Short-Term Family Housing Advisory Team Meeting

Ward 7 – 5004 D Street, SE

April 4th, 2017

Agenda

- Welcome and Introductions
- Purpose and Scope of the Advisory Team
- Timeline Leading to Today and Moving Forward
- Design Presentation
- Communicating Around Construction Events
- Good Neighbor Agreement
- Next Steps

Welcome and Introductions

- Please tell us your name and the stakeholder group you represent.

- Briefly tell us why you want to participate in the Advisory Team for Ward 7.

Advisory Team Membership

ANC Invitees:

- Ashley Emerson, Chairperson ANC 7E, Commissioner7E05; Team Co-Chair
- Ebbon Allen, ANC 7E Vice Chair
- Josh Easterson, 7E05 Resident

Administration Representatives

- Forest Hayes, Senior Advisor, Deputy Mayor for Greater Economic Opportunity, Team Co-Chair
- Agyei Hargrove, Department of General Services, Project Manager for Ward 7
- Kia Williams, Department of Human Services, Operations Manager, Virginia Williams Family Resource Center (VWFRC)

Community Invitees:

- Keith Towery, Marshall Heights Civic Association Present
- David Alaga, Marshall Heights Civic Association Member
- Kevin Chavous, Marshall Heights Civic Association Member

Education Invitee:

- Kim Adutwum, Nalle Elementary Principal

Additional Community members invited by DHS

- Jennifer Speight, Community Member
- Michael Ferrell, Interagency Council on Homelessness representative

Purpose of the Advisory Teams

1. Coordinate community feedback and input opportunities on issues and concerns related to the development of Short-term Family Housing and share information.

2. Provide feedback on concerns related to residents' quality of life during construction.

3. Develop Good Neighbor Agreements.

Scope of Advisory Team

IN-SCOPE

- Listening and responding to concerns and questions regarding quality of life issues during construction and how the program impacts the community.
- Working with the program service provider to establish shared expectations for both the community and the program regarding being "good neighbors."

OUT-OF-SCOPE

- Program Components and Rules and Regulations relating to the Short-term family housing program.

Timeline – Leading to Today

- Strategic plan to end homelessness, *Homeward DC,* released (March 2015)
- Mayor commissions advisory group to provide input on (interior) design guidelines for DC General replacement units (September 2015)
- Administration releases plan to close DC General and begins community discussions (February 2016)
  - **Shared Ward 7 plan at six community meetings between February and June 2016**
- Council considers proposal (March 2016)
- Administration holds public design meetings (April 2016)
- Council finalizes plan, changing 3 of 8 sites (May 2016)
- **Board of Zoning Adjustment grants relief for Wards 4, 7 & 8 (June 2016)**
- **Permits submitted to DCRA for Ward 7 site (February 2017)**

Timeline – Moving Forward (Ward 7 specific)

- Work with AT on Construction Management Guidelines (March 2017)
- Construction begins (Spring 2017)
  - Spring 2017 (May/June) – Mobilization; Site Controls; E&S control measures
  - Summer 2017 (July/August/September) – Earthwork, sheeting and shoring, Below Slab Utilities & Concrete Activities
  - Fall 2017 (October/November/December) – Concrete & Framing Activities; MEP Rough-In
  - Winter 2018 (January/February/March) – Skin and Façade Treatments: Deliveries of sizable materials & staging
  - Spring 2018 (April/May/June) - Site improvements/ Hardscape, Landscape; Roofing; Drywall; Painting; Millwork; Glazing; Flooring
- Good Neighbor Agreement Finalized (Spring/Summer 2018)
- Ward 7 program opens (Fall 2018)
- Close DC General (End of 2019)

Overall Timeline

Ward	Site	Acquisition Date	Design Start	DCRA Submission	Construction Start	Delivery
1	2105 10th Street, NW	Began BAFO process				
2	810 Fifth Street, NW	Opened in Spring 2016	Complete	Complete	March 2015	Jan 2016
3	3320 Idaho Avenue, NW	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
4	5505 Fifth Street, NW	December 2016	Sept 2015	Jan 2017	July 2017	Sept 2018
5	1700 Rhode Island Ave, NE	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
6	850 Delaware Avenue, SW	District Inventory	October 2016	June 2017	Nov 2017	Summer 2019
7	5004 D Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018
8	4233 6th Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018

