Short-Term Family Housing Advisory Team Meeting

Ward 8 - 4225 6th Street, SE
February 28th, 2018
1. Welcome and Introductions
2. Update on the plan to close DC General (DHS)
3. Construction progress update (DGS)
4. Good Neighbor Agreement update (DHS)
5. Construction employment opportunities (DGS)
6. Summary and next steps (DMHHS)
Advisory Team Membership

ANC Invitees:
• Olivia Henderson, Chairperson ANC 8D, Commissioner 8D02; Team Co-Chair
• Absalom Jordan, Commissioner 8D03
• Monique Diop, Commissioner 8D04
• Patricia Carmon, Commissioner 8D01

Community Invitees:
• Wanda Joynes – Nearby Residential Neighbor
• Frances Rollins – Southeast Children’s Fund
• Derek Davis – Nearby Small Business Owner

Councilmember White’s Office Invitees:
• T’Chaka Sapp - Deputy Director of Constituent Services
• Jackie Ward – Community Member

Administration Representatives
• Rahman Branch, Director, Office of African-American Affairs; Team Co-Chair
• Marcus Brummer, Department of General Services, Project Manager for Ward 8
• Allison Tucker, Department of Human Services

Education Invitee:
• Ronya Hunt, Hendley Elementary PTA
• Sundai Riggins – Hendley Elementary Principal

Additional Community members invited by DHS
• Christopher Early, Ward 8 resident, Community of Hope Board Member
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In January, Mayor Bowser released her plan to close and deconstruct the DC General Family Shelter by the end of 2018, keeping a promise to District residents to close the outdated facility once and for all.

In April 2018 DGS will begin deconstructing several vacant buildings on the DC General Campus and DHS will step down its use of the Family Shelter.

By Fall 2018, DHS will have exited all families from the DC General Family Shelter into permanent housing, Short-term Family Housing, or other shelter capacity.

Once the DC General Family Shelter is vacant, DGS will begin deconstruction.
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Construction Progress Update

• **Current Construction Activities**
  - **Winter 2017/2018 (December/January/February)** — Site excavation, Soil bearing prep, Concrete activities (Footings, Foundation Walls, Columns for basement, Slab on Grade, First Floor Elevator Deck), Utilities (Below slab Mechanical, Electrical and Plumbing rough-ins), Foundation waterproofing/drainage.

• **Projected Construction Activities**
  - **Spring 2018 (March/April/May)** — Erect steel framing for podium, Modular erection (Set modular units, MEP tie-ins, Install Stairs and Elevators, Roofing, Windows/Storefront/Entrances, Green Roof installation.
  - **Summer 2018 (June/July)** — Pour Retaining Walls, Set Rooftop units, Curb & Gutter/Asphalt, Begin Interior Finishes, Begin Commissioning.
  - **Fall 2018 (August/September)** — Exterior finishes completed, Interior finishes completed, Site Improvements/Hardscape/Landscape, Playground Equipment & Site Furnishings, FF&E installed, Commissioning complete, Substantial completion, Final completion and Closeout.

• **Provider on-boarded and Good Neighbor Agreement signed (Summer 2018)**
Construction Progress Update

Modular Unit Delivery – Oversize Loads

• MCN Build is working with DDOT and MPD to create the traffic route and to secure all required permits for the modular unit delivery. There will likely be temporary street closures to accommodate this. Prior notification will be given to the AT, ANC and the Immediate Neighbors of the dates and times that this activity will be taking place and the associated impacts.

Rodent Abatement

• We have scheduled rodent abatement of the site, which is to take place this Friday. We will provide confirmation to the community through the AT and Immediate Neighbor list serves once it is complete.
Communication During Construction

Point of Contact for Construction Concerns

- STFHprojects.DGS@dc.gov

ANC Notification

- As laid out in the Construction Management Guidelines, DGS will provide advance notice to the ANC and Advisory Team of changes to the construction milestones.

- In the event of construction on a weekend or holiday, DGS will apply for special permits with DCRA, and will seek approval from the ANC for these permits.
Monthly DGS Construction Updates:

• DGS has begun sharing a written construction update with the Advisory Team, ANC, and neighbors on a monthly basis. Updates will also be forwarded to neighborhood list serves for posting.

• The update will include details on progress made over the past month, and what to expect on site for the coming month.
Ward 8 Site
Site Context

1. Neighboring Buildings
2. Site Access from 6th Street
3. East Side of Site on 6th Street
4. Hendley Elementary School
5. Site View from Alley
6. View of 6th Street
7. Apartments on 4th Street
8. Apartments on 6th Street
A FRESH START TO ENDING FAMILY HOMELESSNESS
Site Plan
Plan

LEGEND

- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- INDOOR/OUTDOOR PLAY AREAS

GROUND LEVEL DRAWING

1/16" = 1'-0"
Agenda

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Good Neighbor Agreement

- The Good Neighbor Agreement will cover:
  - Maintenance of property
  - Safety and security
  - Conduct and behavior
  - Communication and mutual respect

- The scope of the Good Neighbor Agreement covers the maintenance and daily operations of the Short-term Family Housing program. It does not cover other government services in the neighborhood or the programming that happens inside the building.

- The expectations laid out in the Good Neighbor Agreement will be included in DHS’s contract with the service provider.
Good Neighbor Agreement

Progress to date:

- Close-to-final draft of Good Neighbor Agreement developed with Advisory Team
- Advisory Team workshop hosted to collect feedback on the Good Neighbor Agreement

Next steps:

- **Today**: Review final document with the Advisory Team for final sign off
- **Spring 2018**: DHS releases RFQ for provider for site
- **Summer 2018**: Provider selected and on-boarded, Good Neighbor Agreement signed by Advisory Team, DHS, DGS, and provider
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Construction employment opportunities

- DGS has worked with their subcontractors to identify employment opportunities during construction of the Ward 7 Short-term Family Housing site, as well as other Short-term Family Housing sites across the District
- DGS joined the African American Jobs + Prosperity Fair on February 24th to promote Short-term Family Housing construction opportunities

Next steps:
- Coordinate with Advisory Team on additional community outreach on construction employment opportunities
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Quarterly Meetings

• Proposed quarterly meetings would occur in May and August, 2018.

• DMHHS will share a doodle poll with proposed meeting dates.