

A FRESH START TO ENDING FAMILY HOMELESSNESS

Short-Term Family Housing Advisory Team Meeting



Ward 8 - 4225 6th Street, SE
November 28, 2017



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Agenda

- 1. Welcome and Introductions**
2. Review Purpose and Scope of the Advisory Team
3. Update on Recent Progress
4. Construction Update
5. Good Neighbor Agreement
6. Next Steps



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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
- Jerriane Anthony, Department of Human Services, Deputy Administrator for Families.

Community Invitees:

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

Councilmember White’s Office Invitees:

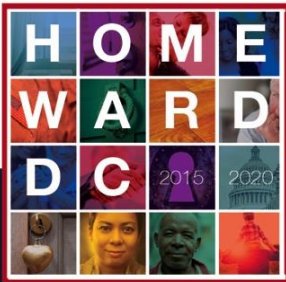
- T’Chaka Sapp - Deputy Director of Constituent Services
- Jackie Ward – Community Member

Education Invitee:

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

Additional Community members invited by DHS

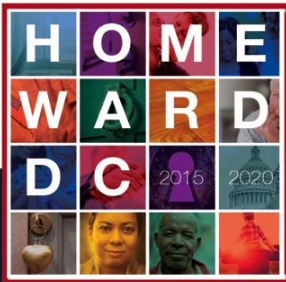
- Christopher Early, Ward 8 resident, Community of Hope Board Member



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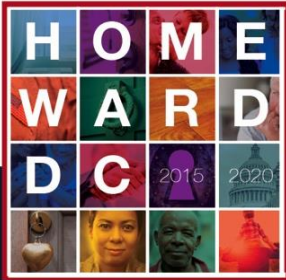
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Purpose of the Advisory Teams

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.



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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.



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Update on Recent Progress

Moving Sunshine Early Learning Center into swing space

- To ensure that Sunshine Early Learning Center is not disrupted by construction, DGS has moved the Center's Infant and Toddler Room into swing space at the Ferebee Hope Recreation Center through March, 2018.
- Sunshine Early Learning Center will return to their permanent space once disruptive construction activities have been completed.
- Swing space includes six full classrooms, outdoor play spaces, and administrative and teacher work rooms.





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Communication During Construction

Point of Contact for Construction Concerns

- STFHprojects.DGS@dc.gov

Monthly DGS Construction Updates:

- As the Advisory Team begins meeting monthly, DGS will share 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.

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.



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Construction Progress Update

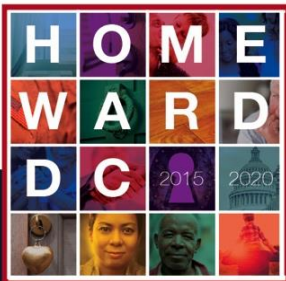
- **Current Construction Activities**

- Fall/Winter 2017 (December/January) — Modularization of building, Mobilization & Sediment and Erosion Controls, Site security, Preliminary site preparation & investigation.

- **Projected Construction Activities**

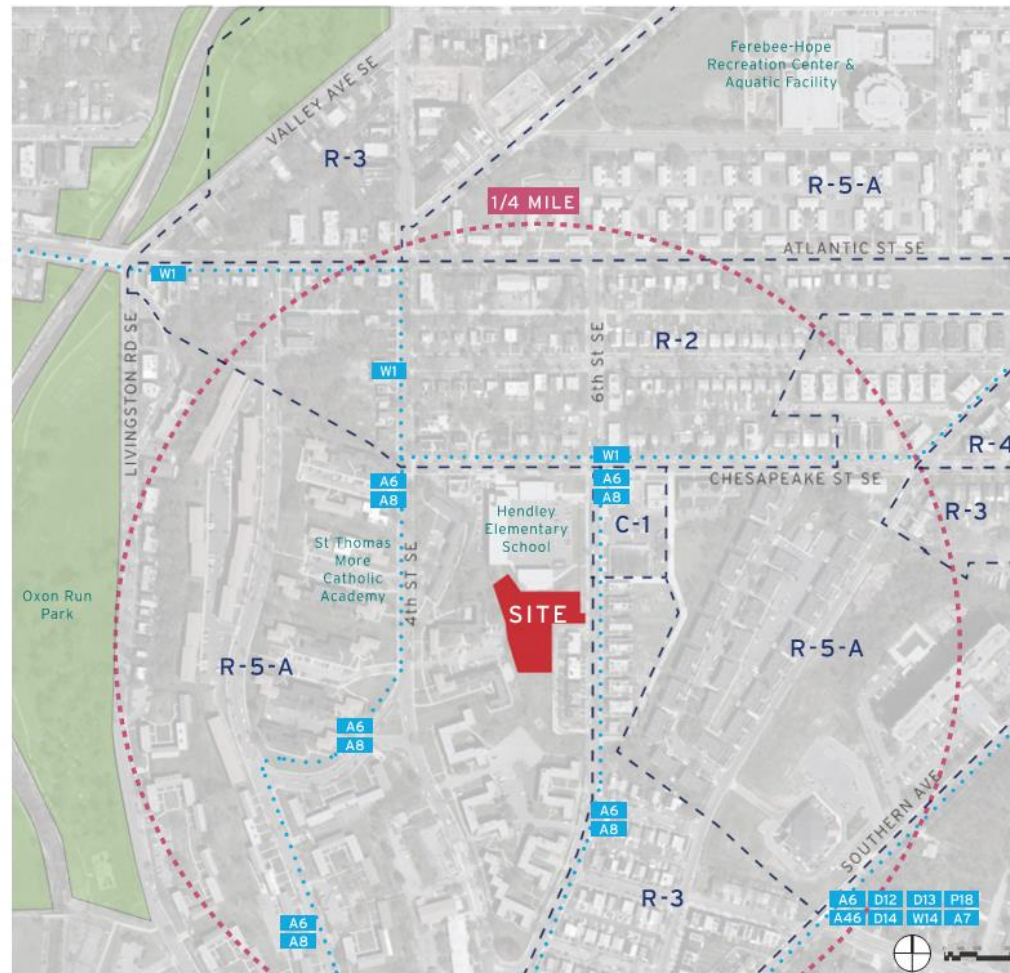
- Winter 2017/2018 (December/January/February) — Site excavation, Soil bearing prep, Concrete activities (Footings, Foundation Walls, Columns for basement, Slab on Grade, First Floor Elevator Deck), Utilities (Below slab Mechanical, Electrical and Plumbing rough-ins), Foundation waterproofing/drainage.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

