



# **Short-Term Family Housing Design Meeting Ward 6 Thursday, December 15, 2016**



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Purpose of Tonight's Meeting

- Continue to provide information and hear from you
- Share current site designs and get your feedback



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Agenda

- **Brief Presentation (35 minutes)**
  - Welcome
  - Overview of Homeward DC & Short-term Family Housing Program
  - Advisory Team process
  - Timeline
  - Review of Draft Architectural Design
- **General Input and Q & A (15 minutes)**
- **Small Group Discussions**
  - Breakout Session #1 (15 minutes)
  - Breakout Session #2 (15 minutes)
- **Wrap up & Next Steps (5 minutes)**



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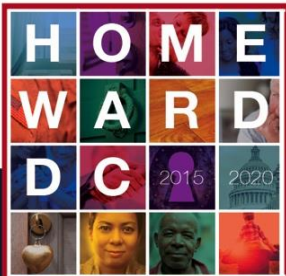
### Homeward DC: Strategic Plan 2015-2020

**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/>**



## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Making Homelessness Rare, Brief & Nonrecurring

**Prevent  
homelessness**  
by providing robust  
services

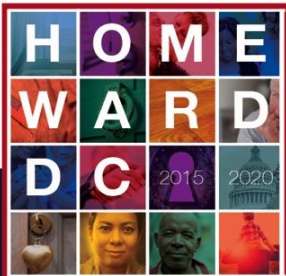


**Offer safe and  
dignified  
short-term housing**  
to people who experience  
homelessness



**Help people  
transition into  
housing ASAP**





## A FRESH START TO ENDING FAMILY HOMELESSNESS

### Current State with DC General

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Old, outdated building that is beyond it's useful life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

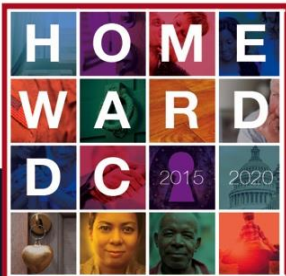
New, beautiful facilities, designed specifically to meet the needs of families

#### **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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# Short-term Family Housing: DHS Design Requirements

- **Sleeping Units**
  - Ten single-room family units per floor
  - 25% include trundle beds + play pens
  - Wardrobes + Dresser + Floating Storage Shelves
  - Desk + Chair + Task lamp
  - Mini-fridge in each room
  - All units are ADA accessible
- **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 restrooms near common areas
- **Administrative Space**
  - Office spaces
  - Staff lounge + Locker area + Bathroom
  - Copy room + mail distribution area
- **Ground Floor Common Areas**
  - Lobby (large and welcoming)
  - Conference/programming room
  - Computer lab
  - Dining area + warming oven + pantry
- **Per Floor Requirements**
  - Monitoring/assistance station with clear line of sight to all units
  - Microwave + sink + countertop
  - Homework/study lounge
  - Multipurpose room + moveable walls
  - Laundry room
  - Trash room or trash chute
  - Janitor's closet
  - Storage room
- **Play space**
  - Crawl space (infants)
  - Indoor / outdoor play space (toddlers)
  - Outdoor play space (older youth)





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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
  - Requires government purchase of sites in Wards 1 and 4
  - Designates 850 Delaware Ave. SW as the Ward 6 DC General Family Shelter replacement site (requiring new architectural designs and new zoning adjustment applications)



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### Advisory Team: Purpose & Membership

- Coordinate community feedback and input opportunities on issues and concerns related to the development of Short-term Family Housing and share information.
- Provide feedback on concerns related to residents' quality of life during construction.
- Develop Good Neighbor Agreement.

#### **Administration Representatives**

- Jay Melder, Deputy Director, Mayor's Office of Policy & Legislative Affairs
- Henry Miller, Project Manager, DC Department of General Services (DGS)

#### **ANC 6D Invitees**

- Andy Litsky, SMD 6D04, ANC 6D Chairman
- Stacy Cloyd, SMD 6D02, ANC 6D Treasurer
- Lucy Rojansky, Amidon-Bowen PTA President
- Marilyn Melkonian, President & Founder of Telesis

#### **Southwest Neighborhood Assembly (SWNA) Invitees**

- Andrenia Walker, Resident Council President, Greenleaf Gardens Extension
- Robin Walker, Community Representative, Greenleaf
- Katelyn Mahoney, Community Representative
- Vyllorya Evans, Community Representative

