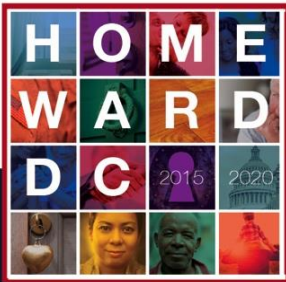


## A FRESH START TO ENDING FAMILY HOMELESSNESS

# Short-Term Family Housing Advisory Team Meeting



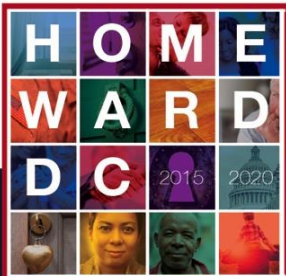
**Ward 8 - 4225 6th Street, SE**  
**February 28<sup>th</sup>, 2018**



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Agenda

- 1. Welcome and Introductions**
2. Update on the plan to close DC General (DHS)
3. Construction progress update (DGS)
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5. Construction employment opportunities (DGS)
6. Summary and next steps (DMHHS)



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Advisory Team Membership

#### **ANC Invitees:**

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

#### **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

#### **Community Invitees:**

- Wanda Joynes – Nearby Residential Neighbor
- Frances Rollins – Southeast Children’s Fund
- Derek Davis – Nearby Small Business Owner

#### **Councilmember White’s Office Invitees:**

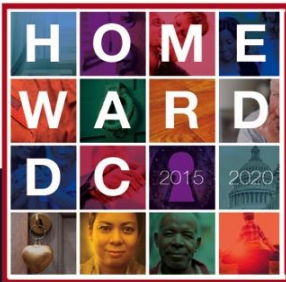
- T’Chaka Sapp - Deputy Director of Constituent Services
- Jackie Ward – Community Member

#### **Education Invitee:**

- Ronya Hunt, Hendley Elementary PTA
- Sundai Riggins – Hendley Elementary Principal

#### **Additional Community members invited by DHS**

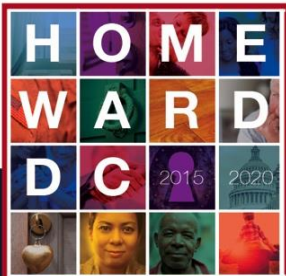
- Christopher Early, Ward 8 resident, Community of Hope Board Member



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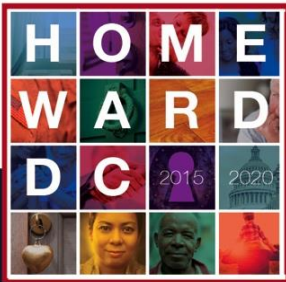


## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Update on the plan to close DC General

- 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.

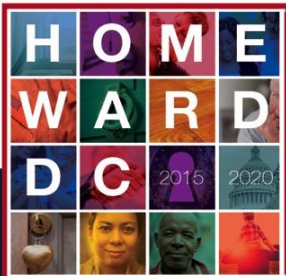




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## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Construction Progress Update

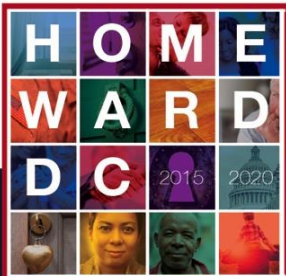
- **Current Construction Activities**

- 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)**



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Construction Progress Update

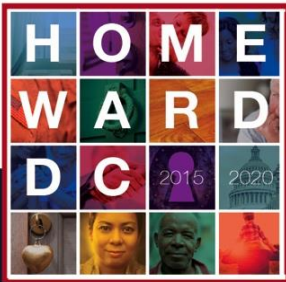
#### Modular Unit Delivery – Oversize Loads

- 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 listserves once it is complete.





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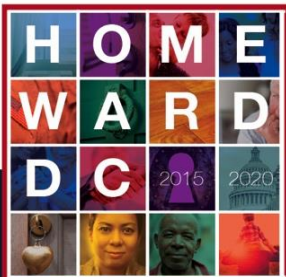
### Communication During Construction

#### Point of Contact for Construction Concerns

- [STFHprojects.DGS@dc.gov](mailto: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.



