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**DC Council Committee of the Whole
Bill 21-620
Homeward DC Omnibus Approval of
Facilities Plan for Short-Term Housing for Persons
Experiencing Homelessness Act of 2016
Amber W. Harding, March 17, 2016**

The Washington
LEGAL CLINIC
for the Homeless
A Voice for Housing and Justice

Good morning Chairman Mendelson and Council members. My name is Amber Harding and I'm an attorney at the Washington Legal Clinic for the Homeless. The Legal Clinic envisions – and since 1987 has worked towards – a just and inclusive community for all residents of the District of Columbia, where housing is a human right and where every individual and family has equal access to the resources they need to thrive.

We support closing DC General and replacing it with smaller, healthier and safer shelters across DC. DC General is not a place that anyone should ever have to live, not even for a short period of time, and DC has for far too long allowed homeless children and their parents to suffer from poor conditions, poor design, and poor services. Affordable housing is the solution to homelessness, but we must always maintain an adequate emergency shelter safety net that is immediately available for those experiencing a housing crisis. When DC Village was closed in the fall of 2008, all of its residents were placed into housing. Still, more families became homeless. And when these families had no other shelter to go to, DC General grew from a seasonal shelter for 35 families to a year-round shelter for 280 families. Given this history, with no clear end to our affordable housing crisis and with hundreds of families currently in hotels, we *cannot* close DC General unless we have replacement shelters ready to go.

With that said, closing DC General is not an end unto itself—the closure will be positive for the affected community only if the replacement shelters are appreciably safer and more supportive environments than the current shelter. There is a tendency to dismiss *any* opposition to this plan or any of its elements as thinly cloaked NIMBYism, but that dismissal does a disservice to the community input process and the plan itself. Instead, both the Administration and the Council should be able to sift through concerns of the community and respond appropriately to any input that is reasonable, supported by evidence or facts, or that involves concerns about the health and safety of the families who will reside in these shelters. Those concerns that are not reasonable or supported by evidence, like the unfounded fear that some neighbors to the proposed sites have expressed about the shelters bringing down property values or increasing crime in the area,



can then be set aside and attention can be focused instead on addressing legitimate concerns.¹

We continue to have questions and concerns about the design of these shelters, and whether they will meet the basic health and safety needs of homeless families. Now that we have both the locations and the cost of the contract, we look forward to seeing the Mayor implement her commitment to maximize private bathrooms in each site. It appears that there is both enough site flexibility and money to go far above the legal minimum. The Ward 3 site, for instance, is currently a vacant lot. When you break out the construction costs of about \$14 million at that site, the per unit operating cost, without utilities, is \$2430 per month. Because the DC Housing Authority considers \$1578 to be a reasonable rent for an efficiency apartment in that neighborhood, there seems to be enough of a financial cushion to allow the developer to ensure greater privacy protections and disability rights compliance for residents.

We have serious health and safety concerns about the Ward 5 site, however. We believe it may be less safe for families than DC General and that siting a shelter in that location will violate environmental justice laws and principles. The Ward 5 site is an industrial zone for good reason—its neighbors are the WMATA bus depot, train tracks, a Waste Management waste transfer station, autobody shops, warehouses, and other industrial facilities. While we do not yet know the full extent of the environmental impact of that site because no assessments have been done, the WMATA bus depot presents a clear threat to the health of homeless families who will reside in that shelter.

The Facility is the largest of WMATA's bus facilities, and contains a large number of "stationary emission sources," including boilers, emergency generators, paint booths, part washer, gasoline dispensing station, and other miscellaneous equipment.² The 150-300 buses that are serviced at the depot are significant sources of "mobile source emissions." Diesel exhaust from buses is one of the greatest sources of toxic air pollutants to the public. Exposure to diesel exhaust can have immediate, short-term health effects and can aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children. Prolonged exposure to particulate matter from diesel exhaust can increase the risk of cardiovascular, cardiopulmonary and respiratory disease and lung cancer. Finally, there is evidence suggesting that diesel exhaust is a carcinogen, and that it may be connected to higher rates of autism in children whose mothers were exposed to diesel exhaust during their pregnancy.

¹ See https://www.washingtonpost.com/local/social-issues/dc-residents-fret-over-shelter-plan-citing-crime-and-property-values/2016/02/27/7be82f4c-d978-11e5-925f-1d10062cc82d_story.html; <http://nonprofithousing.org/wp-content/uploads/2014/Toolkits/Original%20Toolkit/PropVal-2-26.pdf>; <http://www.bettercommunities.org/propertyvalues.html>; <http://medinamn.us/wp-content/uploads/2014/04/The-Impact-of-Affordable-Housing-on-Communities-MHFA.pdf>.

² Combined these WMATA sources of air pollutants are estimated by DC to emit more than 150 tons per year, including significant amounts of criteria pollutants up to 67.01 tons per year of Sulfur Dioxide (SO₂); 49.92 tons per year of Oxides of Nitrogen (NO_x); 14.51 tons per year of Particulate Matter (PM/PM₁₀); 6.97 tons per year of Volatile Organic Compounds (VOCs); and 18.76 tons per year of Carbon Monoxide (CO).

To ensure that the principles of environmental justice are met by this replacement shelter plan and that homeless families will not be put in harm's way, DC should, pursuant to the DC Environmental Policy Act, do an Environmental Impact Statement prior to proceeding with the Ward 5 shelter site. The statement must include:

1. Alternative locations and the adverse and beneficial effects of the alternatives;
2. The adverse environmental impacts that cannot be avoided if the proposed action is implemented; and
3. Mitigation measures to minimize any adverse environmental impact.

