



Interagency Council on Homelessness

Strategic Planning Committee



26 April 2022

Meeting Agenda



- I. **Welcome & Agenda Review (5 mins)**
 - a) **Introductions**
 - b) **Agenda Review & Call for Other Items**
- II. **Discussion Items (60 mins)**
 - a) **2022 PIT Count Results (20 mins)**
 - b) **Annual System Performance Metrics (20 mins)**
 - c) **Eviction Prevention Work Underway (20 mins)**
- III. **Governance and Updates (10 mins)**
 - a) **Formalizing the HMIS Planning Process: Kick-Off & Orientation**
 - b) **DHS Procurements Underway**
- IV. **Announcements and Reminders (as needed)**
- V. **Summary and Adjournment (5 mins)**
 - a) **Next Meeting: June 28 from 2:30 – 4 PM**
 - b) **Reminder: pause in May (meaning, no Strategic Planning Committee Mtg). Instead leveraging pause for Formalizing the HMIS Planning Process: Kick-Off & Orientation**

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DC Eviction Prevention Workgroup

Co-Leads

- ❖ Marian Siegel & Susan Jacob, Housing Counseling Services
- ❖ Beth Mellen, Legal Aid DC
- ❖ Richard Livingstone & Danilo Pelletiere, DHCD
- ❖ Laura Zielinger, Noah Abraham, Joseph Lippi, Kia Williams, DHS
- ❖ Ana Van Balen, DMPED
- ❖ Judge Todd Edelman, DC Superior Court
- ❖ Cynthia Houser, Office of the Tenant Advocate
- ❖ Lori Leibowitz, Neighborhood Legal Services Program

