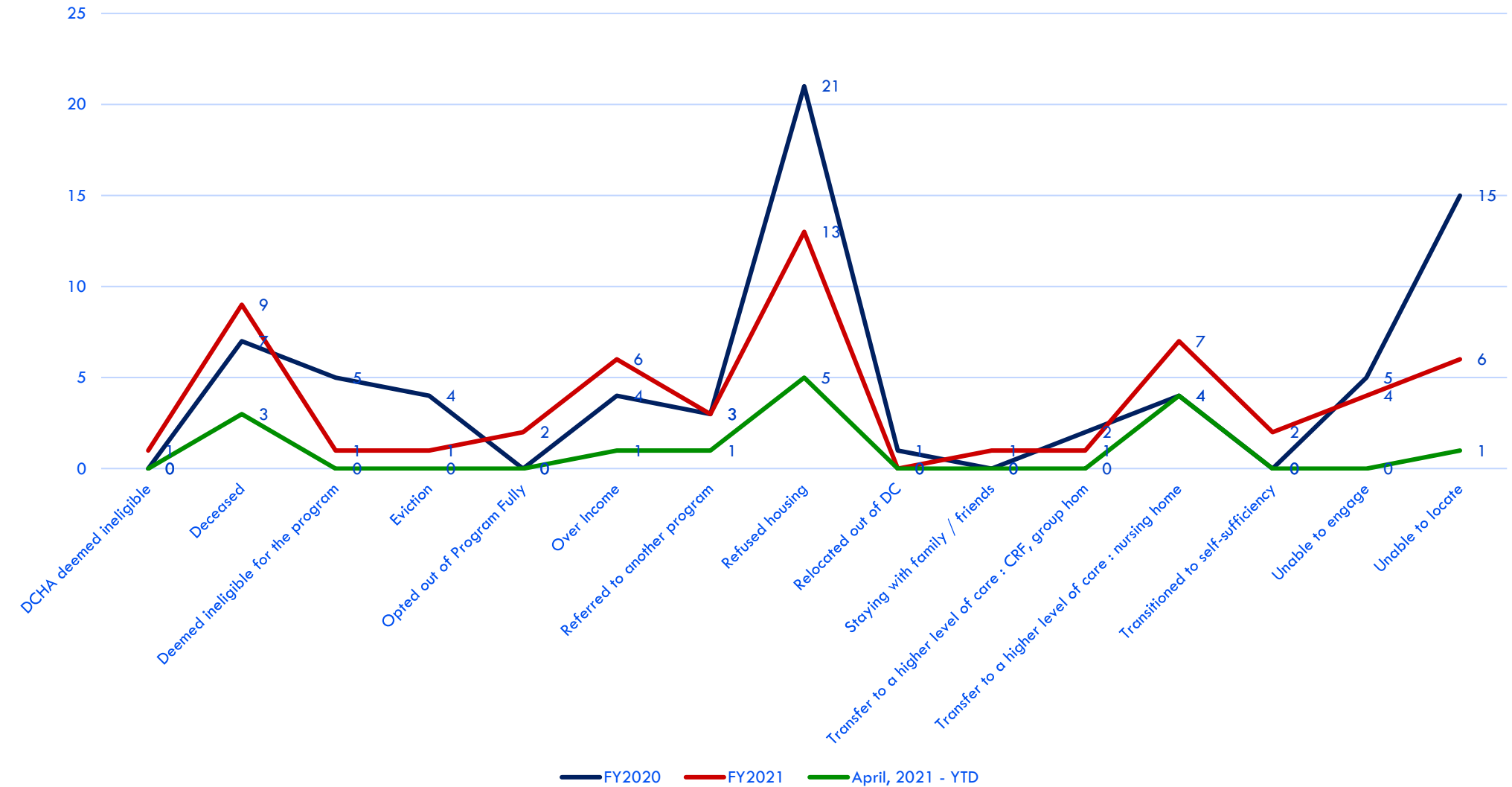


- ❖ Working to reduce the time from “Referral to Lease Up” across the system
- ❖ Site Based buildings/referrals have unique challenges, creating additional delays
- ❖ We created a new process to expedite process
 - We received very positive anecdotal feedback
 - Today we will review the draft data boards

Project Based Program Exits



Project-Based-I Fiscal Year Exits



Draft Site Based Data Boards



	Total # of Matches	# of program exits	% of exits	Timeline: First match to lease up	Timeline: Final match to lease up
Jan 20 - April 21					
April 21- Present					

Feedback:

- Do these data points look correct?
- Is there anything we should add?

Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
 - ❖ Consolidated RFP
 - ❖ LRSP Enhancement: Updates and Timeline
 - ❖ Capacity Building: Site-Based and PSH Plus
 - ❖ Data Boards for Expediting Site-Based Lease Up
 - ❖ **Dashboards for Committee Priorities**
 - ❖ **Priorities for FY22**
 - ❖ **Tracking housing resources**
 - ❖ **Expediting lease up process**
 - ❖ **Evaluating efficacy of landlord engagement strategies**
 - ❖ **Proposed calendar for committee review**
- III. Updates
- IV. Summary & Adjournment

Priorities for FY22



- ❖ 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

Tracking Site- Based Resources



❖ Goals:

- Track progress towards 65/35 split of new investments b/n scattered-site and site-based PSH for individuals recommended by HDC 2.0
- Track timely progress through the development phases
- Track successful lease-up in compliance with the requirements to participate in CAHP

❖ Data elements:

- Total \$ amount of funds dedicated to PSH
- # of units funded: family vs individual portfolio and site-based vs limited site-based projects within the two portfolio
- Progress: # of units under development, under construction, ready to contract w/ service provider, ready to lease up
- Timing (# of months from date of funding awarded)
- % successfully leased via CAHP process

❖ Sources: DHCD

❖ Reporting period: Baseline? Ongoing?

❖ Timing of reporting: see proposed calendar for developing and presenting dashboard to committee

Tracking Tenant-Based Resources



- ❖ Goals:
 - Track timely utilization of resources
- ❖ Data elements:
 - Total \$s dedicated to PSH and TAH tenant-based vouchers by allocation to family vs individuals
 - Total \$s currently leased up by family vs individuals
 - Total \$s offline (turnover vouchers) by family vs individuals
 - Current average market rate rents to aid with calculating average units yielded by investments
- ❖ Sources: DCHA
- ❖ Reporting Period: Baseline? Ongoing?
- ❖ Timing: see proposed calendar for developing and presenting dashboard to committee

Expediting Tenant-Based Lease Up*



- ❖ Goals:
 - Identifying average length of time at each step in the lease-up process
- ❖ Data elements:
 - % of resources matched
 - Average length of time from match to
 - ✓ document ready status
 - ✓ Voucher application completion
 - ✓ Voucher application approval
 - ✓ Unit Selection
 - ✓ Unit Inspection
 - ✓ Lease Up
- ❖ Sources: DHS and DCHA
- ❖ Reporting Period: Baseline? Ongoing?
- ❖ Timing: see proposed calendar for developing and presenting dashboard to committee

*Focus on tenant-based lease up because the site-based lease dashboard was discussed as part of the progress update on Expediting Site-Based Lease Up

Evaluating Efficacy of LE Strategies



- ❖ Goals:
 - Track efficacy of investment & recruitment activities
 - Ensure variety of options by critical amenities (e.g., ADA compliance, Units with 3+ bedrooms, Opportunities with minimal screening criteria, location (Ward))
- ❖ Data elements:
 - Number of landlords engaged
 - Number of landlords participating
 - Total number of units, by critical amenities listed above
- ❖ Sources:
 - CUR once established
 - DCHA and/or DHS for baseline?
- ❖ Reporting Period:
 - Baseline: can data pulled from the EHV portal serve as a good baseline?
 - Ongoing?
- ❖ Timing: see proposed calendar for developing and presenting dashboard to committee

Proposed Calendar for Review



October Meeting



Proposed framework for Committee dashboards

January Meeting

Draft dashboard for committee review (with readily available data):

- Evaluating efficacy of LE strategies

November Meeting

Draft dashboard for committee review (with readily available data):

- Expediting tenant-based lease up
- Expediting site-based lease up

February Meeting

Updated dashboards for review:

- Across all the priorities
- To finalize prior to performance hearings

December Meeting

Draft dashboard for committee review (with readily available data):

- Tracking site-based resources
- Tracking tenant-based resources

March Meeting



Goal: have data dashboards reviewed and perfected in time for performance hearings!



Meeting Agenda



- I. Welcome & Call to Order
- II. Discussion Items
- III. **Updates**
 - ❖ **STAY DC & Treasury Reallocation**
 - ❖ **DCHA LRSP Stakeholder Engagement**
 - ❖ **Partner Updates/Announcements, if any**
- IV. Summary & Adjournment

STAY DC Updates



- ❖ Application Deadline: October 27 at 7 pm
 - Renters and housing providers can submit applications
 - ✓ Online at stay.dc.gov or
 - ✓ In-person at several pop-up events and application clinics throughout the city listed at stay.dc.gov/dcevents.
 - Support available throughout application process
 - ✓ via the STAY DC Call Center at 833-4-STAYDC
 - ✓ Monday through Friday from 7:00 a.m. to 7:00 p.m.
- ❖ ERA funds available: \$11m out of \$352m allocation
 - Distribution of rental assistance funds to date**
 - 83% going to households at 30% MFI or below
 - 14% supporting households 30 - 50% MFI
 - 3% for households 50 - 80% MFI

US Treasury Updates



- ❖ Communities that have not obligated at least 65% of ERA1 monies have until Nov 15 to submit Program Improvement Plans.
- ❖ Once recaptured, funds to be distributed ~ every 2 months, as warranted based on availability and confirmed need.
- ❖ Treasury creating a standard form for requests from grantees for additional funds.
- ❖ Treasury guidance available for review:
 - [Reallocation Guidance](#)
 - [Summary of Reallocation Guidance](#)
 - [Press Release re Additional Emergency Rental Assistance Funds to High Performing State and Local Government Grantees](#)

Meeting Agenda



- I. Welcome
- II. Discussion Items
- III. Updates
- IV. **Summary & Adjournment**
 - ❖ **Next meeting: 15 Nov 2021, 2 – 3:30 pm**