Google Maps 2295 25th PI NE

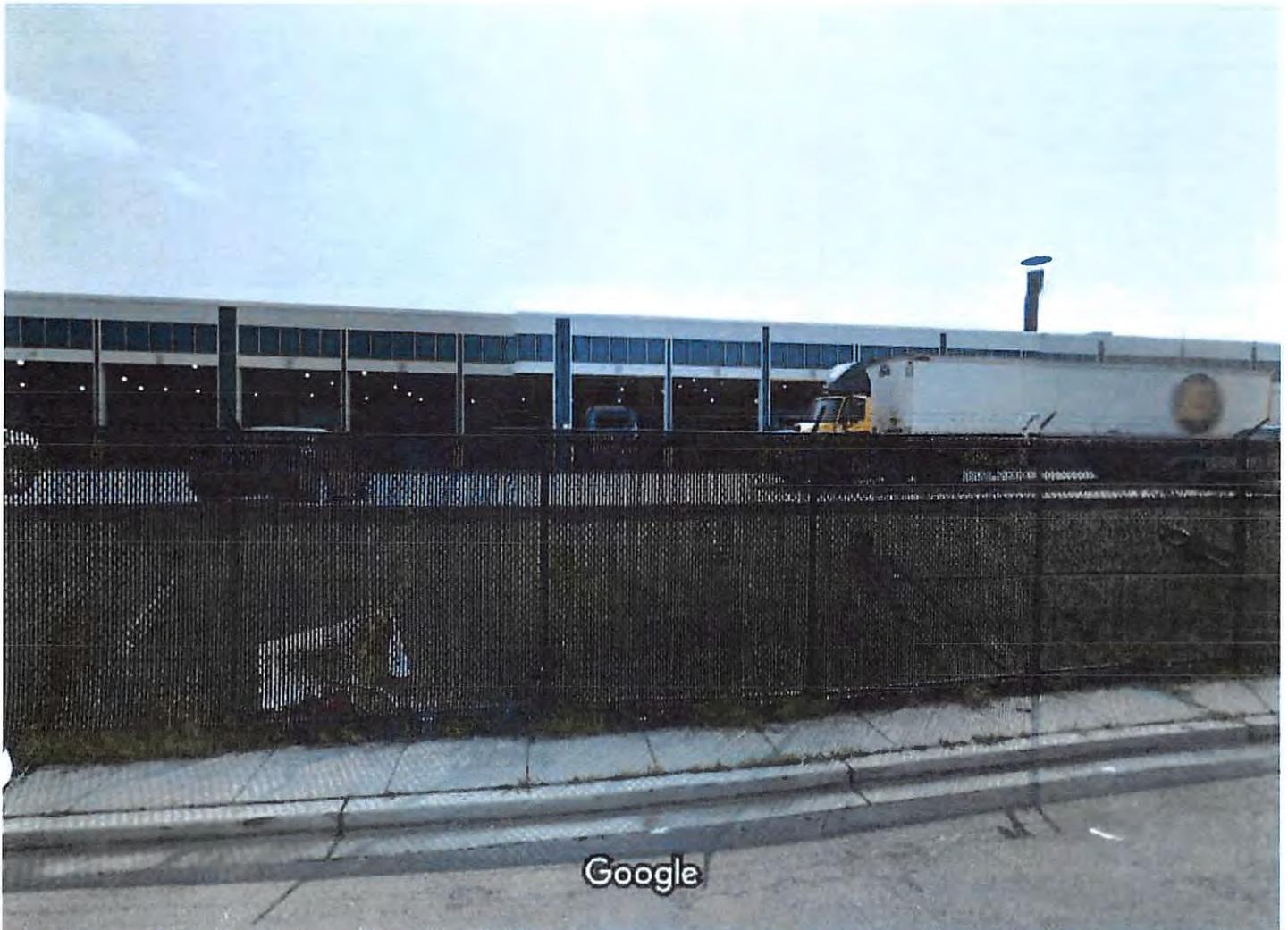
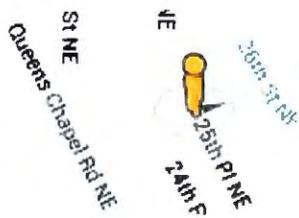


Image capture: Jul 2014 © 2016 Google

Washington, District of Columbia

Street View - Jul 2014



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Google Maps 2299 25th PI NE



Image capture: Jul 2014 © 2016 Google

Washington, District of Columbia

Street View - Jul 2014





Committee of the Whole
**B21-620: Homeward DC Omnibus Approval of Facilities Plan for Short-Term
Housing for Persons Experiencing Homelessness Act of 2016**
March 17, 2016
**Testimony of Monica Kamen, Advocacy Coordinator of the DC Fair Budget
Coalition**

Thank you, Chairman Mendelson, for the opportunity to testify today. My name is Monica Kamen, and I'm the Advocacy Coordinator of the DC Fair Budget Coalition, a coalition of over 60 service providers, advocacy organizations, community groups and individuals concerned with meeting the human needs of the city's most marginalized communities.

There is near universal agreement that DC General is not a safe place for families to inhabit. After years of warehousing hundreds of people in an institution rattled in scandal, abuse, public health hazards and conflict, it is heartening that we are finally talking about shutting it down and replacing it with small, dignified, and most importantly-safe shelters. There is no doubt, we must close DC General and also make sure that we are actually building something better in its place.

The vision behind this plan- to scatter shelters around the city in residential neighborhoods accessible to transportation, schools, and grocery stores- is the right plan. It should go without saying that when a family is in crisis and out of places to go, they are far more likely to be able to find a way out of shelter if they do not need to go out of their way for the basics like food, school, and work.

