



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Short-Term Family Housing Community Meeting August 10, 2017



**Ward 7 - 5004 D Street, SE**



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### Agenda

- **Welcome and Introductions (15 minutes)**
- **Presentation (45 minutes)**
  - Developing a more effective crisis response system
  - Timeline leading to today
  - What we've heard from the community
  - Design presentation
  - Construction timeline
- **General Input and Q & A (30 minutes)**



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Welcome & Introductions

**Laura Zeilinger**

*Director of the DC Department of Human Services*

**Greer Gillis**

*Director of the Department of General Services*

**Forest Hayes**

*Senior Advisor in the Office of the Deputy Mayor for Greater Economic Opportunity*

**Agyei Hargrove**

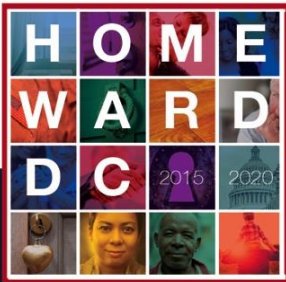
*Project Manager for the Department of General Services*

**Ana Baker**

*Project Manager for Cunningham Quill Architects*

**Kevon Miles & Adrian Sutton**

*Mayor's Office of Community Relations*



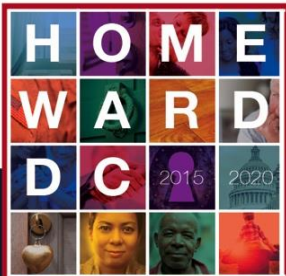
## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Welcome & Introductions

## Update from Commissioner Emerson

### Recent events and meetings:

- Ward 7 Social Services Pop Up
- Marshall Heights Civic Association meeting with Deputy Mayor Chung, Director Gillis, Director Zeilinger, and MOCRS team
- Ongoing coordination and engagement with the Mayor's office



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### 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/>**





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### 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**





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### Current State with DC General

**Far Too Big and Institutional:**

Old Hospital that houses 260 families each night, 50 plus families on each floor

**Poor Conditions:**

Old, outdated building that is beyond it's useful life

**Inadequate Programming Space:**

Not enough space for children and families to receive needed services

**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



### Future State with Short-term Family Housing

**Small, Residential Setting**

No more than 50 families per site

**New, Dignified and Modern**

New, beautiful facilities, designed specifically to meet the needs of families

**Programming Space**

Designed to provide children and families with the supports and services they need.

**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.



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### 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**

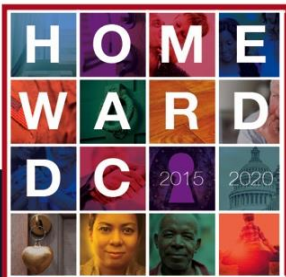




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### Timeline – Leading to Today

- 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) - six community meetings in Ward 7 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)
- Advisory Team begins meeting (March 2017)
- Neighborhood Walk (July 2017)
- Neighborhood Resource Fair (August 2017)



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## Overall Timeline

Ward	Site	Acquisition Date	Design Start	DCRA Submission	Construction Start	Delivery
1	2105 10 <sup>th</sup> 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 6 <sup>th</sup> Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Sept 2018



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### Timeline – Moving Forward (Ward 7 specific)

- Construction begins (Summer 2017)
  - Summer 2017 (July) – Mobilization; Site Controls; E&S control measures
  - Summer 2017 (August/September) – Earthwork, sheeting and shoring, Below Slab Utilities & Concrete Activities
  - Fall 2017 (October/November/December) – Concrete Foundations & Steel 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