#### **Councilmember Allen's Office Invitees**

- Ward 6 Councilmember Charles Allen
- Bob Hall, President and Board of Directors, Capital Park IV Condominiums

#### **Additional Community member invited by the ICH**

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



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### Meetings

#### Advisory Team

- Meeting 1: September 22, 2016
- Meeting 2: October 18, 2016
- Meeting 3: November 29, 2016

#### ANC 6D

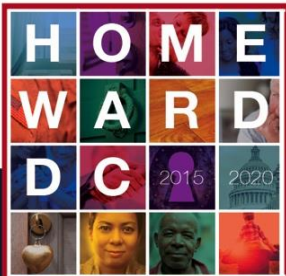
- Briefing for current & incoming Commissioners:  
November 29, 2016



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### What We've Heard from the Advisory Team

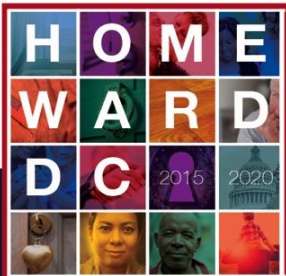
- Respect the architectural diversity within Ward 6
- Compliment the design of the neighboring project at the Randall School
- Create active facades on all sides (no “back of the building”)
- Preserve the tree canopies and sightlines down Delaware Ave SW
- Incorporate a health clinic into the new building
- Use greater density if more program can fit into the building
- Establish separate entrances for the health clinic and the housing
- Provide adequate lighting in and around the site
- Think about the interiors and best possible program for residents
- Residents should have private bathrooms
- Consider a cooking kitchen to teach cooking, nutrition, and build community
- Add a coffee shop, daycare, or other public amenity to make this a truly mixed-use site beyond housing and health care.
- Acquire the National Park Service land to the north



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### Timeline – Leading to Today

- 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)
- Council considers proposal (March 2016)
- Administration holds public design meetings (April 2016)
- Council finalizes plan, including changing 3 of 8 sites (May 2016)
- Ward 6 Community Advisory Team launches (September 2016)
- Architects hired and design begins (October 2016)
- Public Design Meeting for the new Ward 6 site (December 15, 2016)

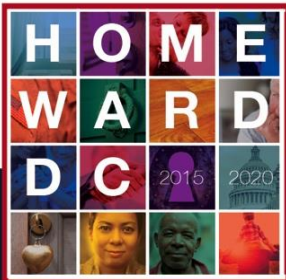


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### Timeline – Moving Forward

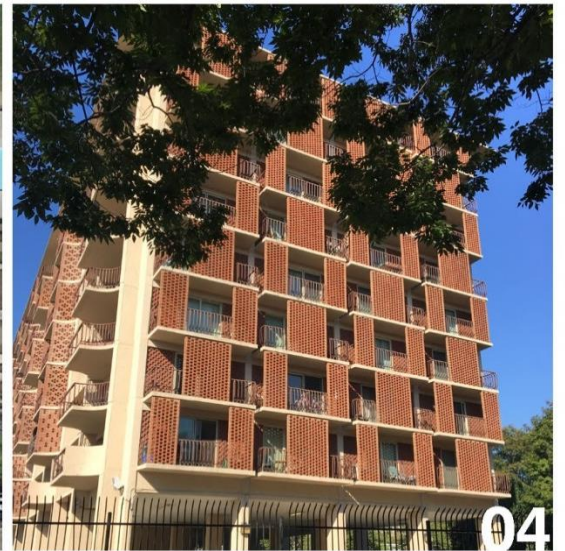
- ANC 6D Public Business Meeting (January 9, 2017)
- Zoning review (Board of Zoning Adjustments or BZA)
  - BZA submission - January 2017
  - BZA hearing - March 2017 (day TBD)
- Permits submitted to DCRA (June 2017)
- Construction begins (November 2017)
- Good Neighbor Agreements drafted (Summer 2019)
- Ward 6 site opens (Summer 2019)
- Close DC General (2020)