As we finalize the details of these contracts, we strongly encourage the administration to continue to engage nonprofit and community partners to provide substantive input on the shelters' design. We will continue to support efforts to add private bathrooms in each unit, as well as ensuring that there is enough age appropriate play space. However, we want to note that the administration's intention to do away with the common use bathrooms and instead, provide one bathroom for every two families is a step in the right direction.

In general, FBC supports the shelter plan, and we strongly support the plan's mission. Most of the new buildings are in neighborhoods with bus and metro lines, grocery stores, and public schools, and we strongly support the locations of the shelters that meet this criteria.

However, the shelter in ward 5 presents far too many health, access, and safety risks for our coalition to support it at this time. The site is in an industrial zone right next to a WMATA and OSSE bus depot hosting hundreds of city busses. This depot, in addition to the other industrial facilities in the vicinity make us question the air quality and whether its safe for especially children to breathe it in. There is only 1 bus line that serves this area, and it is a 45-minute walk to the closest metro station and grocery store. This means that we are asking children to make hours long

commutes every day, to and from school. We are asking mothers to push strollers and carry grocery bags and hold their child's hand for 45 minutes along New York Ave. We can do better.

We would like the city to complete an Environmental Impact Statement, which would either assure the community that the location has good air quality and no problematic ground contamination. If the site is found to be sound, we also want the administration to commit to a clear stakeholder engagement process designed to ameliorate the problems identified with access to grocery stores and public transportation.

We would also support efforts to locate an alternate site in ward 5. Additionally, there is no family shelter in ward 2, and the ward 1 shelter is not, in fact, a replacement shelter for DC General. Any of those wards could support an additional shelter. We believe we could still close DC General while opening a search for another 50 unit building.

Finally, we want to add that this investment does not diminish the need to make investments across the board in programs that create affordable housing, good jobs, and provide for our residents' basic necessities like food, healthcare, childcare, and income. The success of this plan hinges on our capacity to fight poverty comprehensively.

Thank you for the opportunity to testify today, and I'm happy to answer any further questions.

**Testimony of
Louvenia Williams, Executive Director
Edgewood/Brookland Family Support Collaborative**

Before the

**District of Columbia City Council's Committee of the Whole
Chairperson Phil Mendelson**

March 17, 2016

Good morning Chairman Mendelson, members of the Committee of the Whole and staff. My name is Louvenia Williams and I am the Executive Director of the Edgewood/Brookland Family Support Collaborative (E/BFSC) which serves residents in Wards 5 and 6. I am also a homeowner in the Gateway community, which is adjacent to the proposed neighborhood in which the Ward 5 facility will be developed.

First, I would like to acknowledge Mayor Bowser, Deputy Mayor Donald and Director Zeilinger for the work that has gone into putting together this comprehensive plan to change the way we address the needs of homeless families in DC.

E/BFSC is one of the Healthy Families Thriving Communities Collaboratives in the District of Columbia, which have provided community-based services and supports to homeless families in DC for nearly 20 years. In 2007, under then Mayor Adrian Fenty, the Collaboratives in partnership with The Community Partnership for the Prevention of Homelessness and the Department of Human Services participated in the closing of DC Village, the previous shelter used to house homeless families. This process involved the assignment of families to the Collaboratives for support in securing and/or

transitioning to permanent housing. Similar to the concerns we all share today, the isolated and remote DC Village site was no place to house families. For a brief period after the closing of DC Village, we had no families in congregate style shelters; however this was short lived. As we neared hyperthermia season, the demand for shelter increased and the city began to place families in the DC General site, which initially was not intended to house more than 60 to 100 families, nor be a long term solution to the homeless crisis.

I am sharing this past experience because I see parallels with the current process, in which decisions are being driven by our emotional need to close DC General. In seeking a solution to address the crisis at DC General, the city reached out to developers to respond to this social issue and what we have is another brick and mortar plan, which does not address the true needs of our vulnerable families.

If the city is open to considering other methods of accomplishing the same goal, then I propose that we reduce the number of proposed sites and accept unsolicited proposals from non-profits to utilize smaller existing sites (less than 20 families) throughout the Wards, rather than building new, large structures to warehouse our families. . I would like to challenge the community, including those who oppose the proposed sites, to assist in identifying sites that would be more family friendly and fit into the existing fabric of the community. This would be less costly than the city committing to a long term temporary shelter system which does not address the real need, which is the creation of affordable housing for low income families and residents.

I am also recommending that we not wait until 2018 to close DC General, as we all agree that it is not an appropriate environment to house families with children. In reality, this site should and can be closed by stopping the movement of additional families from the hotels into DC General as we transition families out of the facility. I suggest that we take advantage of the end of hyperthermia season and not place any additional families at DC General. We've done this before and with adequate resources and support from the city, the Healthy Families Thriving Communities Collaboratives and the non-profit community could accomplish this prior to the start of the next hyperthermia season.

I recognize that this is a bold proposal; however it has been done before and it makes more sense than allowing these families to continue to reside in this unacceptable facility. If we are prepared to spend more than three hundred million in tax payer dollars on a plan that will not truly address the need, it is reasonable to at least consider a far less costly plan to move these families out of DC General; and create smaller, more family friendly sites to house families. This would allow the city to focus our development funding on the real need, which is permanent, affordable housing for low income families in our communities.

Testimony of Deborah Shore, Executive Director

Before the Committee of the Whole at the DC City Council

On

Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016

Dear Chairman Mendelson and Members of the Council:

Thank you for the opportunity to testify before you today about the Homeward DC Omnibus Approval of Facilities Plan.