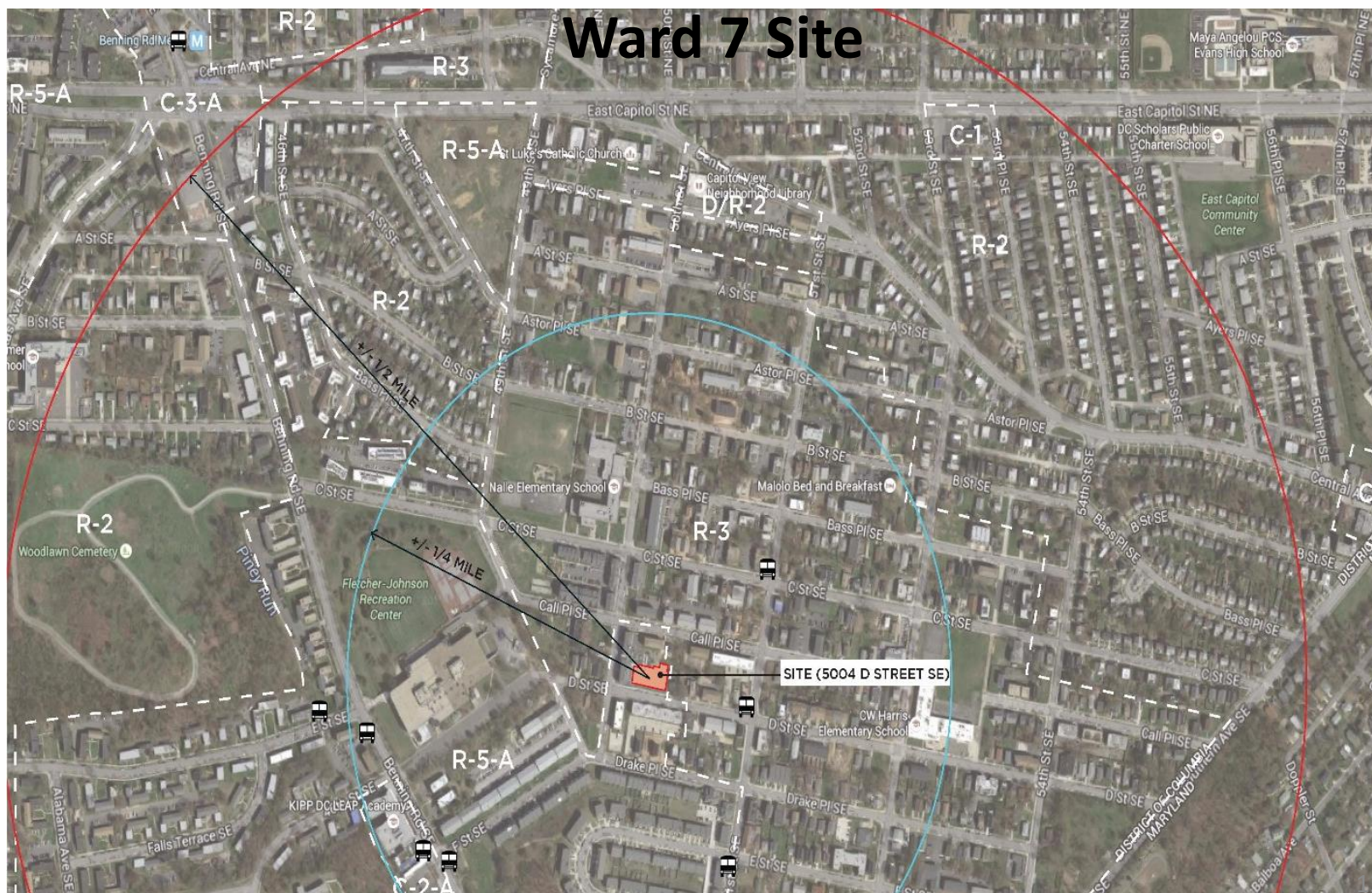


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# Short-term Family Housing: DHS Design Requirements