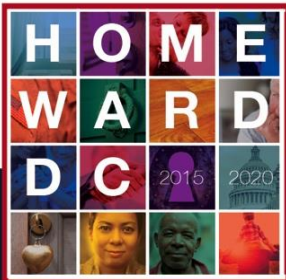


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## Site Context

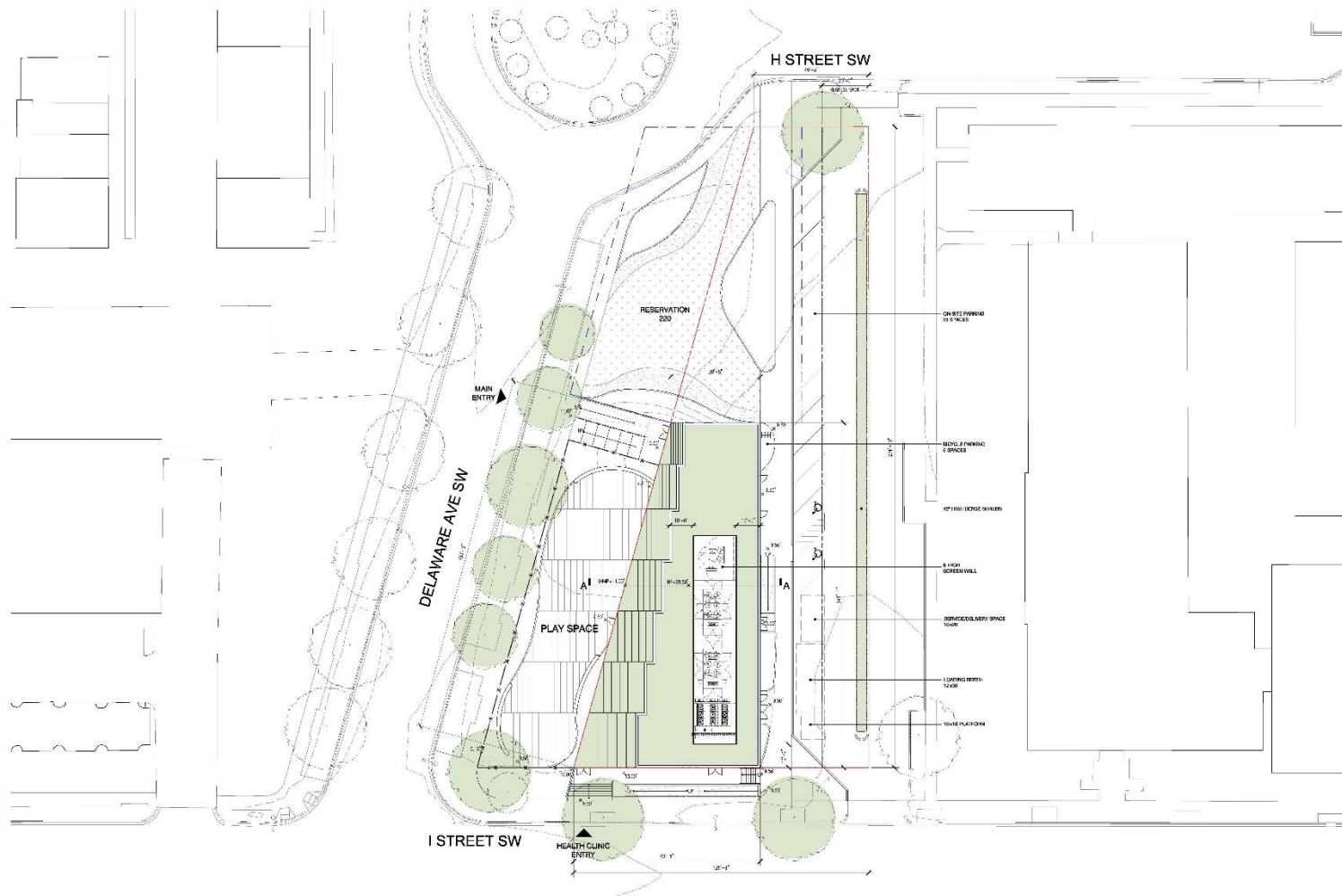


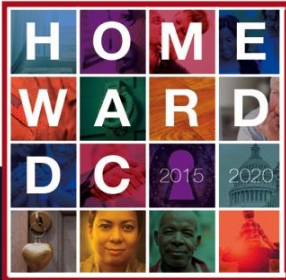




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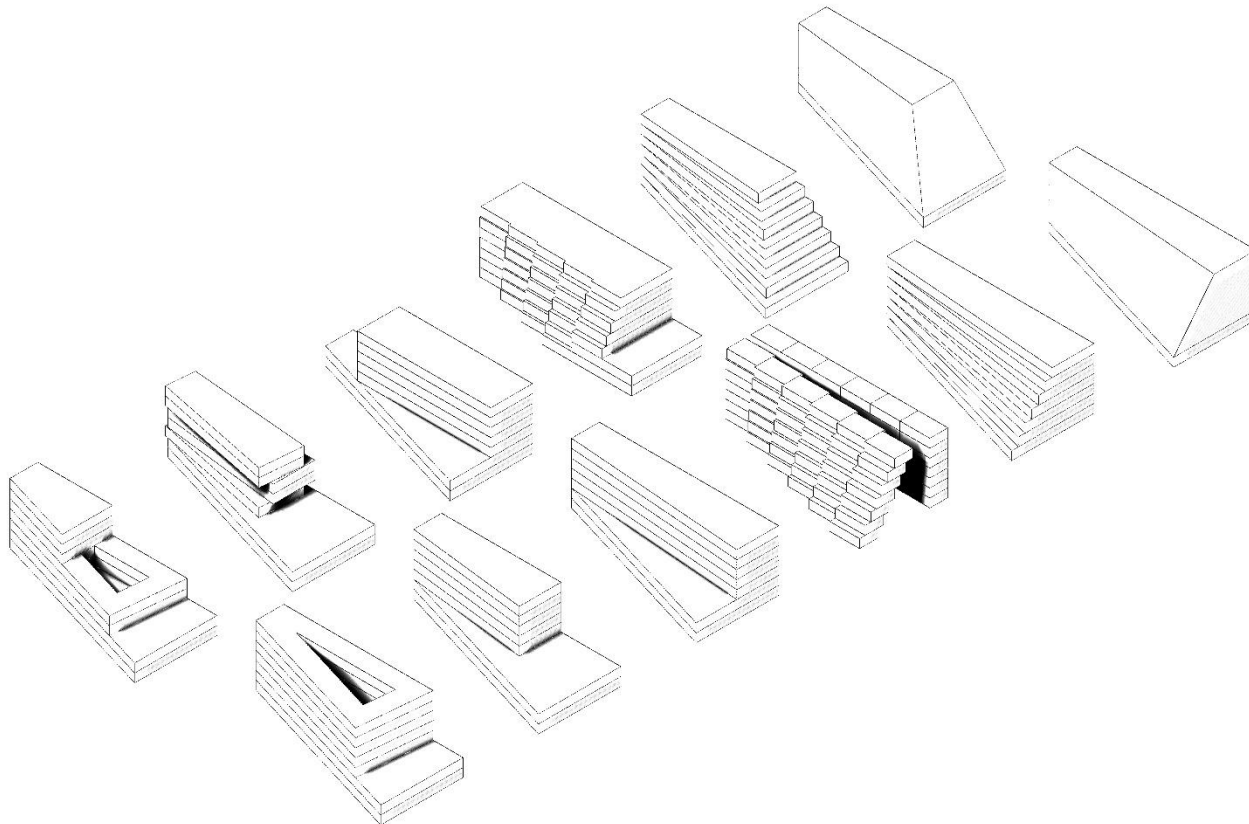