I am Deborah Shore, Founder and Executive Director of Sasha Bruce Youthwork which provides supports and housing to homeless youth and young adults as well as other programming that supports youth staying in school, strengthening families, learning life and job skills and moving to self sufficiency.

I am here to express my full support for this plan which will close DC General as a place to house homeless families and put small, well designed and well resourced shelters into every Ward of the city.

My one caveat would be to ask that there be an air quality test at the Ward 5 site and to do any abatement if the air quality is found to be below what is safe for children and families. These concerns may help to abate the concerns being expressed about the Ward 5 shelter.

It has been a worthy effort to have found and arranged for each Ward to house no more than 50 families as a means to close DC General.

We currently have very strong professional and experienced leadership in the city at the Department of Human Services and Interagency Council on the Homeless . With support from the Mayor, they are leading the way towards a transformed system for all populationsfrom prevention to permanent supportive housing including best practice thinking and with quality in mind. These smaller shelters with supportive programming are an important part of improving the system for families who are homeless.

In conjunction with the other pieces of a strengthened system, their intent will be to make the experience for families a quicker and more successful move to permanency. I believe this is possible with all of the pieces of the system strengthened and in place and including the production of more affordable housing.

I hope you will stand with the work that has been done to put this comprehensive plan for smaller shelters for families and support its adoption.

We have been a city that has experienced the trauma and danger of operating a facility for homeless families that is simply too large and poorly laid out for its current purpose.

We have the opportunity to do something that is in keeping with the best thinking about what works for families and will allow and assure that good supportive services can occur and children and youth can have space for play and homework.

Perhaps this is a heavy lift as there has been strong reactions to the plan in some communities. New shelters in new neighborhoods heighten concerns that they will degrade the quality of life for people in the near community.

I believe we need to listen to the literature that says well run programs do not have a negative impact on neighborhoods and in some cases actually enhance them. I think we also need to bring all of the voices in the communities together to work on good neighbor agreements and how to enhance direct communication.

I stand ready to be of service in behalf of the plan and the community engagement and hope things will move swiftly towards the time when we can be proud that we live in a city that provides really effective services for families who have fallen on hard times.

Thank you.



**Testimony before the
Committee of the Whole on
Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-
Term Housing for Persons Experiencing Homelessness Act of 2016**

**by
Susie Cambria
Waterfront Academy Consultant**

March 17, 2016

Good morning Mr. Chairman and members of the Committee of the Whole. I am Susie Cambria, Consultant to Waterfront Academy and Ward 7 resident. Thank you for providing the opportunity to comment on Mayor Bowser's plan to close DC General and transition the family shelter system to smaller, community-based shelters.

I am here today to talk about safety and well-being practices at shelters and safety-focused building recommendations.

In working with Waterfront Academy, I compiled a range of information; it is attached to this testimony in the document titled *Ensuring Families and Communities are Safe: Transitioning Families to Community-based Shelters from DC General*.

Safety and well-being

I think we can all agree that safety for the families (and women in the women-only shelter) being transitioned to the new community-based temporary housing shelters is essential. Also important is the safety of the surrounding communities.

I do not doubt that the mayor and her team are concerned about safety. However, the various media reports—notable among which is Mark Segraves' 2014 story *Registered Sex Offender Eulis Knox Lived in D.C. Homeless Shelter*—point to on-going struggles by the homeless services system to maintain safe environments and staff.

I urge this committee, the Department of Human Services, and more broadly the DC government, to revisit the Child and Youth, Safety and Health Omnibus Amendment Act to ensure that the law is consistent with child safety and well-being best practices.

Specific recommendations are:

1. Amend the law to add **grantees** to the list of those required to be background checked. This would change the definition of "Covered child or youth services provider." Right now, grantees are purposefully excluded and I believe anyone receiving DC government funding should be checked.
2. Amend the law to require all **staff** in a program, agency, or facility to be background checked. Current law does not require this: "An applicant for, or an employee or a volunteer working in, a position at a covered child or youth services provider that will not bring the employee or volunteer in direct contact with children and youth is not required to submit to a criminal background check." As we learned from the Relisha Rudd case, all manner of staff will, in fact, interact with program participants, by program design or not.
3. Amend the law to require all **volunteers** in a program, agency, or facility to be background checked, not just those who are unsupervised. Current law does not require this: "An applicant for, or an employee or a volunteer working in, a position at a covered child or youth services provider that will not bring the employee or volunteer in direct contact with children and youth is not required to submit to a criminal background check." As we learned from the Relisha Rudd case, all manner of staff will, in fact, interact with program participants, by design or not.
4. Amend the law to require the mayor to use MPD to conduct the checks. As it stands, the law says that the mayor may obtain records from the FBI and MPD. I submit that requiring the process to run through MPD allows for the verification that staff have, in fact, been background checked through WALES (the MPD check) and the FBI (NCIC via AFIS). Meaning, if the OIG were investigating background checks in a particular agency-funded program, MPD could report checks done for that agency.

The Office of the Inspector General could have done just this during their investigation of DC General. As noted in *DEPARTMENT OF HUMAN SERVICES D.C.*

GENERAL SHELTER REPORT OF SPECIAL EVALUATION August 2012, OIG staff found "deficiencies at D.C. General, including: 1) incomplete personnel records (e.g., missing reference checks, job descriptions, tuberculosis test results, annual employee evaluations, and training records)..."¹

This is not without a cost. MPD would require additional staffing to ensure that they have the capacity to meet the needs of this requirement.