- **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









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**MURIEL BOWSER, MAYOR**

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## Site Context



Site Aerial



1. D Street, Looking West to Site



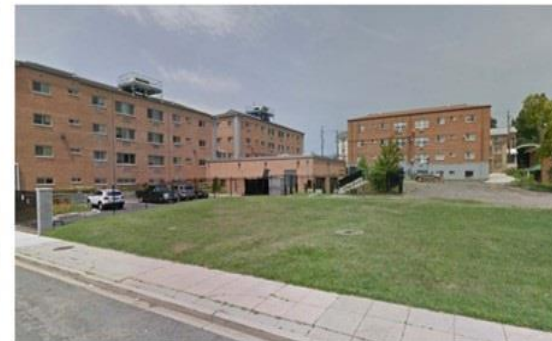
2. Site, Looking Northeast



3. D Street, Looking East (Opposite Site)

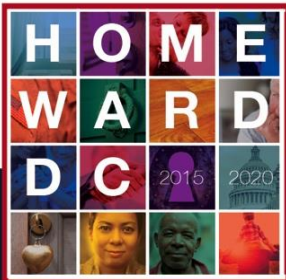


4. 50th Street & D Street, Looking North and East



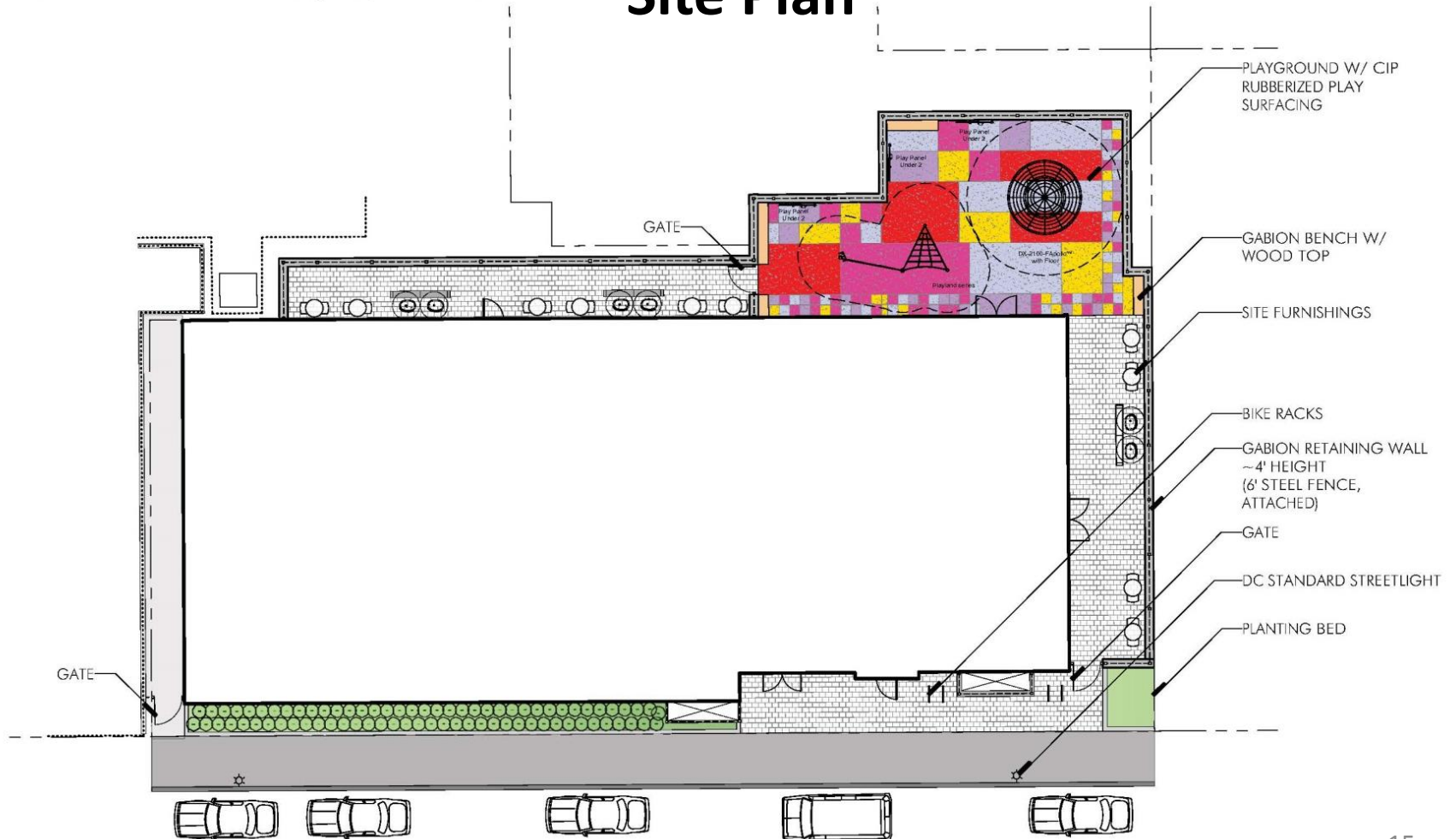
5. Site, Looking Northwest





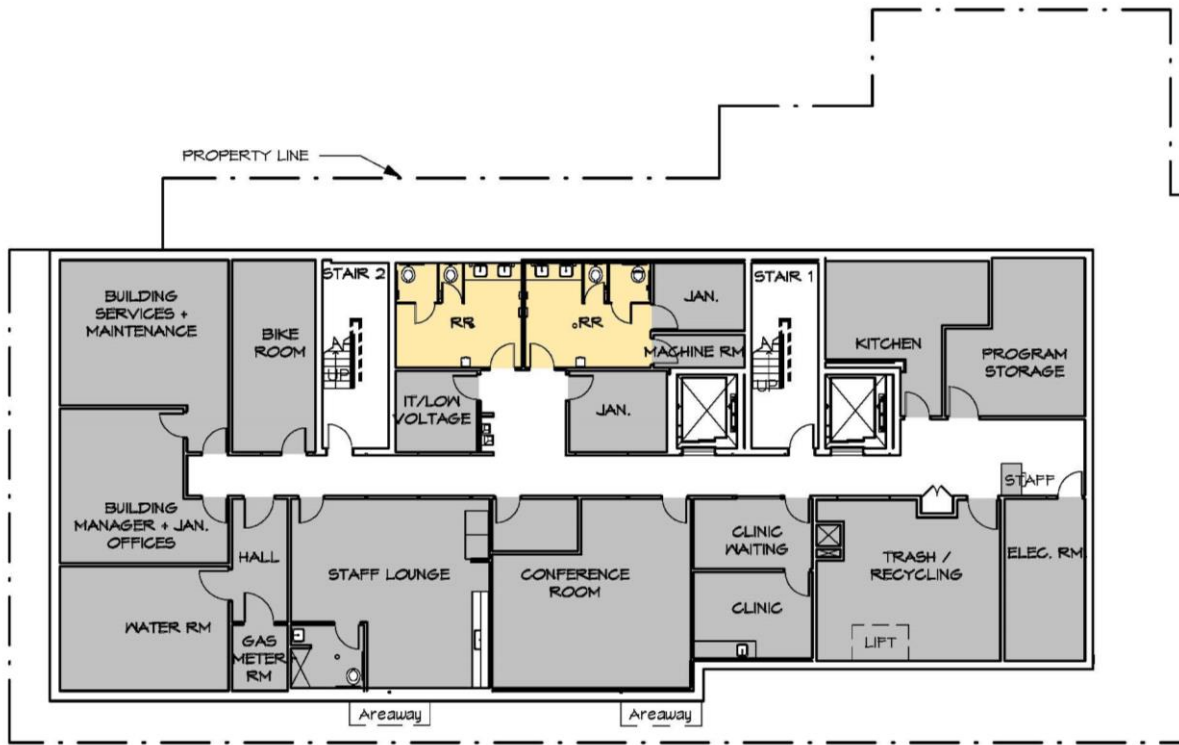
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## Site Plan