Short-term Family Housing: DHS Design Requirements

- **Sleeping Units**
  - Ten single-room family units per floor
  - 50% include trundle beds
  - Wardrobes + Dresser + Floating Storage Shelves
  - Desk + Chair + Task lamp
  - Mini-fridge in each room

- **Bathrooms (no congregate or dorm style; exceeds requirements of DC Council Act 21-251)**
  - Family style, one for every two units, entry from the hallway
    - 50% showers / 50% bathtubs
  - Private bathrooms for 20% of units
    - 50% showers / 50% bathtubs
  - Additional bathrooms near dining area

- **Administrative Space**
  - Office spaces
  - Staff lounge + Locker area + Bathroom
  - Copy room + mail distribution area

- **Ground Floor Common Areas**
  - Lobby (large and welcoming)
  - Multipurpose room + moveable walls
  - Computer lab
  - Dining area + warming oven + pantry

- **Per Floor Requirements**
  - Monitoring/assistance station with clear line of sight to all units
  - Microwave + sink + countertop
  - Common room
  - Homework/study space
  - Laundry room
  - Trash room or trash chute
  - Janitor's closet
  - Storage room

- **Play space**
  - Crawl space (infants)
  - Indoor / outdoor play space
  - Outdoor play space

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

A FRESH START TO ENDING FAMILY HOMELESSNESS

Ward 7 Site

Site Context

Site Aerial

1. D Street, Looking West to Site

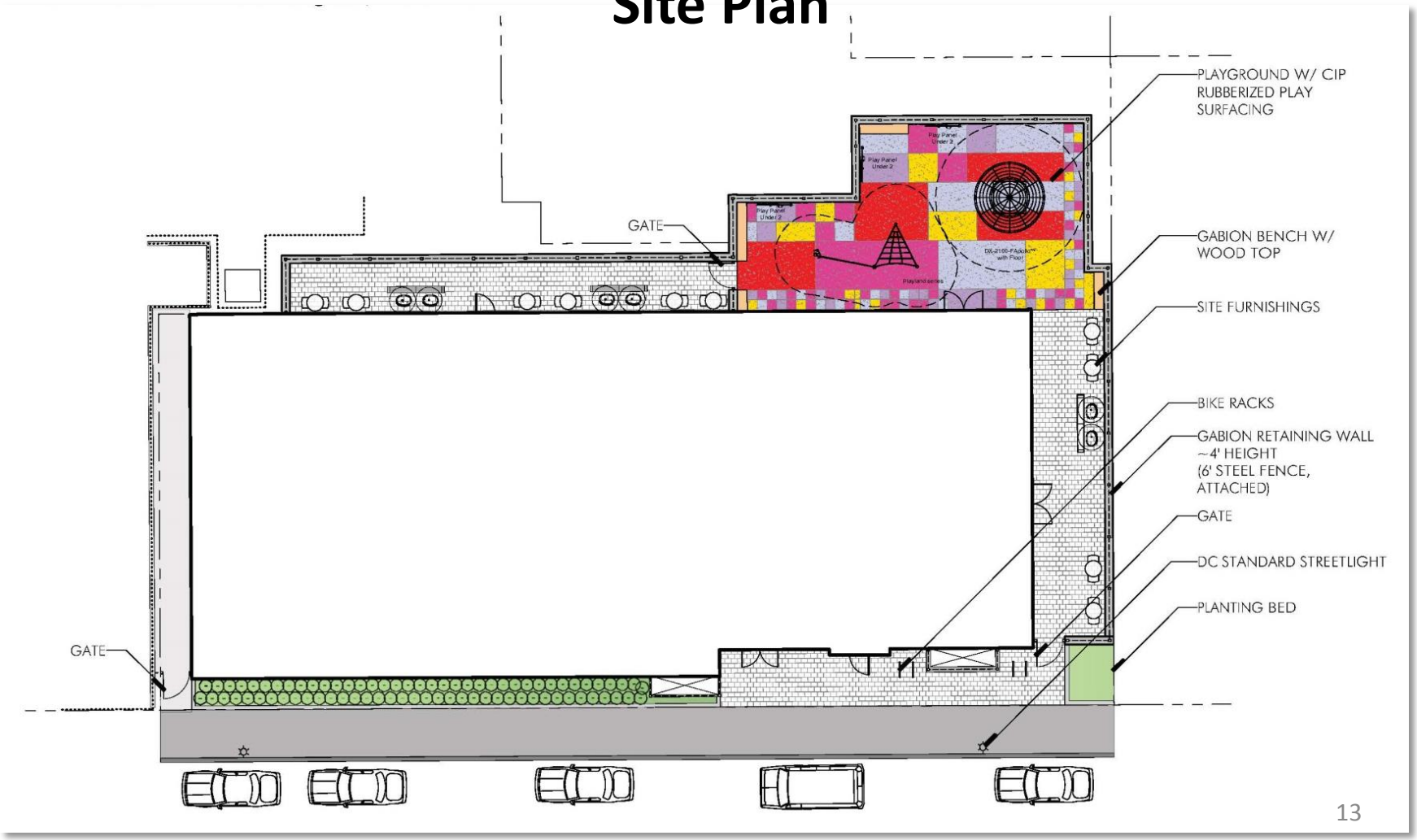
2. Site, Looking Northeast

3. D Street, Looking East (Opposite Site)

4. 50th Street & D Street, Looking North and East

5. Site, Looking Northwest

Site Plan


PLAYGROUND W/ CIP RUBBERIZED PLAY SURFACING
GATE
GABION BENCH W/ WOOD TOP
SITE FURNISHINGS
BIKE RACKS
GABION RETAINING WALL ~4' HEIGHT (6' STEEL FENCE, ATTACHED)
GATE
DC STANDARD STREETLIGHT
PLANTING BED
GATE

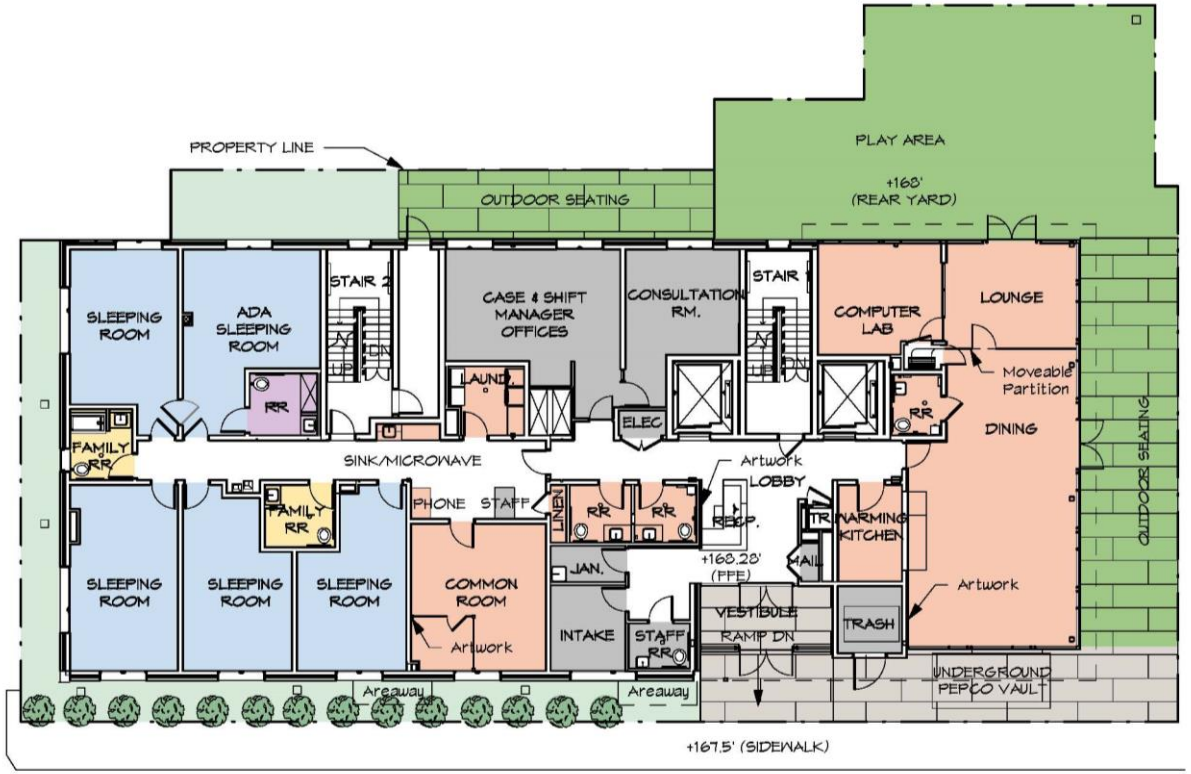
Cellar

The cellar floor contains additional staff offices and lounge as well as much needed storage space for donated items and outside providers. This floor also contains a small wellness clinic.