5. Amend the law to require MPD to submit an annual report of checks run pursuant to the Omnibus at the end of every fiscal year. The report would not contain the names of individuals checked but rather the name of the DC government agency, or nonprofit, and the number of checks completed in the fiscal year.
6. Consider the RR report recommendations and assess whether additional amendments are needed.

Deliberate design for the protection of children

As is noted in the attachment, Safe Shores—The DC Children's Advocacy Center has made the following recommendations about the actual facilities:

In the early planning stages of each facility (pre-architectural drawing), have knowledgeable architects discuss safety concerns and review the plans in order to identify, minimize/eliminate potential hazard spaces where children might be injured or could be isolated.

Have facilities with single-family bathrooms with a private shower, which allows a parent to practice (and role model) good hygiene while keeping children close. An alternative would be to provide child care to allow parents time to shower, but many parents are leery of leaving children with other adults.

¹ <http://app.oig.dc.gov/news/view2.asp?url=release10%2FDC+General+final+-+full+distribution+8-20-12%2Epdf&mode=release&archived=1&month=20127&agency=0>, accessed March 16, 2016, p. 5.

Have child-friendly spaces or make the entire shelter a child-friendly space.

Conclusion

Mr. Mendelson and committee members, I appreciate the opportunity to comment on the new shelter legislation. There is much work to be done but I am confident that we can reach decisions about safety and well-being that meet the needs of families and particularly children.

I'd be happy to answer any questions you might have.

Ensuring Families and Communities are Safe: Transitioning Families to Community-based Shelters from DC General

[Mayor Bowser's proposal](#)

On February 8, 2016, Mayor Muriel Bowser announced at the Mayor-Council Breakfast her plan to close DC General and open smaller family shelters and one all-women shelter across the city. A smaller shelter would be opened in every ward.

Plan details, supporting documents, and releases

- [HomewardDC, Ending Homelessness in the District of Columbia](#)¹
- [Mayor Bowser Details Plan to Close DC General \(press release\)](#)²
- [A Plan to Close DC General](#)³
- [Short-Term Family Housing Site Selection](#)⁴
- [Q and A: Replacing DC General with Short-Term Family Housing](#)⁵
- [Ending Homelessness in the District: Closing DC General: Short-Term Family Housing in Ward 6](#)⁶
- Additional resources include letters of intent (LOIs), back-and-forth between DC Council Chairman and the Department of Human Services, and more.

Legislation and supporting documents

- B21-0620 - Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016⁷
 - BILL SUMMARY - As introduced this bill establishes an acquisition and construction plan for the development of short-term housing facilities for families and individuals experiencing homelessness. It identifies the lease and contractual agreements necessary to provide these homeless services. Among other things, it outlines the process for Council approval of certain contracts.

¹ <http://mayor.dc.gov/homewarddc>

² <http://mayor.dc.gov/release/mayor-bowser-details-plan-close-dc-general>

³ <http://mayor.dc.gov/node/1138857>

⁴ http://mayor.dc.gov/sites/default/files/dc/sites/mayoromb/page_content/attachments/Short-Term-Family-Housing-Site-Selection-2.pdf (PDF)

⁵ <http://mayor.dc.gov/sites/default/files/dc/sites/mayoromb/publication/attachments/Ending-Homelessness-Q-and-A.pdf> (PDF)

⁶ <http://mayor.dc.gov/sites/default/files/dc/sites/mayoromb/publication/attachments/Ending-Homeless-ward6.pdf> (PDF)

⁷ <http://lirms.dccouncil.us/Legislation/B21-0620>

Action by the Council of the District of Columbia

- B21-0620 - Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016⁸
 - BILL SUMMARY - As introduced this bill establishes an acquisition and construction plan for the development of short-term housing facilities for families and individuals experiencing homelessness. It identifies the lease and contractual agreements necessary to provide these homeless services. Among other things, it outlines the process for Council approval of certain contracts.
- Public hearing on B21-0620 scheduled for March 17, 2016
 - Hearing notice⁹

Media and other reports of unsafe conditions in shelters

- *IG: D.C. homeless shelter hired felons (2012)*¹⁰
- *DEPARTMENT OF HUMAN SERVICES D.C. GENERAL SHELTER REPORT OF SPECIAL EVALUATION August 2012*¹¹
- *D.C. family homeless shelter beset by dysfunction, decay (2014)*¹²
- *Registered Sex Offender Eulis Knox Lived in D.C. Homeless Shelter (2014)*¹³
- *SUMMARIZED FINDINGS AND RECOMMENDATIONS: REVIEW OF INTERACTIONS WITH RR AND HER IMMEDIATE FAMILY AND DISTRICT GOVERNMENT AGENCIES (2014)*¹⁴

Concerns

Safety for the families (and women in the women-only shelter) being transitioned to the new community-based temporary housing shelters is important. Also important is the safety of the surrounding communities.

Media and other reports of the presence of individuals who wish ill will on others and, more importantly, the lack of a policy around comprehensive screenings of adults in DC General, and by extrapolation the new shelters, is concerning.