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# Cellar



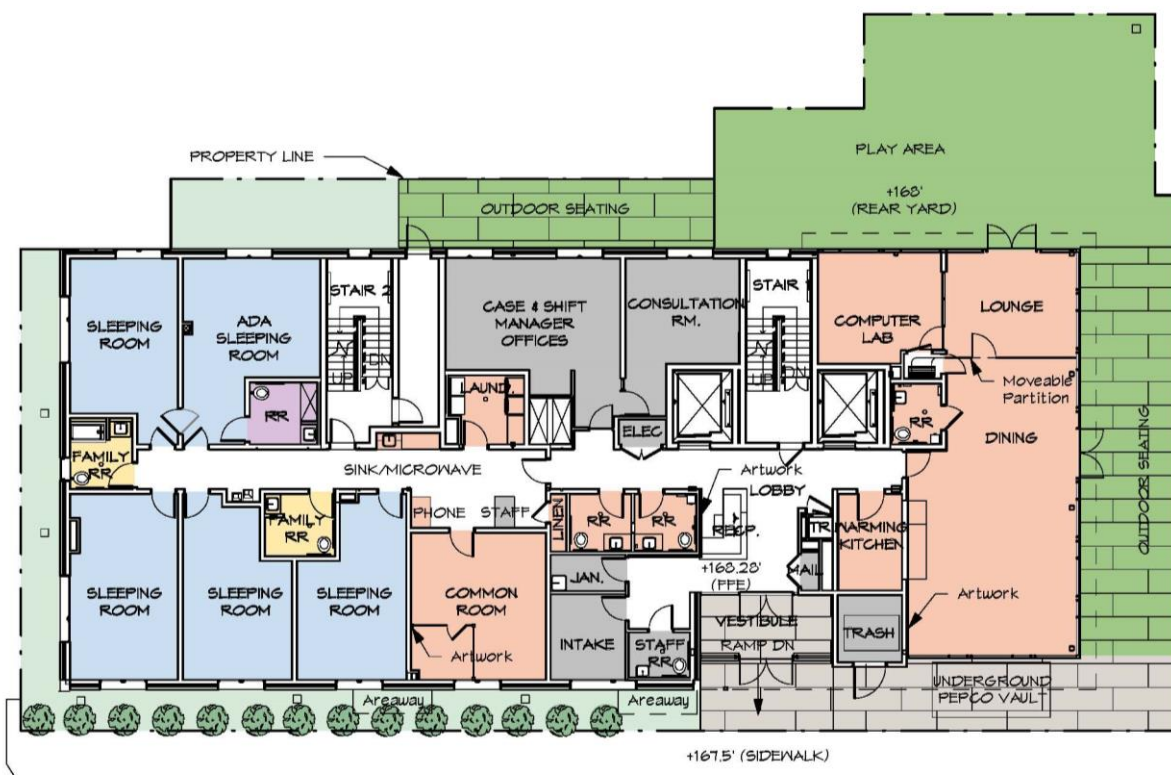
The cellar floor contains additional staff offices and lounge as well as much needed storage space for donated items and outside providers. This floor also contains a small wellness clinic.

KEY:

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

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## 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:

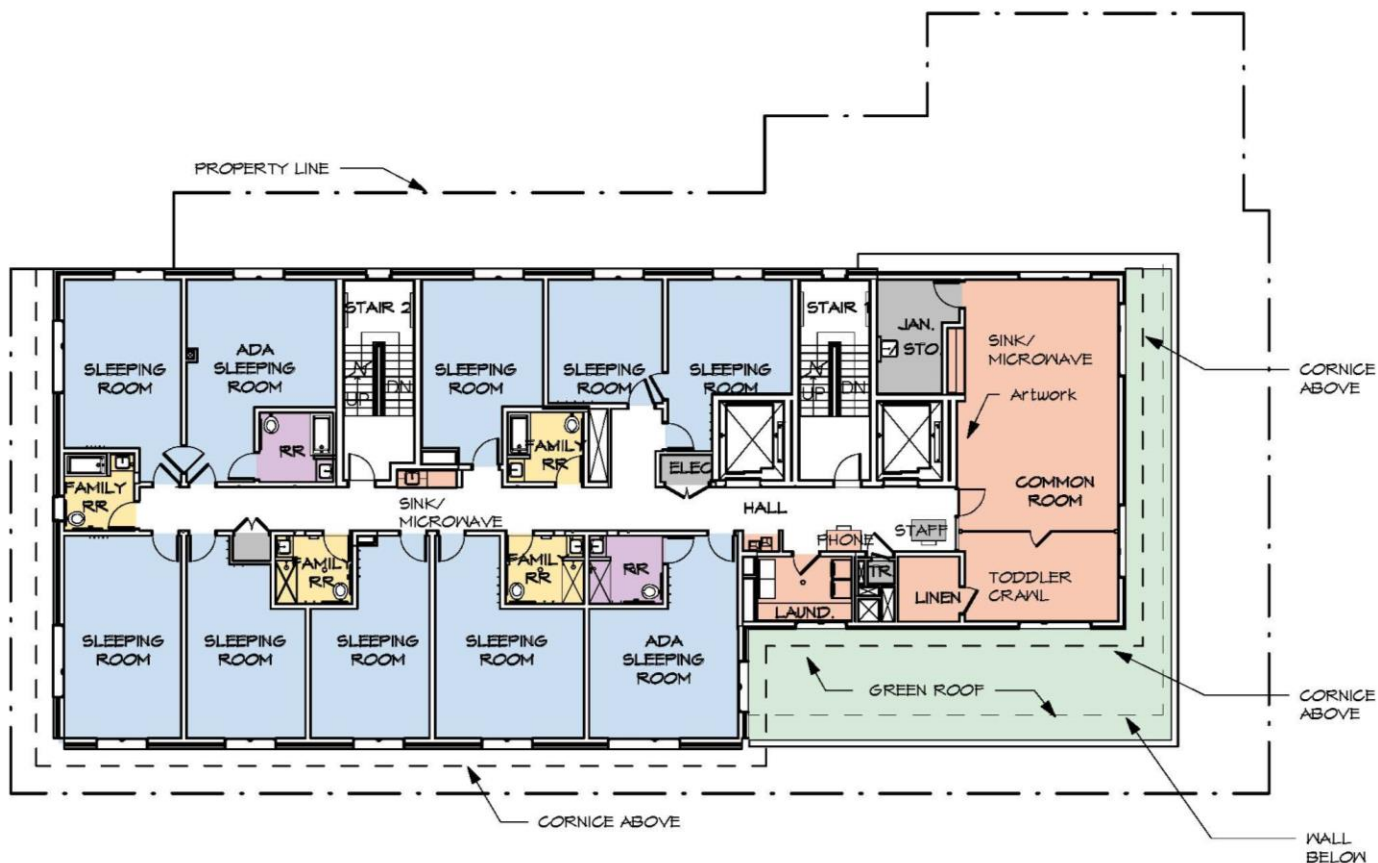
- Residential Units
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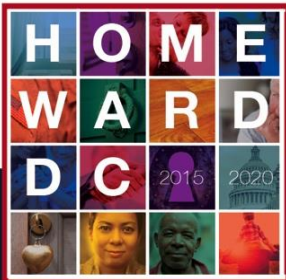
## Typical Floor



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.