## Site Plan

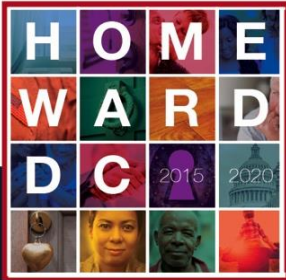




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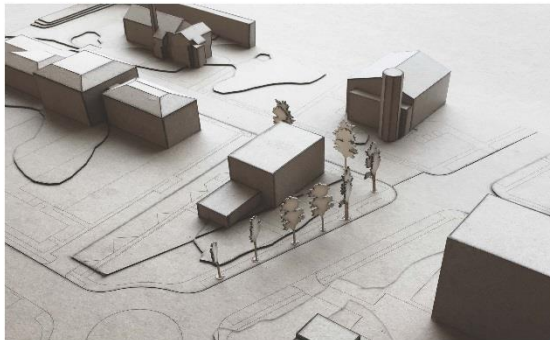
## Massing Options





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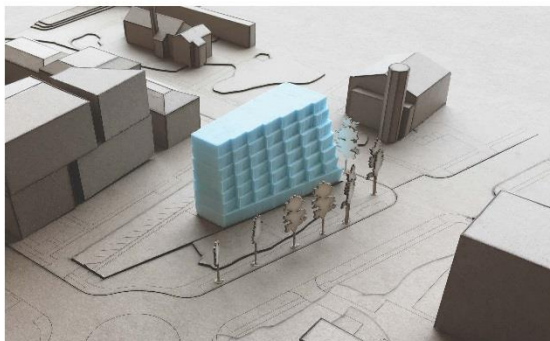
## Model Photos