⁸ <http://lms.dccouncil.us/Legislation/B21-0620>

⁹ <http://lms.dccouncil.us/Download/35335/B21-0620-HearingNotice1.pdf> (PDF)

¹⁰ <http://www.washingtonexaminer.com/ig-d.c.-homeless-shelter-hired-felons/article/2506394>

¹¹ <http://app.oig.dc.gov/news/view2.asp?url=release10%2FDC+General+final+-+full+distribution+8-20-12%2Epdf&mode=release&archived=1&month=20127&agency=0>

¹² https://www.washingtonpost.com/local/dc-family-homeless-shelter-beset-by-dysfunction-decay/2014/07/12/3bbb7f50-f739-11e3-a3a5-42be35962a52_story.html

¹³ <http://www.nbcwashington.com/news/local/Registered-Sex-Offender-Eulice-Knox-Lived-in-DC-General-286711231.html>

¹⁴

http://dme.dc.gov/sites/default/files/dc/sites/dme/publication/attachments/RR%20Report%20FINAL%209%202%2014_Redacted.pdf (PDF)

Issue-specific advocates and providers have long criticized the government over the lack of and/or haphazardly implemented screenings of shelter staff and volunteers. Too, they have complained that the public policies and practice policies related to safety are, at best, haphazardly implemented.

Specific areas of concern are: sex trafficking in family shelter, domestic violence, child abuse, haphazard background checking of staff and volunteers, and a lack of a comprehensive approach to safety and well-being.

In 2014, NBC4's Mark Segraves reported in *Registered Sex Offender Eulis Knox Lived in D.C. Homeless Shelter*¹⁵ that Maryland registered sex offender Eulis Knox was living in the DC General family shelter with his girlfriend and her child. Segraves reported that the Department of Human Services is limited in what it can do relative to background checks in light of the laws governing shelter. Colbert King followed up on December 26, 2014 with *Why did D.C. house a sex offender near women and children?*¹⁶

Similar limitations exist in the area of Registered Sex Offender notifications.

Safety concerns are not addressed in Mayor Bowser's HomewardDC plan. In fact, the only things addressed in the plan are the buildings themselves, though the mayor has mentioned that social services will be available in each building.

[DC government on in-shelter safety lapses](#)

The Department of Human Services gave a written statement to NBC4's Segraves for the Eulis Knox story:

If we were to identify someone or learn about someone who is a registered sex offender, we will not deny them shelter during hypothermia, but we will not place or continue placement at DCG.

We will work with the legislators to make sure we have a policy that makes sense for the District.¹⁷

In that same story, Ward 7 Councilmember Yvette Alexander said, "There needs to be mandatory reporting and checks on DHS' part." She continued, "We can't risk putting a registered sex offender with children." Finally, Alexander said "that the city should never deny shelter to

¹⁵ <http://www.nbcwashington.com/news/local/Registered-Sex-Offender-Eulice-Knox-Lived-in-DC-General-286711231.html>

¹⁶ https://www.washingtonpost.com/opinions/colbert-king-why-did-dc-house-a-sex-offender-with-women-and-children/2014/12/26/ee14df22-8ba2-11e4-a085-34e9b9f09a58_story.html

¹⁷ <http://www.nbcwashington.com/news/local/Registered-Sex-Offender-Eulice-Knox-Lived-in-DC-General-286711231.html>

someone, but should consider separating families when one member is a convicted sex offender."¹⁸

Solutions to improve the safety and well-being of shelter/temporary housing residents

Waterfront Academy believes the District government must address in a deliberate way the threats to individual and group safety, in and outside of the proposed community-based shelters. Specifically, we propose that the Council of the District of Columbia, as part of the review of Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016, consider policy and practice improvements in the following areas:

- Background checking adults seeking shelter in a family shelter setting for the same offenses included in the Child and Youth, Safety and Health Omnibus Amendment Act or subsequent law
- Requiring a child protection register check for adults seeking shelter in a family shelter setting
- Requiring Registered Sex Offenders in Classes A and B to inform the Department of Human Services about their RSO status when they apply for shelter in a family shelter setting
- Adding capacity at the Metropolitan Police Department to conduct criminal background checks consistent with the Child and Youth, Safety and Health Omnibus Amendment Act or subsequent law

Jurisdictions considering or implementing resident background checks

- Gainesville, FL: *Background check policy at homeless center sparks disagreement*¹⁹
- Columbia, South Carolina: *City of Columbia requires background checks for the homeless*²⁰
- Comparative Analysis of Homeless Facilities and Programs in Selected U.S. Cities and Counties²¹
 - Judeo Christian Outreach Center (JCOC) (Virginia): "Shelter staff run a criminal background check on applicants before accepting them as residents."
 - Star Family Center (Florida): "Allow sex offenders and/or those with violent offenses: no; The shelter performs a complete criminal background check during the intake process"
- Yamhill Community Action Partnership, a CAG in Oregon, requires adults who want shelter to have "a criminal background check and have no evidence of prior criminal activity which could jeopardize the safety of other shelter residents."²² According to an

¹⁸ *ibid.*

¹⁹ <http://www.gainesville.com/article/20140403/ARTICLES/140409824?p=1&tc=pg>

²⁰ <http://www.mybinc.com/blog/background-checks-homeless/>

²¹ <http://www.vbgov.com/government/departments/housing-neighborhood-preservation/homeless-families-individuals/Documents/Homeless%20Shelters%20Comparison%20Report%209.19.11.pdf> (PDF)

²² <http://www.yamhillcap.org/housing-services/emergency-services/>

email from YCAP, "Clients who are denied for shelter placement based on their background check, have the right to an appeal." The appeal policy is attached. The "Client Services Shelter Placement Policy" is also attached.