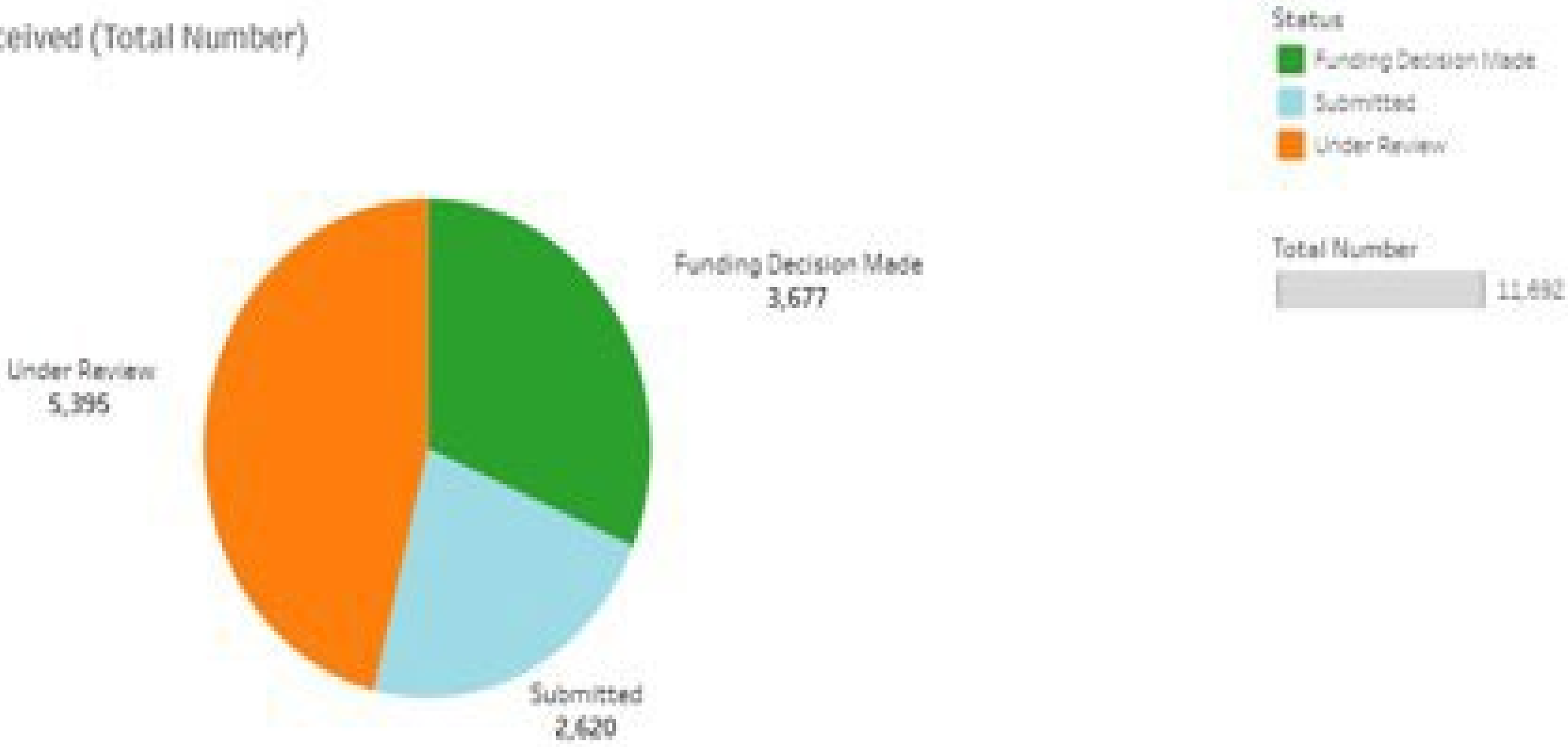
Conveners

- ❖ DC Bar Foundation
- ❖ Greater Washington Community Foundation
- ❖ Urban Institute (facilitators)

ERAP Application Status

The total number of applications from FY 2022, identified as being initiated by tenants at different points in the application process including:

Completed Applications Received (Total Number)





ERAP Resources

- ❖ FY22 Budget = \$15M
- ❖ Supplemental Budget= \$19M
- ❖ ERA Reallocated Fund = \$20M
- ❖ Total Approved to date = \$8M



Eviction Prevention Objectives - Homeward DC 2.0

Objective 10.1: Expand District Infrastructure to Provide Largescale Eviction Prevention Assistance.

- ❖ 10.1.1 Stand-up call center to facilitate access to information and connection to emergency rental assistance and legal assistance resources.
- ❖ 10.1.2 Coordinate with community partners to distribute information on tenant rights, emergency rental assistance resources, and available legal assistance, with a particular emphasis on Black and Latinx communities that have been the most heavily impacted by the pandemic.

Objective 10.5: Coordinate with DCHA to Prevent Eviction of Households in Subsidized Housing

- ❖ 10.5.1 Conduct data analysis project with DCHA to identify causes and trends (including insights related to racial disparities) among households served through DCHA programs that are terminated or evicted who subsequently seek assistance from the homeless services system; identify strategies to identify and stabilize at-risk households.



Eviction Prevention Framework

Goal 1: Access to economic resources

- ❖ Emergency rental assistance - Tenants at risk of eviction for nonpayment of rent have access to emergency rental assistance.
- ❖ Rental subsidies - Tenants with vouchers or other housing subsidies are able to easily recertify as their income changes and have access to legal services during subsidy termination proceedings.
- ❖ Public benefits and services to increase income - Tenants at risk of eviction for nonpayment of rent have access to other financial supports, including public benefits and tax assistance, and to employment enhancement services, and legal services for public benefit hearings and issues involving workers' rights, debt collection, and bankruptcy.



Eviction Prevention Framework

Goal 2: Access to Justice

- ❖ Eviction defense - Tenants at risk of eviction or who have been sued in Court for eviction based on any ground (including but not limited to nonpayment of rent) have access to eviction defense legal services to prevent eviction.
- ❖ Housing-related legal services - Tenants have access to legal services to address housing-related issues that can lead to housing instability, including housing conditions, building-wide rent increases and other threats to affordability, retaliation, and discrimination.
- ❖ Court processes - Landlords and tenants both benefit from an accessible, consistent, and fair court process for eviction that creates opportunities for pre-trial resolution. Small landlords filing suit and tenants being sued in Court for eviction have access to self-help materials, free legal services, housing counselors, rental assistance providers, and other government services.