View 1: existing building



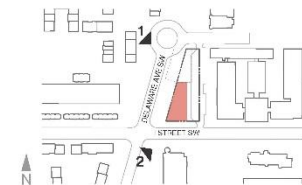
View 2: existing building



View 1: new building



View 2: new building



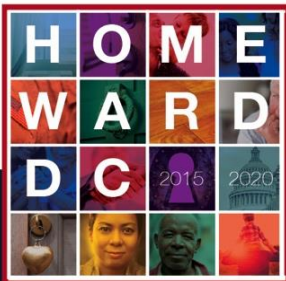




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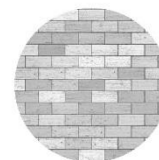






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## Exterior Option 1 - *Smooth*





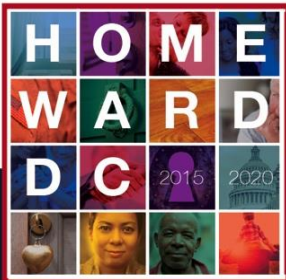


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## Exterior Option 2 - *Monolithic*







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## Exterior Option 3 - *Textured*

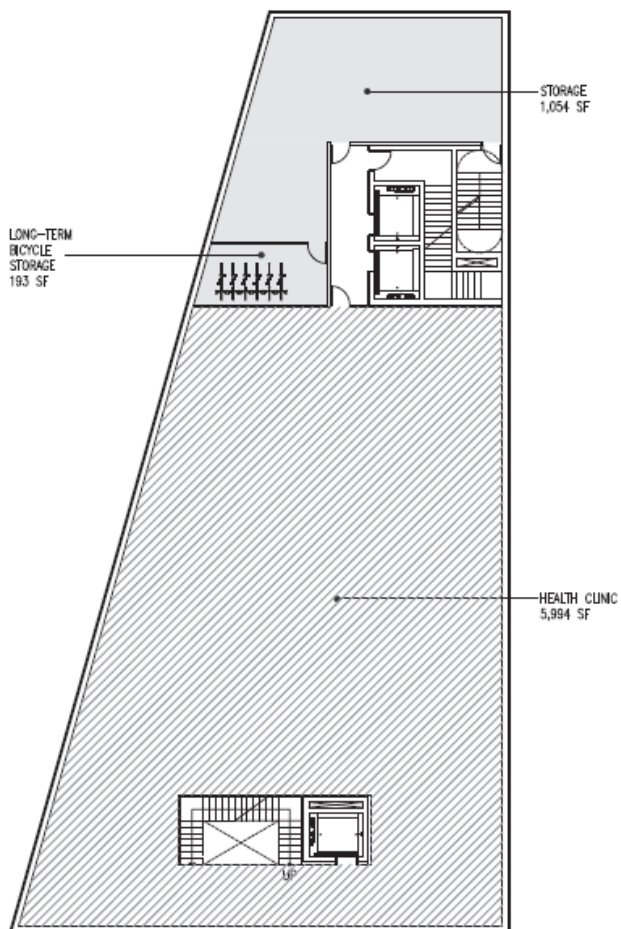




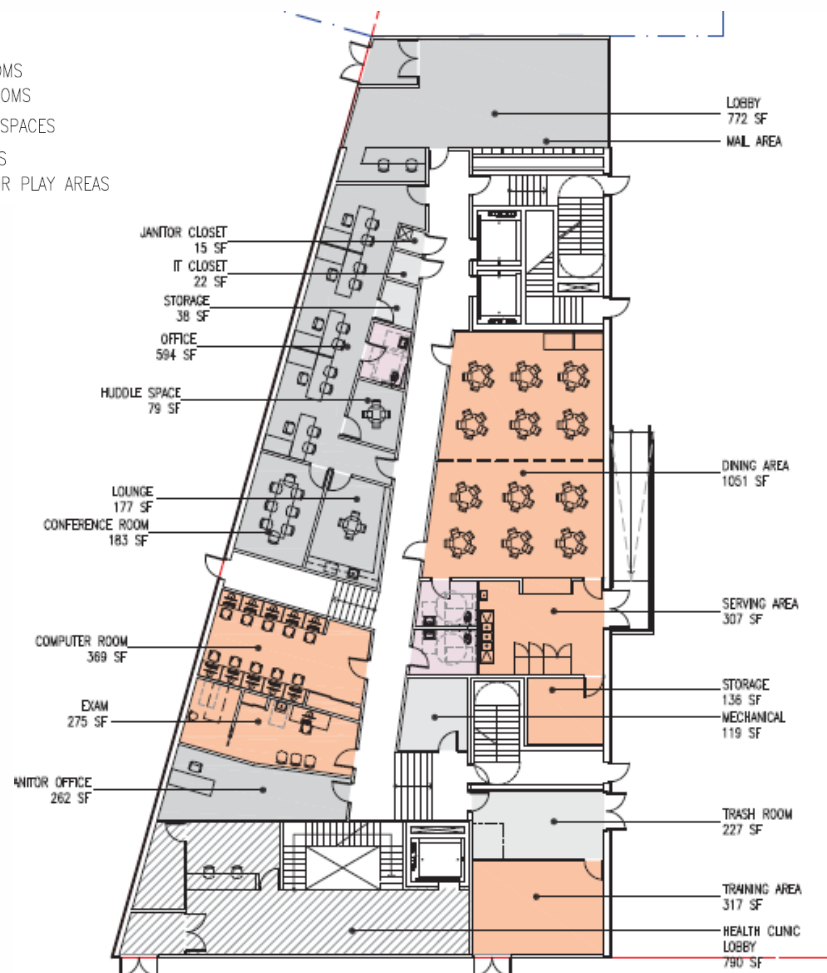


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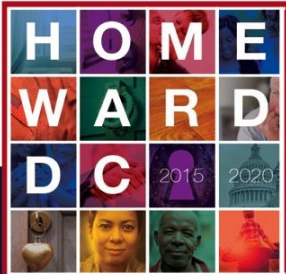
## Cellar Floor Plan



## First Floor Plan



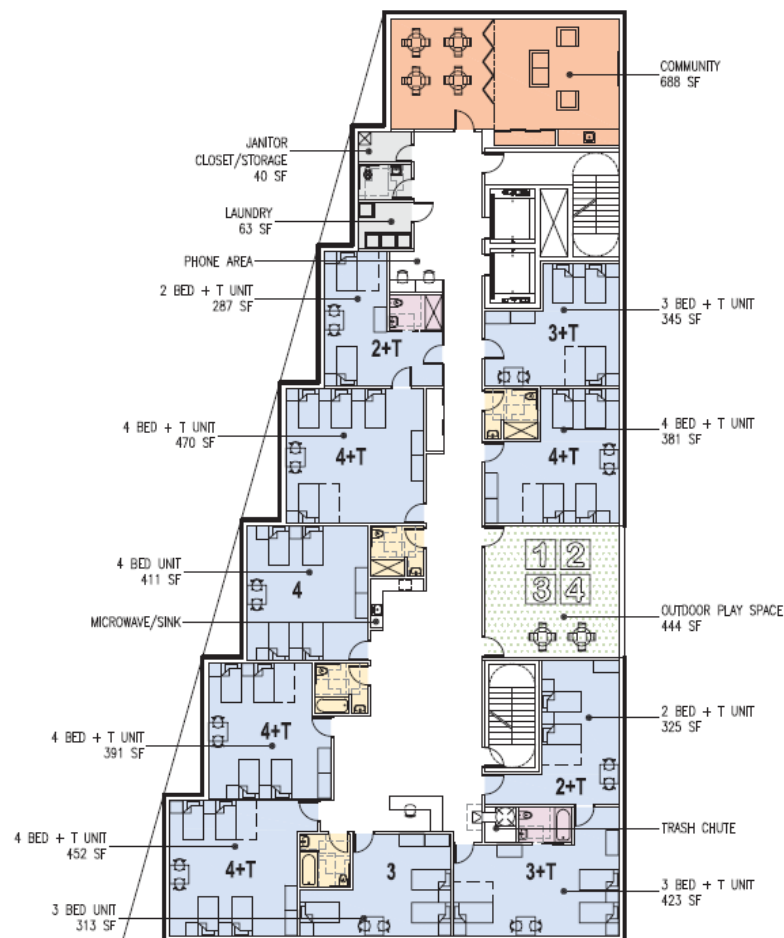
- RESIDENT UNITS
- FAMILY BATHROOMS
- PRIVATE BATHROOMS
- ADMINISTRATIVE SPACES
- COMMON SPACES
- INDOOR/OUTDOOR PLAY AREAS



