

A FRESH START TO ENDING FAMILY HOMELESSNESS

# **Short-Term Family Housing Advisory Team Meeting**

**Ward 8 - 4225 6th Street, SE**

**March 22, 2017**



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### 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



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### 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 8.



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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
- Theresa Jones, Commissioner 8D07
- Patricia Carmon, Commissioner 8D01

#### **Administration Representatives**

- Rahman Branch, Director, Office of African-American Affairs; Team Co-Chair
- Henry Miller, 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:**

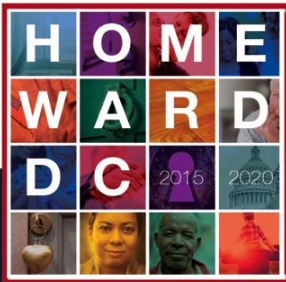
- T’Chaka Sapp - Deputy Director of Constituent Services
- Jackie Ward – Community Member

#### **Education Invitee:**

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

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

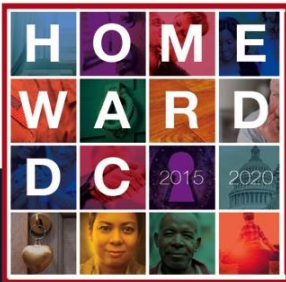
- Christopher Early, Ward 8 resident, Community of Hope Board Member



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### 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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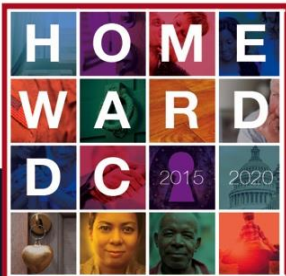
### Scope of Advisory Team

#### **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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### 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 8 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 8 site (February 2017)**
- Board of Zoning Adjustment grants relief for Ward 8 (March 2017)





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### Timeline – Moving Forward (Ward 8 specific)

- Work with AT on Construction Management Guidelines (March 2017)
- Construction begins (Spring 2017)
  - Spring 2017 (May/June) – Mobilization and Site Demolition; Site Controls; E&S control measures
  - Summer 2017 (July/August/September) – Earthwork, 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 8 program opens (Fall 2018)
- Close DC General (End of 2019)





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## Overall Timeline

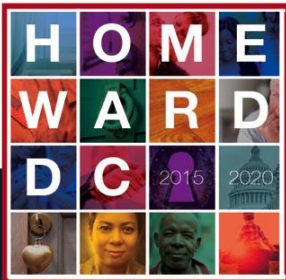
Ward	Site	Acquisition Date	Design Start	DCRA Submission	Construction Start	Delivery
1	2105 10 <sup>th</sup> Street, NW	Began BAFO process				
2	810 Fifth Street, NW	Opened in Spring 2016	Complete	Complete	March 2015	Jan 2016
3	3320 Idaho Avenue, NW	District Inventory	October 2016	June 2017	Nov 2017	Summer 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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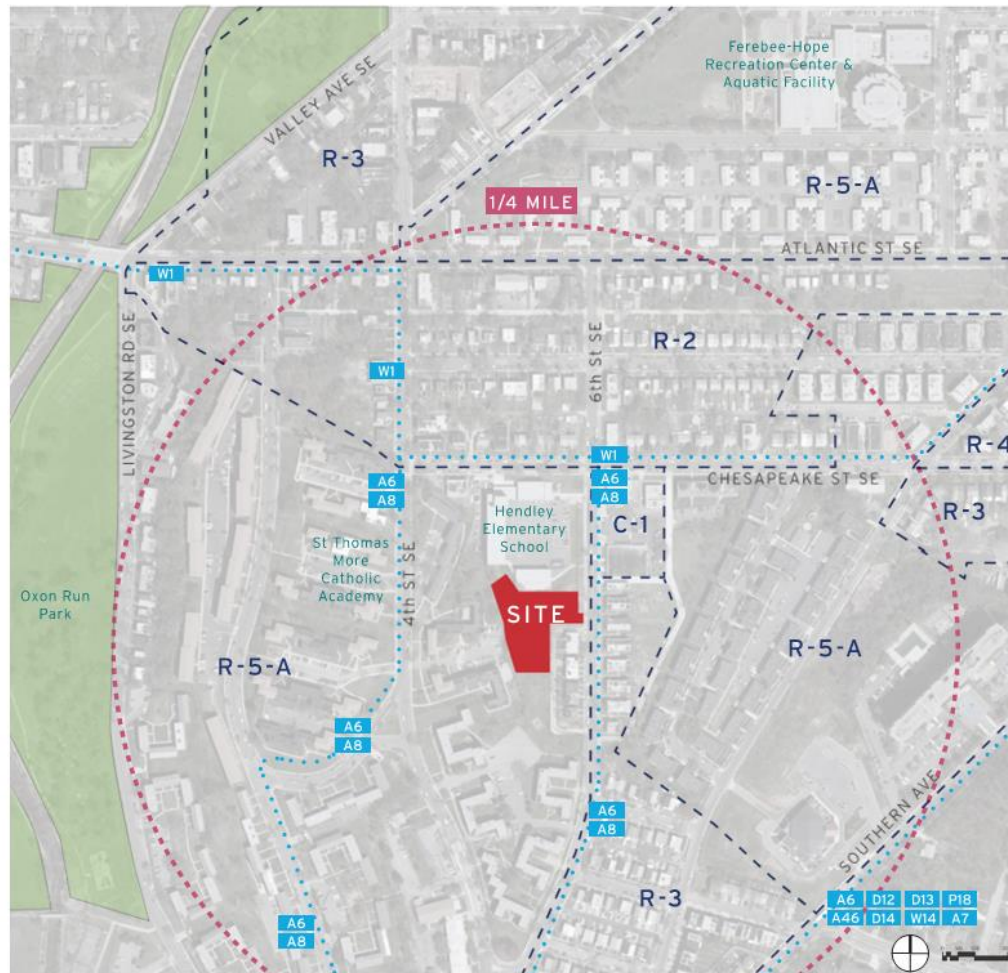
# Short-term Family Housing: DHS Design Requirements