KEY:

- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

Ground Floor



This building contains a total of 35 sleeping units for families. In addition, spaces are provided for wrap-around services for families, including case worker meals, computer facilities, and additional area for outside program providers. The ground floor contains 5 sleeping units and much of the needed space for services.

All meals are provided to families in the dining area. Meals are delivered daily and are to be stored and heated in the warming kitchen.

KEY:

- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

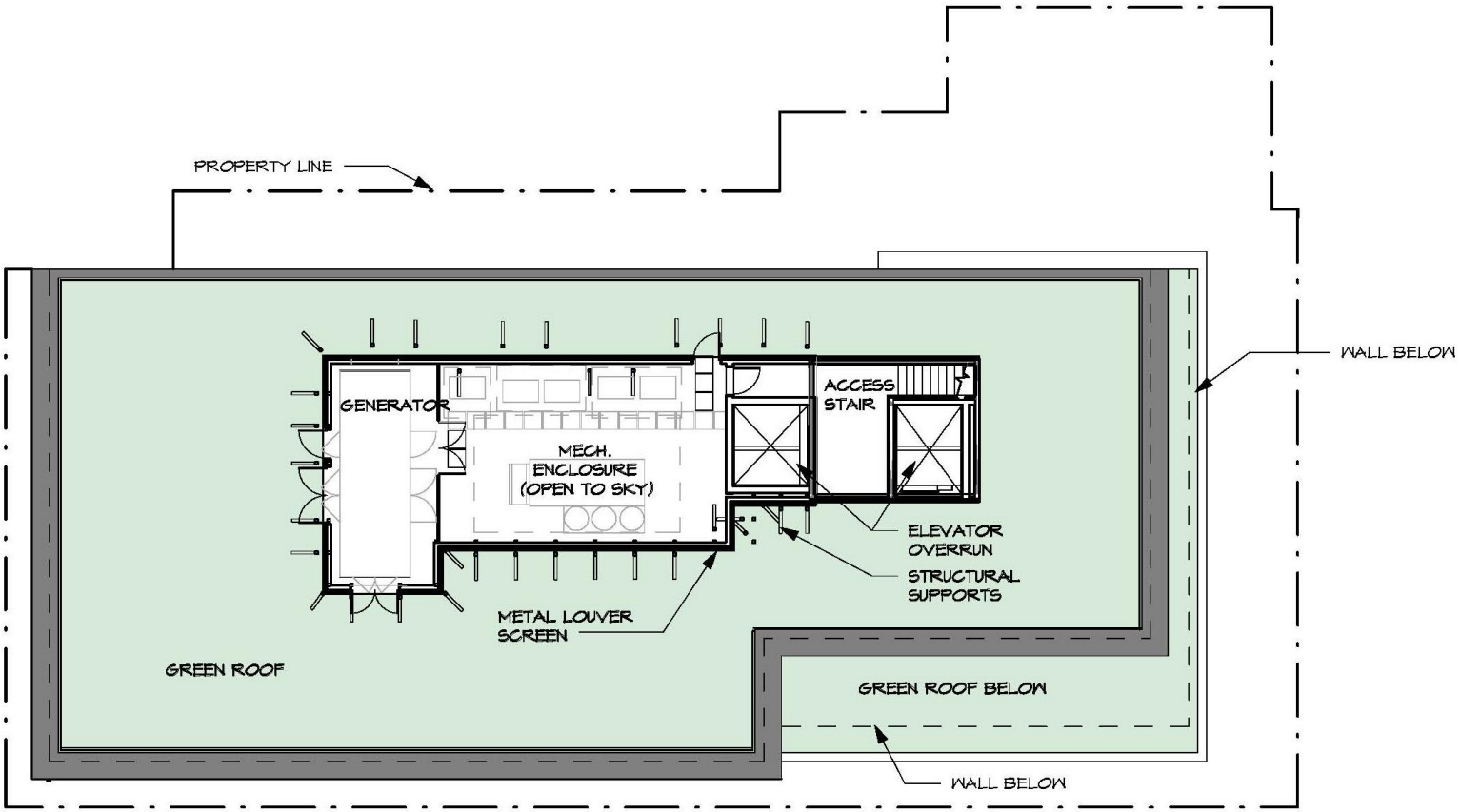
Typical Floor

Each of the 3 upper floors contains 10 sleeping rooms, including 2 accessible rooms with private baths. The remaining 8 sleeping rooms share 4 family-style bathrooms on each floor. Each floor is also provided with laundry facilities and a common room, both for use by families.

KEY:

- Residential Units
- Family Bathrooms
- Private Bathrooms
- Administrative / Bldg. Services
- Common Spaces
- Indoor / Outdoor Play Areas

Roof Plan


PROPERTY LINE
WALL BELOW
GENERATOR
MECH. ENCLOSURE (OPEN TO SKY)
ACCESS STAIR
ELEVATOR OVERRUN
STRUCTURAL SUPPORTS
METAL LOUVER SCREEN
GREEN ROOF
GREEN ROOF BELOW
WALL BELOW

Exterior

Ward 7 Architecture Firm

Cunningham Quill Architects

Project Manager

Ana Baker, RA

Summary of Next Steps & Adjourn

- Make sure we have the best email address for you (see Elizabeth Horen)
- Next Meeting
- Website: mayor.dc.gov/homewarddc
- Thank you for participating!

Appendix

Homeward DC: Strategic Plan 2015-2020

Vision: By 2020, homelessness in the District will be a rare, brief, and non-recurring experience.

Objectives:

1. **Develop a more effective crisis response system**
2. Increase the supply of affordable and supportive housing
3. Remove barriers to affordable and supportive housing
4. Increase the economic security of households in our system
5. Increase prevention efforts to stabilize households before housing loss occurs

Replacing DC General with smaller, more dignified Short-term Family Housing sites is a critical part of the homeless system reform underway in the District. For more information: http://ich.dc.gov/

Making Homelessness Rare, Brief & Nonrecurring