- Harbor Interfaith Services' Emergency Family Shelter requires adults to have a criminal background check as part of the intake process.²³
- Community Action Commission of Fayette County requires background checks: "All persons seeking shelter must have a police and sheriff's report done to protect the other families staying at the shelter. If you have a criminal background that does not necessarily mean that you will be denied services."²⁴

[Safe Shores - The DC Children's Advocacy Center's recommendations for child protection and supporting families in shelter settings](#)

BACKGROUND AND REFERENCE CHECKS FOR ALL EMPLOYEES & VOLUNTEERS (and other vendors/contractors who will spend a significant amount of time at the shelter)

- FBI fingerprint (every 2 years)
- Child protection registry (CFSA) or their state of residence
- Court records (if not included in FBI)

Live reference checks for each employee: The primary questions are: 1) is there anything about this candidate that would cause you to hesitate in recommending them for a position where they will be around vulnerable children and families? 2) is the person eligible for rehire?

FACILITATE AND MODEL HABITS AND LOGISTICS OF HEALTHY, EVERYDAY FAMILY LIFE

1. Make available safe child-care resources for when parents need to shower
2. Make available safe child-care resources available for when parents need (immediate) respite care
3. Make available mental health support available to families, including 24-hour crisis care
4. Provide nutritious, healthful and appetizing food that promotes and teaches good health - this includes food that takes into consideration allergies and specific health needs (such as nut allergy and gluten intolerance)
5. Make available family-friends, age appropriate educational and recreational activities on a weekly basis; activities that would appeal to adolescents/teens as well as younger children (for example, consider visits by therapeutic animals, meditation and yoga classes, movie afternoons with popcorn and snacks)
6. Provide each family with updated resource directory laminate cards (or a single sheet) with the current contact information for key social services agencies
7. Make available financial assistance for transportation so that adults and adolescents may access daily employment and needed resources

²³ <http://www.harborinterfaith.org/familyshelter.html>

²⁴ <http://www.cacfayettecounty.org/homeless-shelter/>

8. Make available transition support and life-skills education in order to help families envision a good life beyond the shelter and have the skills to create that life for themselves

STAFF RECRUITMENT, TRAINING AND PROFESSIONAL DEVELOPMENT

First, recruit and hire only individuals who want to serve this population and believe in the capacity of these families to move on to productive lives beyond the shelter.

Provide high quality trainings (in-service and external) on an ongoing basis to front line staff and management to continue building awareness of, sensitivity to and ability to address clients' needs, and to reinforce their professionalism and ethical obligations in serving these families:

1. Child abuse prevention training using an evidence-supported curriculum designed to teach adults how to recognize, respond appropriately to and prevent child sexual abuse
2. Trauma – how it looks and how to address/reduce it
3. Stages of child and adolescent development
4. Communications skills for professionals
5. Crisis intervention and de-escalation

POLICIES AND PROTOCOLS

Establish a universal Code of Conduct that applies in all District of Columbia family shelters. This written and publicized code would explicitly outline appropriate and inappropriate behavior for staff to engage in with children who live at or visit the facility. This would include any early childhood education services offered on-site.

AGENCY STAFFING (consistent with best practices)

Ensure appropriate caseworker to client ratio that will allow in-depth work with families.

Provide ongoing high quality (doesn't mean expensive) professional development and training for front-line staff and managers based on input from front-line staff about what they need to be successful in working of the families.

Include resources/benefits/training that focus on secondary-trauma prevention for staff.

FACILITIES DESIGN

In the early planning stages of each facility (pre-architectural drawing), have knowledgeable architects discuss safety concerns and review the plans in order to identify, minimize/eliminate potential hazard spaces where children might be injured or could be isolated.

Have facilities with single-family bathrooms with a private shower, which allows a parent to practice (and role model) good hygiene while keeping children close. An alternative would be to

provide child care to allow parents time to shower, but many parents are leery of leaving children with other adults.

Have child-friendly spaces or make the entire shelter a child-friendly space.

CONTRACTOR POLICIES

There must be policies that protect residents from abuse and exploitation and there must be a means of enforcement (compliance, oversight by credible external agency, regular reporting that includes feedback from clients).

There must be policies that allow staff to be/feel safe to act with integrity (for example, whistle blower policy).

Go through same background checks, etc. as staff.

COMMUNITY RELATIONS

Shelter management should be required to attend neighborhood ANC and civic association meetings in order to be aware of community issues and events and to serve as a liaison and play an active, positive role in community wellbeing.

BEST PRACTICES

On-site Resources for Families

- Case Management - to assist with housing, employment, and vocational resources. Case manager also provided families with tokens/metro cards so they could follow-up with resources and recommended services. Families had to provide housing and employment searches each week. Families also had to contribute to a savings account each week. Contribution could be as low as a \$1. Once housing was obtained, resident would receive all the money they contributed into the savings account. On-site savings account that case manager logged and kept in a safety deposit box or family could provide documentation of savings account and deposits to a financial institution/bank.
- Parent Education - All parents met with the parent educator each week to address issues with school enrollment and other school related issues, child development, nutrition, parenting, and discipline. Corporal punishment was not an allowed form of discipline in the shelter.
- Therapy - All parents met with the therapist at least one time to screen for depression, domestic violence, and trauma. Clients then would have the option to continue to see the therapist weekly or therapist would refer client to outside community resources to address medication management or for long-term mental health treatment, etc.
- On-site Licensed early childhood education (8:00 am-5:30 pm) - Parents who are working, enrolled in school, or who receive an approval letter from case manager (i.e. because they were doing housing or employment related task) would be allowed to utilize the free on-site daycare.

- Residential Assistant - Provided 24-hour monitoring and assistance to families who reside at the shelter
- Community Meeting - bi-weekly meetings to address residential concerns, psychoeducation on various topics, celebrate residential accomplishments, and to provide updates on policies. Child care would be provided during these meetings.
- Director - Conducted individual monthly meetings with resident and team to determine progress and to assess if an extension should be made on residents' behalf or if resident needed to be terminated for noncompliance. Shelter stay was 90 days with extensions granted based on need and engagement in program.

