Short-Term Family Housing Advisory Team Meeting

Ward 6 – 850 Delaware Ave, SW

June 13, 2017

Agenda

- Welcome and Introductions
- Timeline Moving Forward
- Community Clinic
- Design Presentation
- Communicating Around Construction Events
- Good Neighbor Agreement
- Next Steps

Timeline – Moving Forward (Ward 6 specific)

- Work with AT on Construction Management Guidelines (June/July 2017)
- Pre-Construction Activities begin (Sept. 2017)
- Construction Activities begin (End of Nov. 2017)
- Construction Substantial Completion (April 2019)
- Final Completion (May 2019)
- Move-In/ Delivery (June 2019)
- Good Neighbor Agreement Finalized (Summer 2019)
- Ward 6 program opens (Summer 2019)

Community Clinic

- RFP for community clinic Space released May 5th, applications due July 5th
- Current community clinic Use
  - **1,252** Medicaid beneficiaries received services at the 850 Delaware Avenue clinic in calendar year 2016
  - **29%** of the Medicaid beneficiaries served live in the same zip code as the clinic (20024).
- The move-out date for the community clinic is the end of September, 2017
- In response to community input, the District is exploring finding swing space options for the Community Clinic during construction

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	Feb 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	Oct 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	Oct 2018
8	4233 6th Street, SE	District Inventory	March 2016	Nov 2016	June 2017	Oct 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

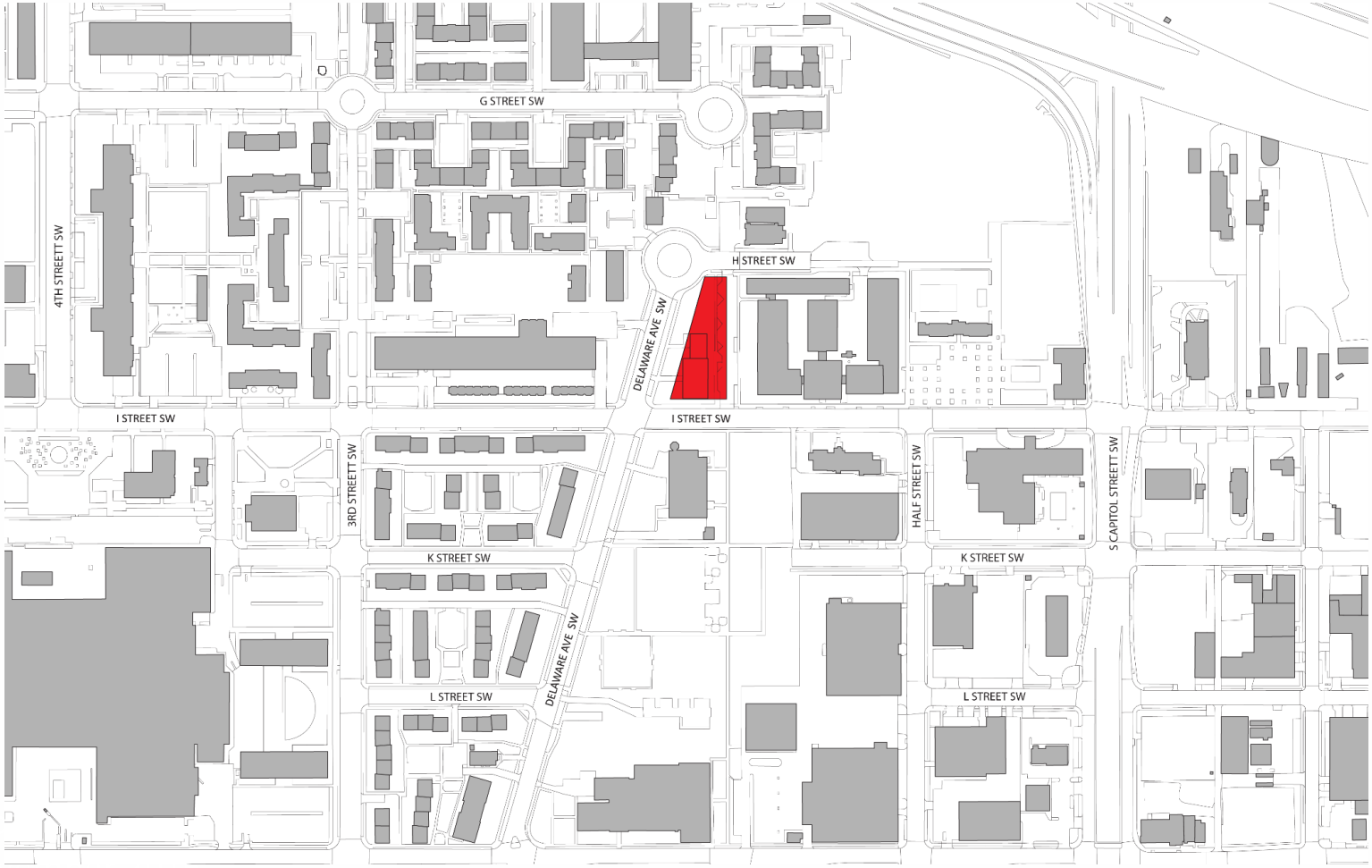
- **Administrative Space**
  - Office spaces
  - Staff lounge + Locker area + Bathroom
  - Copy room + mail distribution area