Eviction Prevention Framework

Goal 3: Access to housing supports

- ❖ Tenant outreach and education - Tenants are aware of the services available, including emergency rental assistance, housing counseling and legal defense, and are educated about their rights as tenants.
- ❖ Housing counseling - Tenants at risk of eviction are connected with housing counseling to establish housing plans that focus on stability, assist with intake for rental assistance, receive financial coaching and budgeting, and who can mediate discussions with landlords.
- ❖ Case management - Tenants at risk of eviction are offered short- and long-term case management and service referrals through community-based organizations.
- ❖ Tenant organizing - Tenants are supported by organizers and legal services providers to address building-wide concerns with housing conditions, displacement, and TOPA and to elevate their voices in policy discussions.



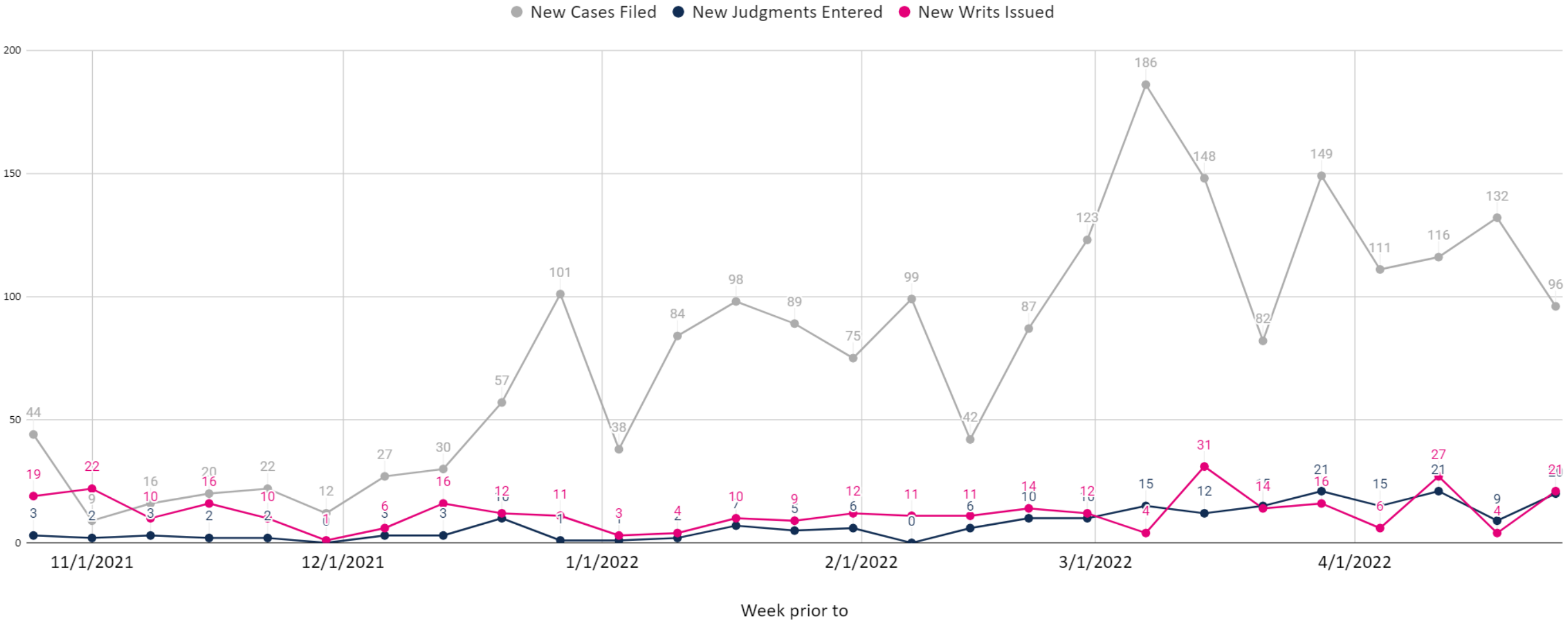
Eviction Prevention & Defense Legal Services