# A FRESH START TO ENDING FAMILY HOMELESSNESS

## Communication During Construction

### 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 SHORT TERM FAMILY HOUSING (STFH)**  
**MONTHLY UPDATE – JANUARY 2018**

50 Short Term Family Housing Units	Dedicated Playground Area	Supportive Programs	Community-Integrated Architectural Design
------------------------------------	---------------------------	---------------------	---

**Project Updates:**

- **4225 6<sup>th</sup> Street (project site):** MCN Build has completed the tree removal
- Site excavation is ongoing
- Saw-cutting to locate public utilities along 6<sup>th</sup> Street is complete and the utilities have been extended to the project site
- **Ferebee Hope Elementary School (swing space):** Southeast Children's Fund has been temporarily relocated to the school. Significant renovations were made to the swing space to accommodate their operations there

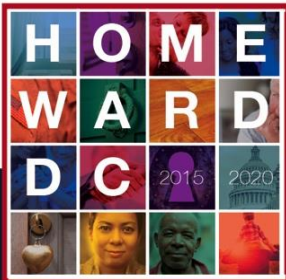
**Community Advisory:**

- Construction staging will take place in the alley to the northwest of the project site

Questions? Please direct all inquiries to [STFHprojects.dgs@dc.gov](mailto:STFHprojects.dgs@dc.gov)

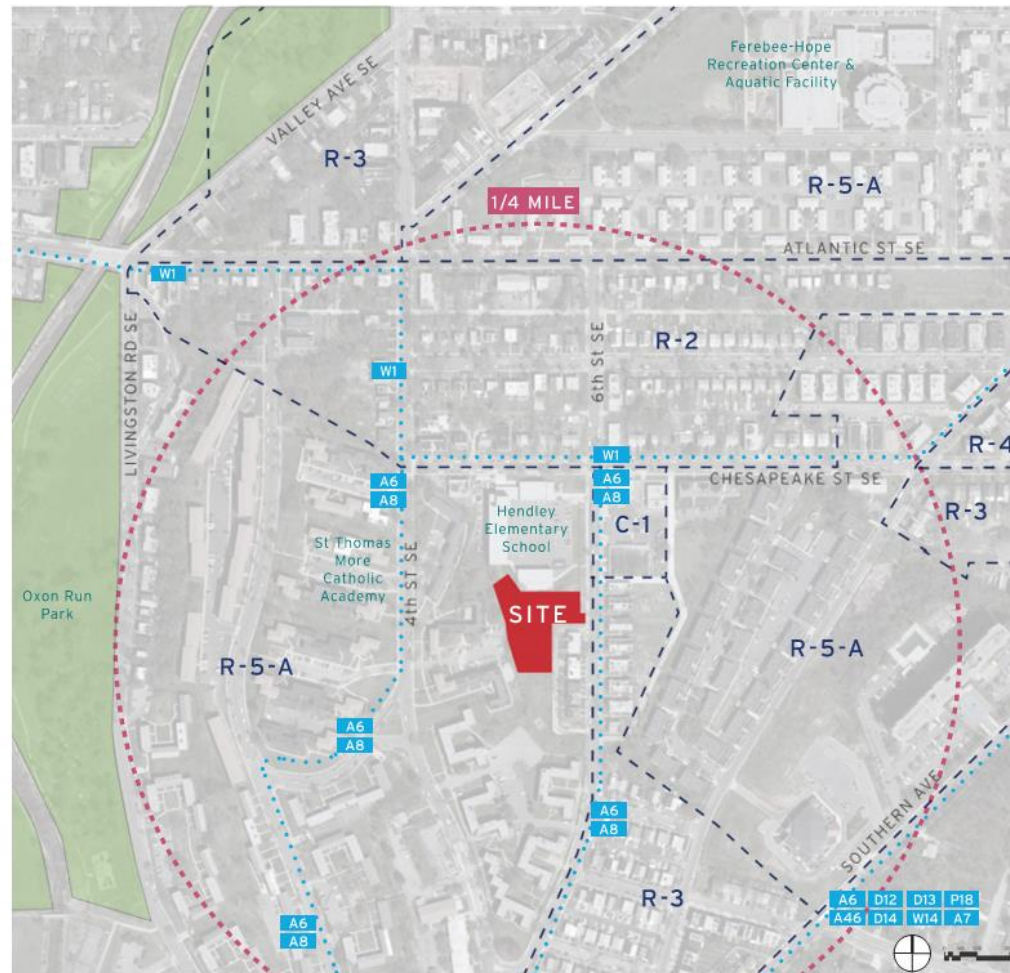
*For your safety, only authorized personnel are allowed to access the construction site.*

DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES  
 1250 U STREET ST. NW, 4<sup>TH</sup> FLOOR WASHINGTON DC 20009