- **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

Ward 6 Site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Site Context

Ward 6 Short Term Family Housing

Architecture Firm

Studio27 Architecture

John Burke, Principal

Jake Marzoff, Project Mgr.

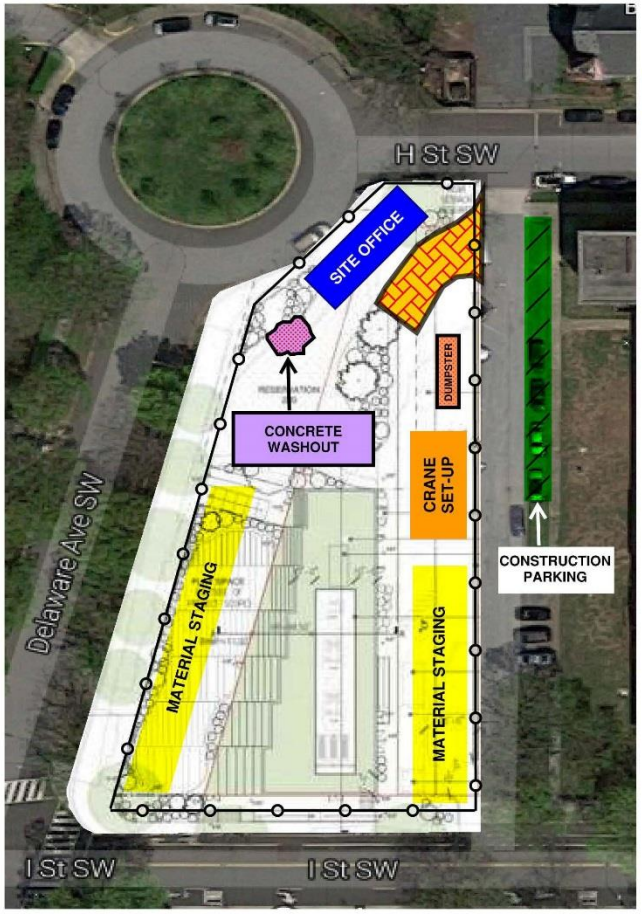
Construction Management Team

Blue Skye Construction

Mark Bargas, VP of Construction

James Jones, Project Manager

Site Utilization



SITE UTILIZATION/LOGISTIC PLAN

BLUE SKYE CONSTRUCTION

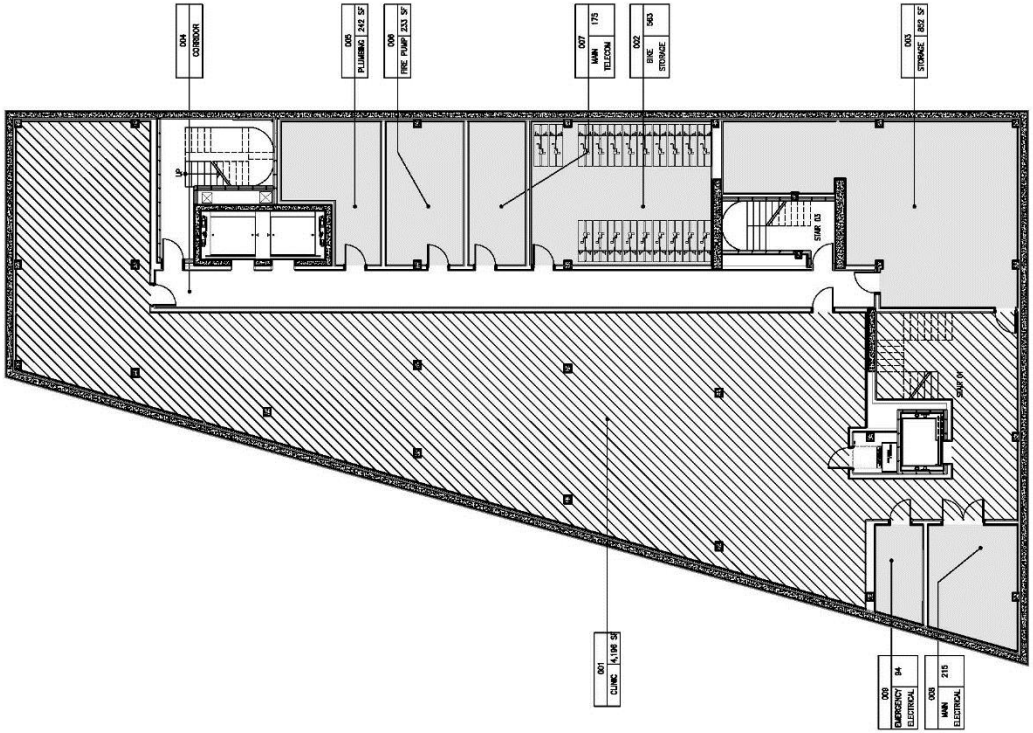
WARD 6 SHELTER
850 DELWARE AVENUE, SE

CONSTRUCTION ENTRANCE

TEMPORARY SECURITY/CONSTRUCTION FENCING