Civil Legal Counsel Projects Program & Landlord Tenant Legal Assistance

- ❖ Council Funding : Funding from Office of Victims Services & Justice Grants, awarded by DC Bar Foundation, \$8m FY22 for eviction defense/prevention
- ❖ Civil Legal Counsel Projects Program: Six legal services providers on eviction prevention and defense – Bread for the City, DC Bar Pro Bono Center, Legal Aid Society of DC, Legal Counsel for the Elderly, Neighborhood Legal Services Program (NLSP), Rising for Justice
- ❖ Landlord Tenant Legal Assistance Network (LTLAN): Centralized intake launched in June 2020, currently receiving 200 calls per month
 - Phone line – (202) 780-2575
 - Online: <https://probono.center/LTLANintake>



Trends with New Cases, Judgments, Writs



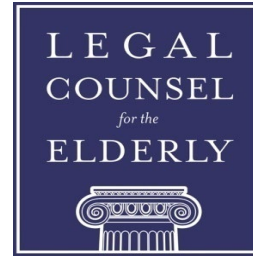


Eviction Diversion Pilot Project

New Model for Eviction Prevention

- ❖ Council Funding : Funding from Office of Victims Services & Justice Grants, awarded by DC Bar Foundation, \$2m FY22 eviction diversion pilot
 - Current legal services providers + community-based organizations
- ❖ New Model: Early intervention, intensive outreach, connection to legal + non-legal services and supports, data tracking
 - Outreach → letters, phone calls, in-person door-knocking, building leaders
 - Intake → Landlord Tenant Legal Assistance Network
 - Non-Legal Services/Supports → Rental + utility assistance, public benefits, tax credits, subsidy recertification, housing search, warm referrals to others
 - Legal Services → Housing/eviction (illegal rent level/charges, reasonable accommodation, negotiations, right to organize) + economic security (public benefits, debt collection, child support, reentry)

Legal Services & Community-Based Organizations



Eviction Record Sealing and Fairness in Renting Amendment Act



New Permanent Legislation

- ❖ Pending Congressional review with projected law date June 8, 2022
- ❖ Expands tenant rights, minimizes barriers to housing, and decreases opportunities for discrimination by addressing:
 - Eviction Process
 - Eviction Record Sealing
 - Tenant Screening Process
 - Voucher Discrimination

Eviction Record Sealing and Fairness in Renting Amendment Act



Eviction Rights

- ❖ Requires 30-day notices for all eviction cases, including rent cases
- ❖ Notices for non-payment of rent cases must include: total amount owed, a ledger, and a statement of tenant rights with OTA & LTLAN phone numbers
- ❖ Prohibits landlords from suing tenants for less than \$600
- ❖ Prohibits landlords from suing tenants unless the landlord has valid business license and rent control registration or exemption
- ❖ Requires landlords who serve pre-filing notice or court papers by posting to provide photographic evidence of posting
- ❖ Requires landlords to serve court papers at least 30 days before first court hearing (previously 7 days)
- ❖ Landlords must provide pre-filing notices in primary language of tenant, if landlord knows that tenant speaks a language other than English or Spanish

Eviction Record Sealing and Fairness in Renting Amendment Act



Eviction Record Sealing

- ❖ Automatically seals eviction case records:
 - 30 days after case resolution if there is no judgment for the landlord
 - 3 years after case resolution if there is a judgment for the landlord
- ❖ For evictions resulting in a judgment for the landlord, the court must seal the case earlier than 3 years if the tenant requests (upon motion) and proves certain factors (subsidized housing, discrimination, retaliation, housing code violations, domestic violence) and any other grounds found by court
- ❖ Allows tenants and their attorneys non-public access to copies of sealed records
- ❖ Allows researchers access to data with protections for individually-identifiable information