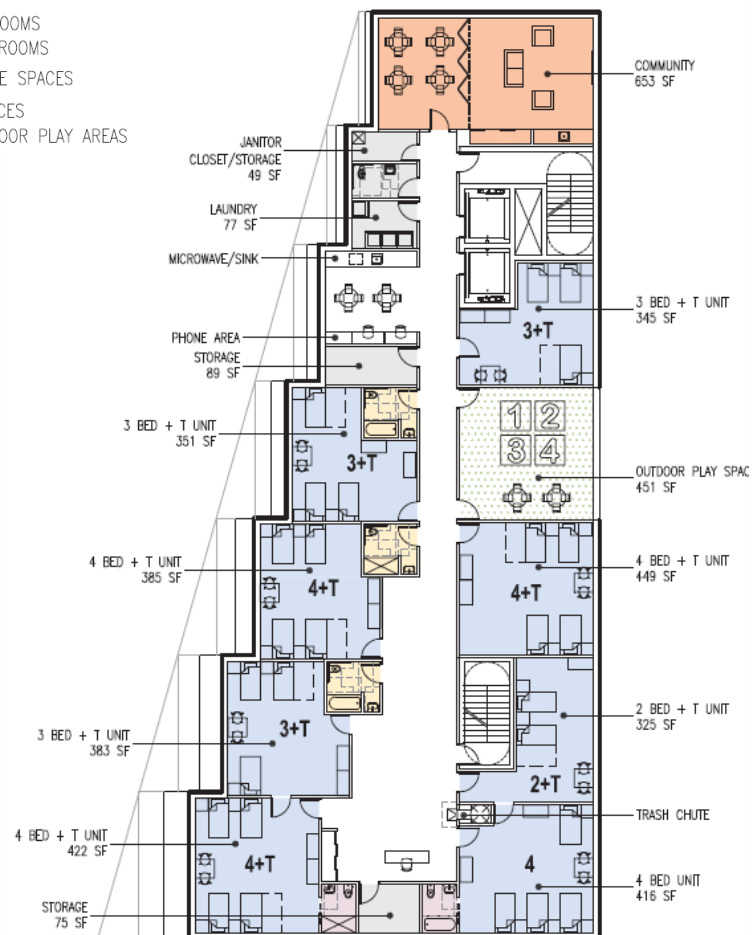
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
**MURIEL BOWSER, MAYOR**