Plan

RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES



Cellar – 8,767 SF

Plan

1st Floor – 8,767 Gross SF

Plan

RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES

2nd Floor – 8,325 Gross SF
10 Units
33 Beds (166 Total)

Plan

RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES

3rd Floor – 7,944 Gross SF
10 Units
32 Beds (166 Total)

Plan

RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES

4th Floor – 7,563 Gross SF
8 Units
27 Beds (166 Total)

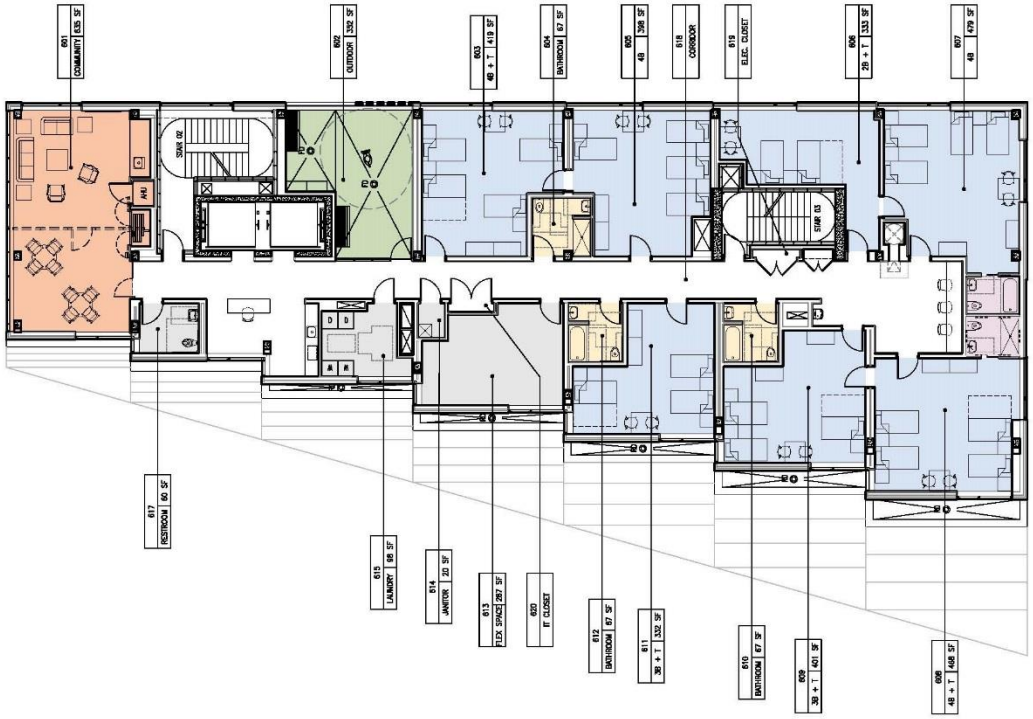
Plan

RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES

5th Floor – 7,182 Gross SF
8 Units
26 Beds (166 Total)