Eviction Record Sealing and Fairness in Renting Amendment Act



Tenant Screening

Before screening an applicant, landlords must tell a tenant in writing (or by posting):

- ❖ The amount and purpose of any fee being requested, and whether the fee is refundable;
- ❖ What kind of information they are going to pull for tenant screening;
- ❖ What information would lead them to deny the housing;
- ❖ If a consumer or credit report is to be used and the name of the credit reporting agency used; statement of tenant's right to a free copy of the report if denied
- ❖ The number and type of available rental units;
- ❖ How long it will take to hear back on the application; AND
- ❖ Information on the applicant's rights, including:
 - right to dispute inaccurate or prohibited information used by the landlord
 - right to receive a response from the landlord,
 - right to a refund of the application fee if it isn't used (refund within 14 days),
 - right to file a complaint with OHR or file a civil action in Superior Court**



Eviction Record Sealing and Fairness in Renting Amendment Act



Tenant Screening

- ❖ Landlords cannot ask questions about or deny an applicant based on:
 - Sealed eviction records or evictions cases that the landlord didn't win or are more than 3 years old; OR
 - Past allegations of lease violations if the violation stems from domestic violence, dating violence, sexual assault, or stalking (including civil protection orders), involved the applicant being a victim or witness of crime, is related to a household member's disability, or took place more than 3 years ago
- ❖ Landlords cannot base denial solely on credit score/lack of credit score
- ❖ If a landlord denies an application, they must provide:
 - A written denial notice with specific reasons for the denial;
 - A copy or summary of any information used in the decision;
 - A statement about how to dispute inaccurate or prohibited info used by landlord in the denial; AND
 - A statement detailing the right to file a complaint with Office of Human Rights**
- ❖ The tenant can dispute the denial with the landlord if it is based on inaccurate information or prohibited criteria. The landlord must respond in writing within 10 days
- ❖ Application fees capped at \$50
- ❖ Legislation establishes a process for Office of Human Rights enforcement and a penalty scale for landlord violations**

Eviction Record Sealing and Fairness in Renting Amendment Act



Enhanced Voucher Discrimination Protections

- ❖ Landlords cannot ask about or deny housing to people using vouchers based on:
 - Credit issues, late rent, or nonpayment of rent that happened when the applicant didn't have a voucher; OR
 - Income, credit score, or lack of credit score.
- ❖ Landlords also cannot charge voucher holders more rent or fees than they charge people without vouchers.



Questions/Discussion

Workgroup Meetings – 2nd Friday of the month at noon

If you are interested in joining our monthly meeting email jolney@thecommunityfoundation.org.

Meeting Agenda



- I. Welcome & Agenda Review (5 mins)
- II. Discussion Items (60 mins)
- III. **Governance and Updates (10 mins)**
 - a) **Formalizing the HMIS Planning Process:
Kick-Off & Orientation**
 - b) DHS Procurements Underway
- IV. Announcements and Reminders (as needed)
- V. Summary and Adjournment (5 mins)

Formalizing HMIS Planning Process



- ❖ Reminder: discussed at 02/15 Strategic Planning Mtg
- ❖ Notes from the 2/15 meeting to use the HMIS User Group to support TCP w/ Planning
 - 5/09 HMIS User Group mtg will be devoted to this topic
- ❖ Other updates:
 - Kick-Off/Orientation for entire CoC planned for May 17
 - Invitation to go out to all ICH Committees and Workgroups so this will be an inclusive process

Slide from 2/15 | Updating HMIS: Context



- ❖ Addressing visibility/usability is a priority for Executive Committee
 - Status of address HMIS usability/visibility challenges are difficult to track/understand because the effort spans years
 - ✓ Feels like community can easily generate a list of challenges but is not well versed in or understand/recognize what's practical and feasible.
 - Program-specific and system-level needs are changing
 - ✓ TCP ends up with lots of ad hoc requests for new data fields, edits to existing data fields, or new reports with no process to support evaluating the requests, understanding the impact on existing operations, and assurances that there is buy-in and agreement across the continuum.