Prevent homelessness by providing robust services

Offer safe and dignified short-term housing to people who experience homelessness

Help people transition into housing ASAP

A FRESH START TO ENDING FAMILY HOMELESSNESS

Current State with DC General		Future State with Short-term Family Housing
Far Too Big and Institutional: Old Hospital that houses 260 families each night, 50 plus families on each floor	→	**Small, Residential Setting** No more than 50 families per site
Poor Conditions: Old, outdated building that is beyond it's useful life	→	**New, Dignified and Modern** New, beautiful facilities, designed specifically to meet the needs of families
Inadequate Programming Space: Not enough space for children and families to receive needed services	→	**Programming Space** Designed to provide children and families with the supports and services they need.
The Wrong Environment that can be a Barrier to Better Outcomes Large, institutional setting dilutes effective service delivery is not the right environment for families	→	**A Supportive Environment that Helps Families Achieve Stable Housing, Quickly** Warm, residential setting that supports families quickly through the immediate crisis of homelessness back to more stability in housing.

Short-term Family Housing Services & Supports

Wrap-around Services

- Connections to permanent housing programs
- Housing search assistance
- Social work staff
- Early childhood screenings & school liaisons
- Education, training, & employment services
- Health care
- Financial & budget management counseling

Partnerships with Community Service Organizations

- Health & wellness
- Mentoring & tutoring
- Programming & activities for children

24 Hour Staffing & Security

Law Guides Design & Identifies Site

- **DC Council Act 21-251** "Interim Eligibility and Minimum Shelter Standards Amendment Act of 2015," December 2015
  - Sets minimum standards for bathrooms including one private bathroom for every five units
  - Requires a minimum of 280 DC General Family Shelter replacement units
- **DC Council Act 21-412** "Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016," June 2016
  - Designates 5004 D Street, SE as the Ward 7 DC General Family Shelter replacement site