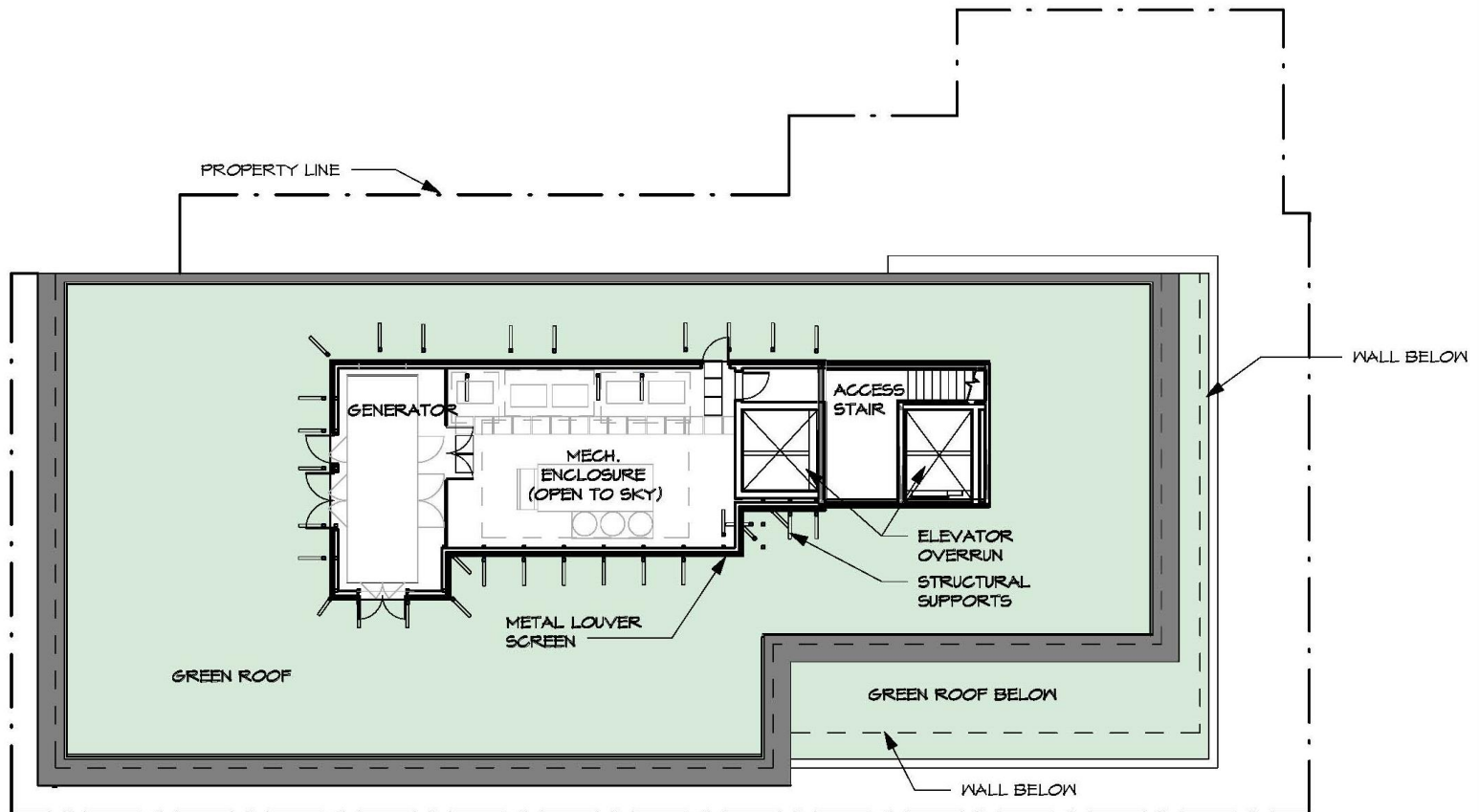
### KEY:

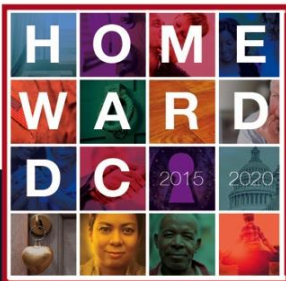
- Residential Units
- Family Bathrooms
- Private Bathrooms
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## Roof Plan