- ❖ Reminder of what's already in place:
 - HMIS User Group (2nd Monday every other month from 12:30 – 2 pm)
 - Performance Quality Improvement Initiative (program-specific reports available quarterly)
 - Visibility updates at Executive Committee

Slide from 2/15 | Updating HMIS: Goals



Formalizing a process and codifying protocols/procedures for

- ❖ Submitting requests to
 - Add/subtract/change HMIS data fields and
 - Leverage HMIS reporting capabilities
- ❖ Evaluating requests to ensure
 - Practicality of request given HMIS coding constraints and capacity of providers/users
 - Accountability across all partners (funders, providers, and staff) so that if a field is updated/changed/added that contracts, reports, and staff are poised and committed to implement the change and use the data fields/reports
- ❖ Implementing requests and connecting the dots to ensure accountability
 - For updating HMIS: reporting on timelines for HMIS efforts, challenges encountered, etc
 - For using HMIS: including reviewing data quality to ensure updates/changes are adopted by the appropriate programs/users
- ❖ With a focus on identifying and addressing HMIS usability/visibility challenges

Updating HMIS: Formalizing Planning/Process



Task	Tentative Timeline
<p>Planning time (recognizing that the TCP team is focused on HYC, PIT and Annual System Reporting until May)</p> <p>Feedback from 2/15 Strategic Planning Mtg:</p> <ul style="list-style-type: none"> include/start with HMIS User Group to make suggestions on process and also necessary changes, Recognition that we do need everyone to level-set because it's hard to have meaningful conversations if policy and program experts don't understand the basics of HMIS. 	<p>March – May</p> <p>4/26 Update:</p> <ul style="list-style-type: none"> May 09 HMIS User Group will be dedicated to the planning process!
<p>Message to WGs to join kick-off and plan future meetings to support HMIS planning efforts</p>	<p>Early May</p>
<p>Level-setting and kick-off planning by hosting orientation to what's already in place:</p> <ul style="list-style-type: none"> HMIS Data Standards (Federal and District requirements) Reporting capabilities of HMIS (System Performance Measures and Performance Quality Improvement Initiative) Visibility updates and status, next steps Accountability of funders, providers, and staff 	<p>Originally Identified as Late May</p> <p>4/26 Update</p> <ul style="list-style-type: none"> Now scheduling for May 17 Will Send out an announcement to Strategic Planning, Executive Committee, and WGs
<p>Survey orientation attendees, Committees/WG, and the HMIS User group regarding</p> <ul style="list-style-type: none"> Data elements: to add/remove/change in HMIS Adding new programs to ensure the integrity of system performance tracking Shifts in overall reporting/performance tracking 	
<p>Evaluating feedback and survey results and Supporting/hosting WG discussion based on survey results at HMIS User Group</p>	<p>June/July</p>
<p>Committee/WG meetings to focus on subsystem specific requests and issues:</p> <ul style="list-style-type: none"> Supporting the community understand what is possible (or not) and why Work with ERSO & SAS to understand and map out Streamlining Intake requirements 	<p>August/September</p>
<p>Propose a comprehensive set of updates/changes to HMIS to Executive Committee</p> <ul style="list-style-type: none"> Including accountability of Programs and Staff 	<p>October</p>

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DHS Upcoming Solicitations

Program	Services	(Anticipated) Release	Closing Deadline
PSH-3	Case Management	April 11	May 10
Rapid Rehousing for Families	Case Management	April 26	May 26
LGBTQ	Shelter Operation (via subcontract with TCP)	Complete	
Shelter Hotline & Transportation	Delivery of Hotline and Transport Services	Early May	Early June

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 - a) **Next Meeting: June 28 from 2:30 – 4 PM**
 - b) **Reminder:**
 - i. **Pause in May (meaning, no Strategic Planning Mtg).**
 - ii. **Join the Kickoff/Orientation for Formalizing the HMIS Planning Process instead on May 17, from 10:30 am – 12 noon.**