- **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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## 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



**A** APARTMENTS ON 4TH STREET

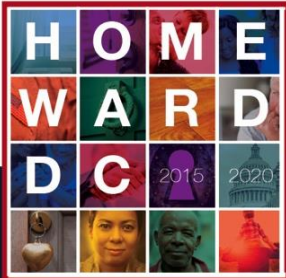


**G** VIEW OF 6TH STREET



### H APARTMENTS ON 6TH STREET





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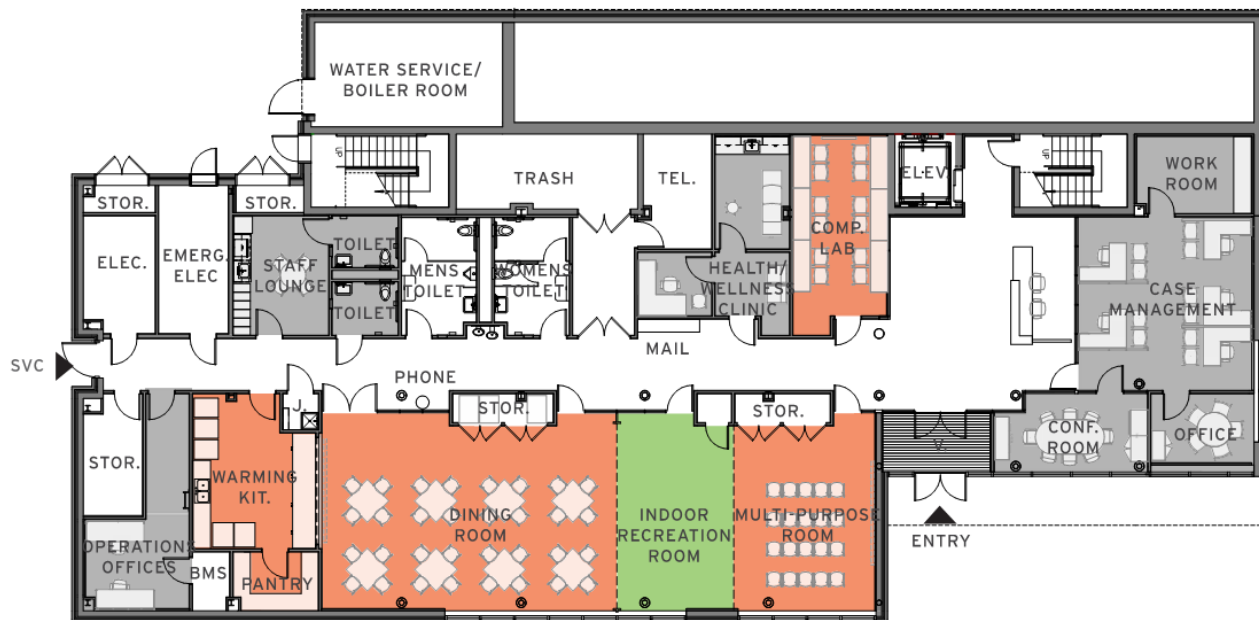
## Site Plan





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## Plan



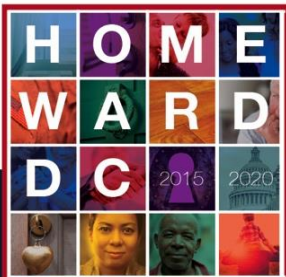
### LEGEND

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

GROUND FLOOR PLAN

1/16" = 1'-0"





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## Plan



### LEGEND

- RESIDENT UNITS
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- INDOOR/OUTDOOR PLAY AREAS

TYPICAL RESIDENTIAL FLOOR PLAN (2-4)

1/16" = 1'-0"







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## Plan



### LEGEND

- RESIDENT UNITS
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TYPICAL RESIDENTIAL FLOOR PLAN (5-6)

1/16" = 1'-0"

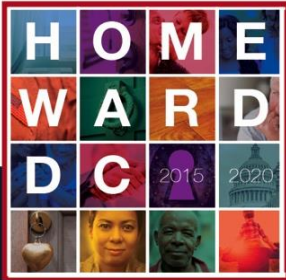




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## Exterior





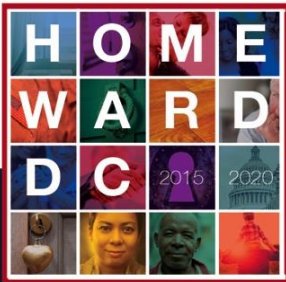
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### Ward 8 Architecture Firm

DLR Group | Sorg

Project Manager

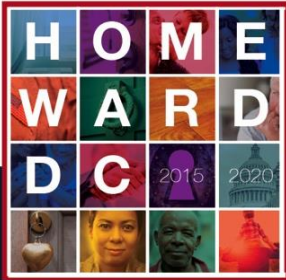
Matt Davitt, RA



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### 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](http://mayor.dc.gov/homewarddc)
- Thank you for participating!



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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
  - Designates 5505 5<sup>th</sup> Street, NW as the Ward 4 DC General Family Shelter replacement site