Plan

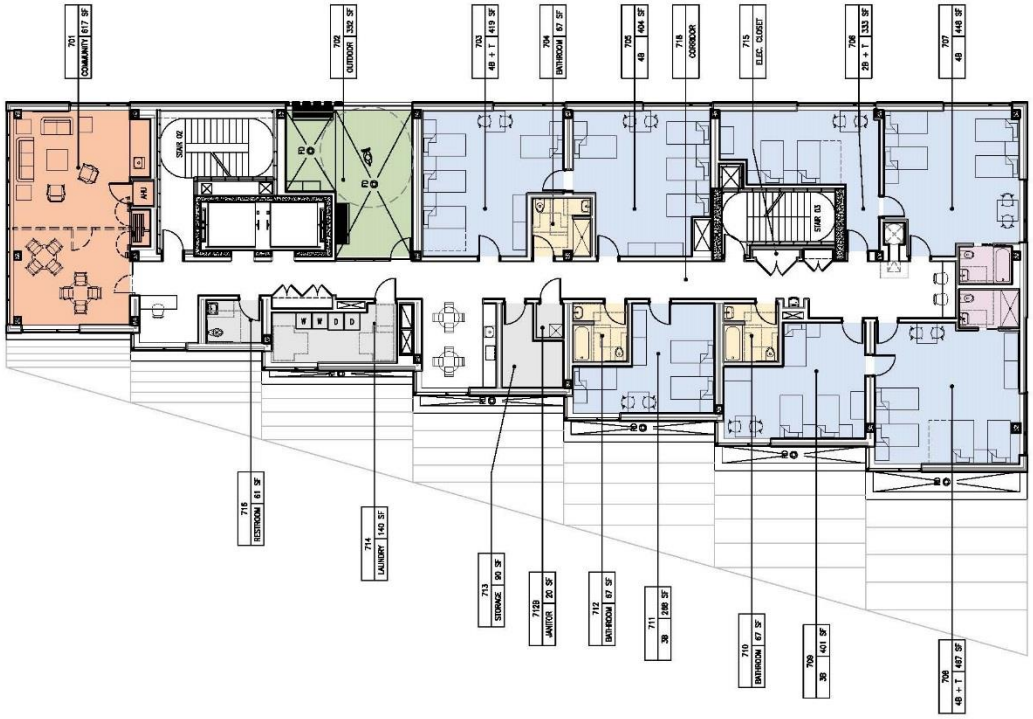
RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES



6th Floor – 6,801 Gross SF
7 Units
24 Beds (166 Total)

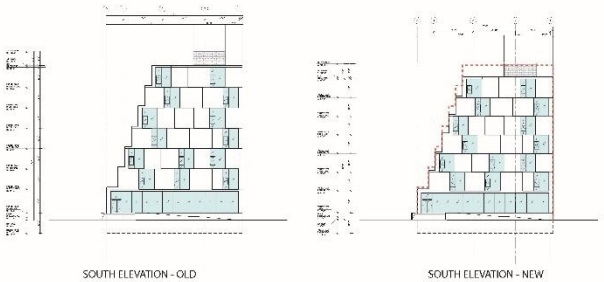
Plan

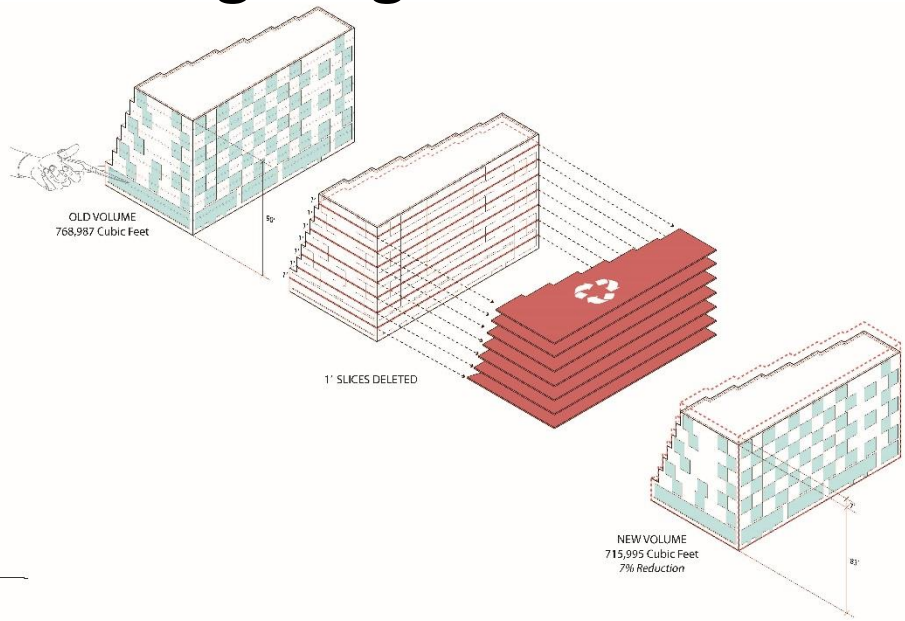
RESIDENT UNITS
FAMILY BATHROOMS
PRIVATE BATHROOMS
ADMINISTRATIVE SPACES
COMMON SPACES
OUTDOOR PLAY SPACES