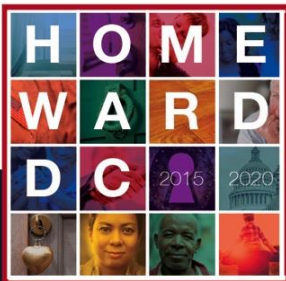


# A FRESH START TO ENDING FAMILY HOMELESSNESS

## Ward 8 Site







# A FRESH START TO ENDING FAMILY HOMELESSNESS

## Site Context



**C** NEIGHBORING BUILDINGS



**D** SITE ACCESS FROM 6TH STREET



**E** EAST SIDE OF SITE ON 6TH STREET



**F** HENDLEY ELEMENTARY SCHOOL



**B** SITE VIEW FROM ALLEY



**G** VIEW OF 6TH STREET

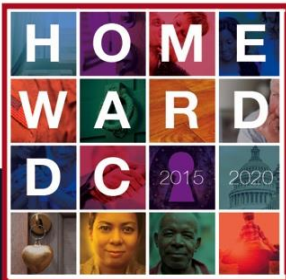


**A** APARTMENTS ON 4TH STREET



**H** APARTMENTS ON 6TH STREET

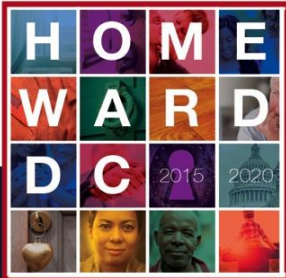




# A FRESH START TO ENDING FAMILY HOMELESSNESS







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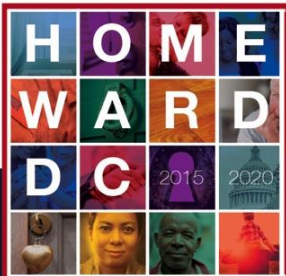
## Site Plan











# A FRESH START TO ENDING FAMILY HOMELESSNESS

## Plan



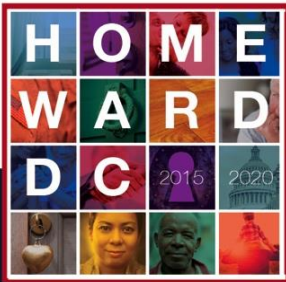
### LEGEND

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

TYPICAL RESIDENTIAL FLOOR PLAN (5-6)

1/16" = 1'-0"



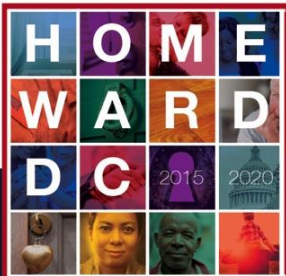


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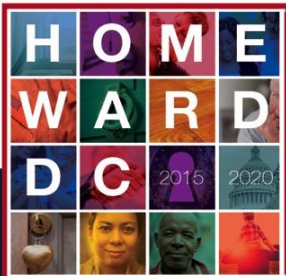




## A FRESH START TO ENDING FAMILY HOMELESSNESS

### 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.



## A FRESH START TO ENDING FAMILY HOMELESSNESS

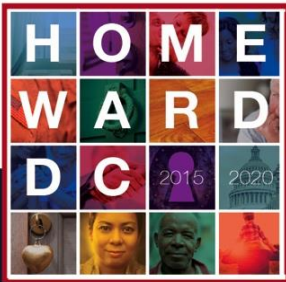
### Good Neighbor Agreement

#### **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:**

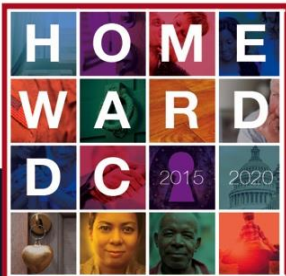
- Today: Review final document with the Advisory Team for final sign off
- Spring 2018: DHS releases RFQ for provider for site
- Summer 2018: Provider selected and on-boarded, Good Neighbor Agreement signed by Advisory Team, DHS, DGS, and provider



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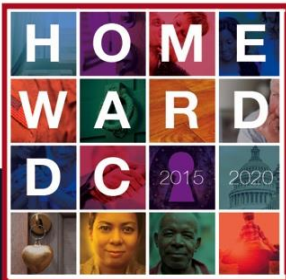
## A FRESH START TO ENDING FAMILY HOMELESSNESS

### 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 24<sup>th</sup> to promote Short-term Family Housing construction opportunities

### Next steps:

- Coordinate with Advisory Team on additional community outreach on construction employment opportunities

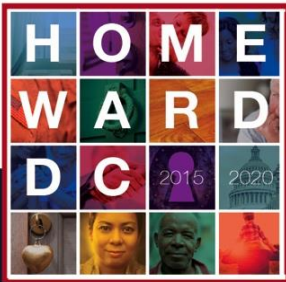


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## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Quarterly Meetings

- Proposed quarterly meetings would occur in May and August, 2018.
- DMHHS will share a doodle poll with proposed meeting dates.