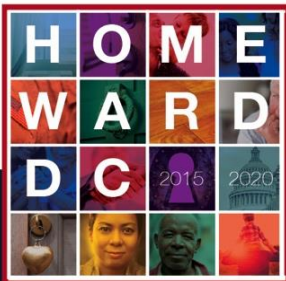
- **Provider on-boarded and Good Neighbor Agreement signed (Summer 2018)**



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Ward 8 Site





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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



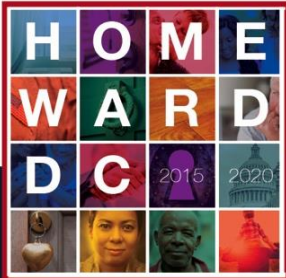
G VIEW OF 6TH STREET



A APARTMENTS ON 4TH STREET



H APARTMENTS ON 6TH STREET

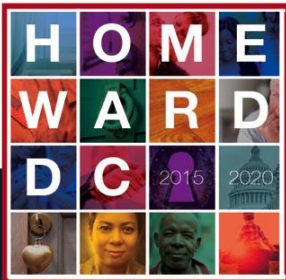


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Site Plan







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Plan



LEGEND

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

TYPICAL RESIDENTIAL FLOOR PLAN (2-4)

1/16" = 1'-0"





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Plan



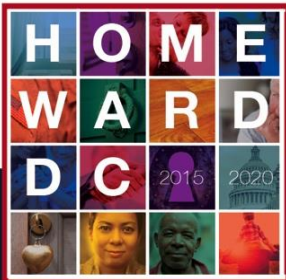
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TYPICAL RESIDENTIAL FLOOR PLAN (5-6)

1/16" = 1'-0"





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Exterior

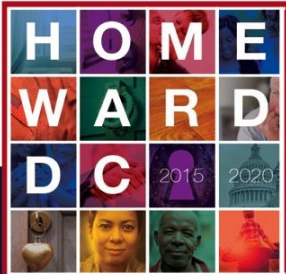




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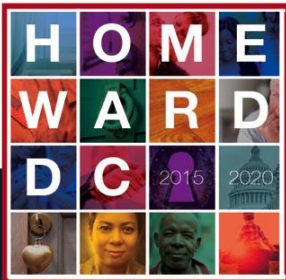
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Good Neighbor Agreement

- **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 RFP for the site's provider, ensuring that the provider has a **contractual obligation to abide by the Good Neighbor Agreement.**



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Good Neighbor Agreement

In Scope Examples	Out of Scope Examples
Trash on the property	Trash in the neighborhood
Security measures in the building	MPD patrols in the neighborhood
Sharing program rules with community members	Writing new program rules
Creating a feedback loop between community members and provider	

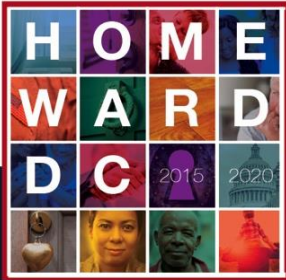


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Good Neighbor Agreement

Timeline moving forward:

- Today: Feedback from the Advisory Team will be incorporated into the Good Neighbor Agreement draft
- December 11: Advisory Team members solicit feedback from residents and community stakeholders on the Good Neighbor Agreement, and share feedback with DHS
- December 18: A final Good Neighbor Agreement document will be shared with the Advisory Team for final input
- Late-December: DHS uses the Good Neighbor Agreement to develop scope of work for contractors



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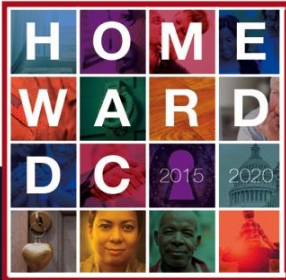


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Quarterly Meetings

Proposed quarterly meetings would occur the second week of the month to avoid conflicts with regularly scheduled ANC 8D meetings.

- Week of January 8, 2018
- Week of March 12, 2018
- Week of June 12, 2018
- Week of September 18, 2018



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Appendix



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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

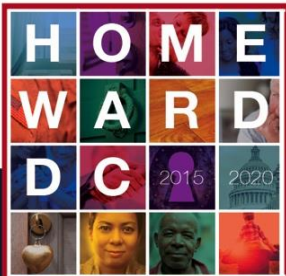


**Offer safe and
dignified
short-term housing**
to people who experience
homelessness



**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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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