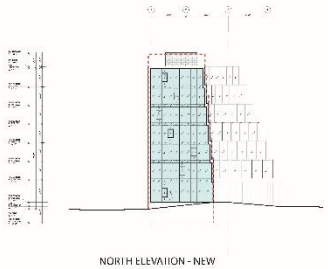


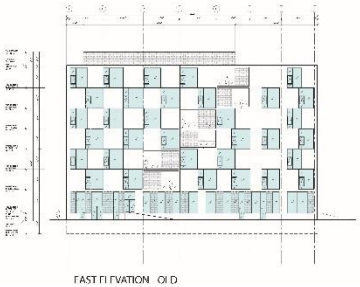
7th Floor – 6,420 Gross SF
7 Units
24 Beds (166 Total)

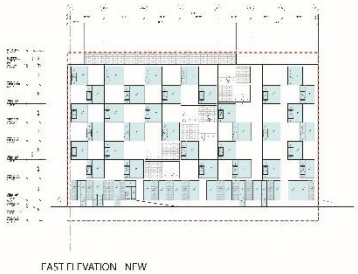
Revised Massing Diagram

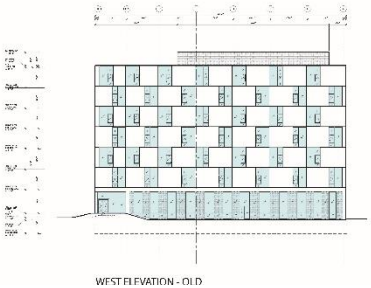


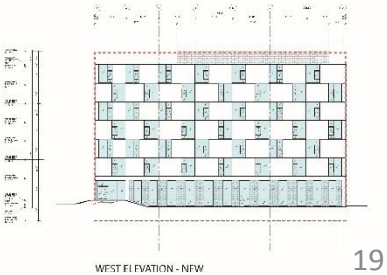












Exterior

Summary of Next Steps & Adjourn

- Make sure we have the best email address for you (see Elizabeth Horen – elizabeth.horen@dc.gov)
- Next Meeting
  - Construction Management Guidelines
- 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 a site in each ward

Advisory Team Membership

ANC Invitees:

- Andy Litsky, Chairperson ANC 6D, Commissioner 6D04; Team Co-Chair
- Stacy Cloyd, Commissioner 6D02
- Lucy Rojansky, Amidon-Bowen PTA President
- Marilyn Melkonian, President & Founder of Telesis

Administrative Representatives:

- Jay Melder, Chief of Staff, Deputy Mayor of Health and Human Services, Team Co-Chair
- Henry Miller, Department of General Services, Project Manager for Ward 6
- Director Gillis, Director, Department of General Services

ICH Invitee:

- Deborah Shore, Executive Director and Founder, Sasha Bruce Youthwork

Community Invitees:

- Andrenia Walker, Community Representative, Resident Council President, Greenleaf Gardens Extensions
- Robin Walker, Community Representative
- Katelyn Mahoney Anderson, Community Representative
- Ian Callendar, Community Representative
- Vyllorya Evans, Community Representative

Councilmember Invitees:

- Councilmember Allen, Ward 6 Councilmember, The Council of the District of Columbia
- Naomi Mitchell, Community Liaison, Ward 6 Councilmember Allen's Office
- Bob Hall, President and Board of Directors, Capital Park IV Condominiums

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.