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## Floors 2 & 3



## Floors 4 & 5



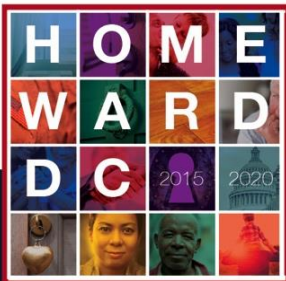


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## Floors 6 & 7







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## Landscape Options

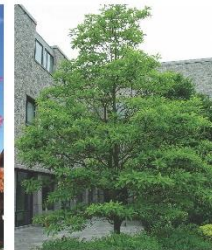
### 1: tree options



American Yellowwood



Sweetgum



Sweet Bay Magnolia



American Sycamore

### 2: shrub options



Arrowwood Viburnum



Winterberry



Dwarf Inkberry



Dwarf Sweetpepper Bush

### 3: perennial options



Thread Leaf Bluestar



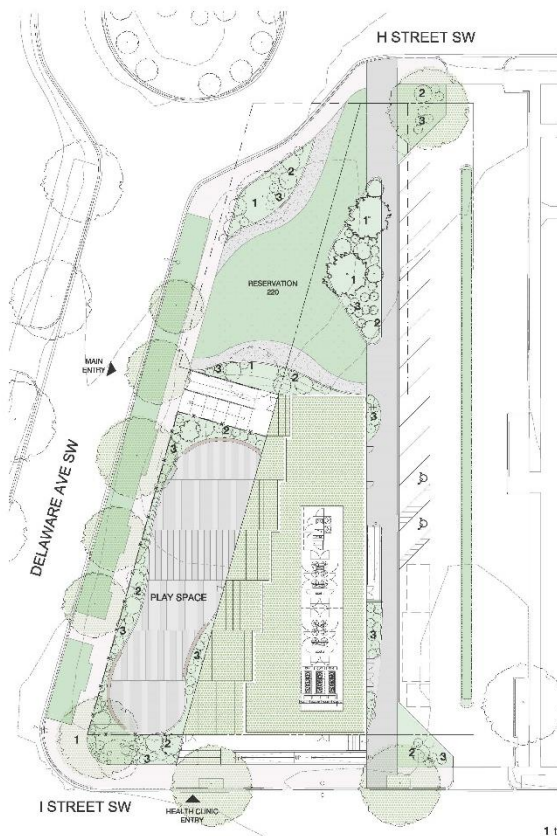
Meadow Anemone



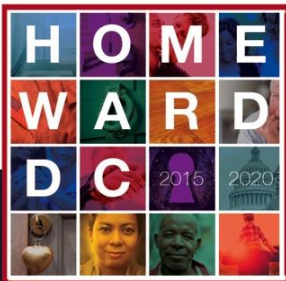
Butterfly Milkweed



Black Eyed Susan



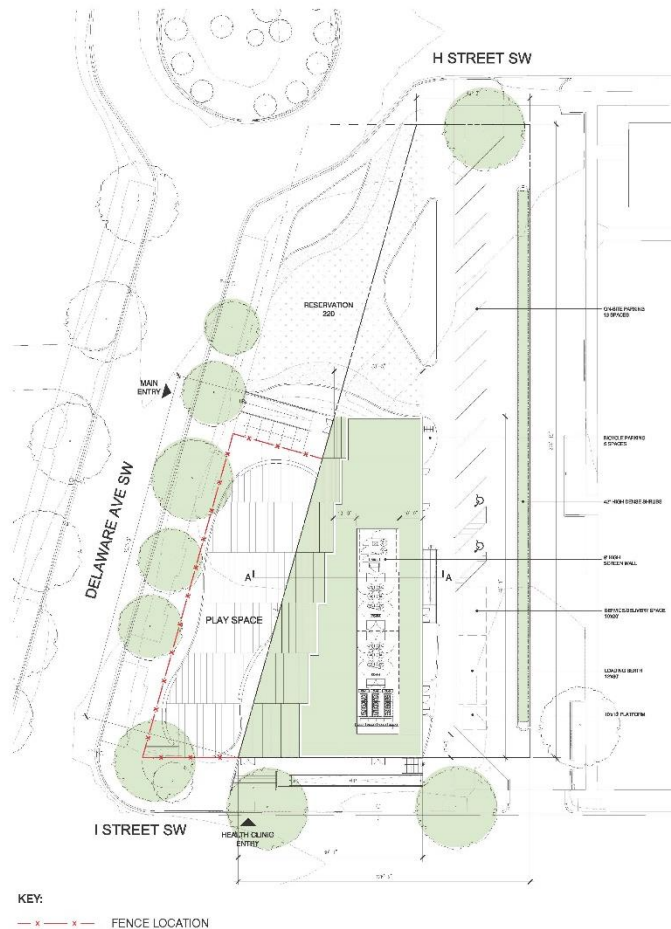
1 trees  
 2 shrubs  
 3 perennials



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## Fencing Options

fencing options



**a:** perforated brick

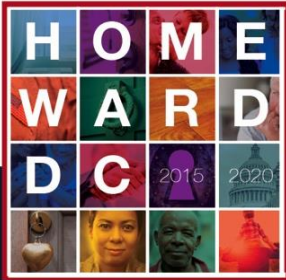


**b:** metal picket fence



**c:** concrete screen





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# Q & A

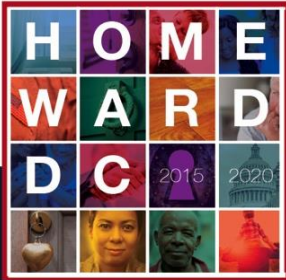


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### Breakout Sessions

- Two sessions, 15 minutes each
- You may switch groups, or remain in the same group for 30 minutes
- Tables 1-3: ask programming questions
- Tables 4+: provide feedback on building design





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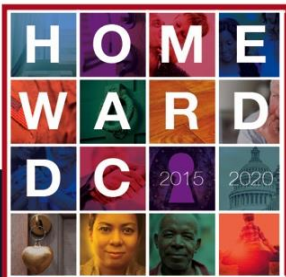
**Thank you for participating!**

**For more information, visit:**  
[mayor.dc.gov/HomewardDC](https://mayor.dc.gov/HomewardDC)

**Or contact us at:**

[DMHHS@dc.gov](mailto:DMHHS@dc.gov)

**202-727-7973**



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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