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## Exterior







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## Community Walk Outcomes

Count	Issue Identified	Address or Location of Issue	Agency Owner	Date Identified	Status
1	DPW Education & Enforcement	5000 Block of D ST SE	DPW	7/10/2017	Closed
2	Illegal Dumping (Homeowner needs a trash can)	5040 D ST SE	DPW	7/10/2017	Closed
3	Fallen Cable Wires	5049 D ST SE	OCTO	7/10/2017	Open
4	DOES Youth Outreach	5049 D ST SE	DOES	7/10/2017	Open
5	DPW Enforcement	5100 D ST SE	DPW	7/10/2017	Closed
6	Utility Manhole	5108 D ST SE	DDOT	7/10/2017	In Progress
7	Storm Drain is clogged	5300 D ST SE	DC Water	7/10/2017	Open
8	Parking Enforcement (CW Harris Elementary )	301 53rd ST SE	DPW	7/10/2017	Open
9	Playground Access (CW Harris)	301 53rd ST SE	DME, DCPS, & MPD	7/10/2017	Open
10	Replacement Flags (CW Harris)	301 53rd ST SE	DGS	7/10/2017	Closed
11	Vacant Lot	400 53rd ST SE	DCRA	7/10/2017	Closed
12	Tree Box (CW Harris)	301 53rd ST SE	DGS	7/10/2017	Open
13	Street Sweeping	Entire Route	DPW	7/10/2017	Open
14	Vacant Lot	5200 F ST SE	DCRA	7/10/2017	Closed



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### Community Priorities

**Community priorities currently being coordinated with the Mayor's office:**

1. Executing a Good Neighbors Agreement for the Short-term Family Housing program
2. Initiating, executing, and completing street maintenance and beautification projects around the 5000 D St, SE block
3. Supporting JC Nalle and CW Harris Elementary Schools to accommodate any additional students
4. Creating a strategy to reduce litter on the 5000 D St, SE block
5. Increasing public safety on the 5000 D St, SE block through coordination with MPD and the DC Housing Authority
6. Identifying public meeting places for community events
7. Making DGS construction timelines and updates available to the community online and through fliers
8. Developing additional workforce development and job training supports for residents
9. Hosting a community resource fair



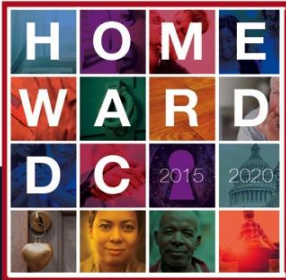
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# Q & A

**To receive updates on the construction process, please make sure we have your email address.**

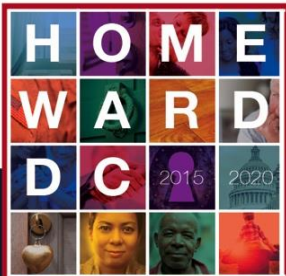
**For more information, visit our website at:  
[mayor.dc.gov/homewarddc](https://mayor.dc.gov/homewarddc)**

**Or contact us at [DMHHS@dc.gov](mailto:DMHHS@dc.gov)**



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## Appendix



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### Advisory Team Membership

#### **ANC Representatives:**

- **Ashley Emerson, Chairperson ANC 7E, Commissioner 7E05; 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 Representatives:**

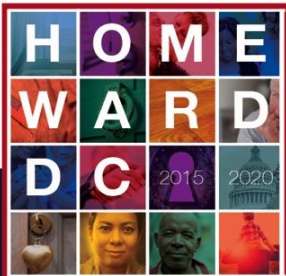
- Keith Towery, Marshall Heights Civic Association Present
- David Alaga, Marshall Heights Civic Association Member
- Kevin Chavous, Marshall Heights Civic Association Member

#### **Education Representatives:**

- Kim Adutwum, Nalle Elementary Principal

#### **DHS-invited Representatives:**

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



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### 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