Facilities

- Family Suites - Family shelter was dormitory style suites (with a lock on door for privacy) that included a private bathroom and/or a shared bathroom with one other family. Residents were responsible to keeping their area clean as well as the bathroom clean. Weekly inspections were conducted each week by case manager and residential assistant to ensure cleanliness of the space and to check for contraband of any sorts (i.e. drugs, weapons, candles, other non-approved shelter items that could pose a risk to children or other residents)
- Food - Nutritional breakfast, light lunch, and dinner were provided free on-site. Families were also allowed/encouraged to purchase their own food items. Each family had a locker in the eating area to store non-perishable items. A community refrigerator was also available for residents to store food items. No food items outside of the dining area. Each family was assigned a weekly community chore (i.e. sweeping, trash, dishes, wiping down the tables, clean refrigerator).
- Dining hall & Community area - allowed for a family atmosphere to eat, watch movies or cable television, group activities, etc.
- Curfew - All families had to be in the shelter by 9:00 pm Sunday through Thursday and midnight Friday and Saturday. All residents had to leave the shelter each morning by 8:30 - 9:00 am unless there was a medical restriction and a doctors notes was provided. Multiple curfew violations could result in termination from the shelter.
- Visitors - Limited to certain times of the day, for two-hour periods, and visits must take place in the community area. NO visitors in private areas such as bedrooms or private family bathrooms. Visitors must sign in/out and provided ID. No visitor could pick up a child unless a signed written note by parent was on file and approval by case manager in advance. Visitors who do not comply with ALL shelter rules were asked to leave and not allowed back on the premises.



Yamhill Community Action Partnership
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 Phone: 503-472-0457
 Toll Free: 1-800-945-9992

Client Services Grievance Policy

Any household denied placement into a Client Services Program will be notified of the results of their application in writing. Applicants will receive a "Notice of Action" which will be mailed to the contact address the household provides during intake.

Any household disagreeing with the decision regarding their Program placement, whether it denies or limits eligibility of the applicant, or terminates or modifies benefits is entitled to an appeal. They may make their appeal with the Client Services Coordinator or the Adult and Youth Programs Director. The household has 30 days in which to request an appeal.

The purpose of the appeals process is to:

- 1) review if the action taken was incorrect or unfounded and/or
- 2) review that the program guidelines and procedures were followed.

Households must submit in writing the reason(s) they believe they were wrongfully denied or terminated from the Client Services Program. The Client Services Coordinator and/or the Adult and Youth Programs Director will review the appeal, along with the case file and all other relevant information. As a part of the appeals process, households may be asked to provide additional information and/or appear in person to clarify information.

Appeals Process:

For programs run by Oregon Housing and Community Services, YCAP has 10 days to notify OHCS of any request for an appeal. YCAP will notify the aggrieved person and OHCS in writing of the final determination and the basis for the decision within 10 days of the date of the decision, barring any obstacles such as lack of adequate information to make a determination. In these instances, the appeal will be determined as soon as an informed decision can be made.

Filing a Complaint

YCAP makes every effort to provide clients with the best possible service. However, if you feel you have been treated unfairly (other than being denied or terminated from services) you have a right to a review of that treatment. Any household applying for or receiving services from YCAP has the right to file a complaint.

Complaints must be received in writing and must include a description of the situation that resulted in the complaint, and the reasons you believe you were treated unfairly. Complaints will be responded to according to the appeals process explained above.

The Grievance Policy has been explained to me and my signature below indicates that I understand it.

 Client Signature

 Date

 Case Manager Signature

 Date



Yamhill Community Action Partnership

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**Client Services Shelter
Placement Policy**

Clients who complete an intake for the YCAP Transitional Shelter Program, are placed on the waiting list if no rooms are immediately available. As YCAP shelters are a communal living environment, all adults over 18 years of age who apply for shelter placement will receive a background check through Yamhill County Corrections.

Entry into the shelter program is based on availability and client background. Each client will be reviewed by staff before approval to assure that each shelter houses residents who will be able to live in a group situation. Rooms that are designated family rooms will be given to families of the appropriate size. Rooms that are designated single rooms will be given to singles unless there are small families on the waiting list that can fit into the room.

Clients who apply for shelter must fit the following guidelines:

- Shelter residents are given UA's upon entrance to the shelter. UA's are also given to all residents during their shelter stay at random times.
- Clients must not have any sexual criminal history.
- Clients must not have any violent criminal history in the last year.
- Clients with violent criminal history older than one year will be reviewed on a case by case basis by the Client Services team before being added to the waitlist.
- Clients must be able to abide by shelter rules.
- The YCAP shelter program is geared toward teaching clients self-sufficiency. If this is not a realistic goal with the client, we will refer the client to more appropriate housing options.



Waterfront Academy
60 I Street SW
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WaterfrontAcademy.org

Thursday, March 15, 2016

Testimony of Melissa Rohan, Owner and Founder, President of Board of Directors

Good afternoon members of the Council and thank you for having this hearing on such an important matter, DC's family shelters.

My name is Melissa Rohan, owner and president of the board of directors for Waterfront Academy. I am representing the Waterfront Academy staff and families of our students.

Waterfront Academy is a dual-immersion (Spanish and English) faith-based Montessori private elementary school with emphasis on charity and stewardship in the Catholic tradition. We also serve the community and children as young as 18 months on Saturdays in our Mommy and Me class.

Waterfront Academy is located 500 feet from the proposed site in Ward 6.

I am here today to urge the council to amend the language to include assurances that family shelters will be safe for all families - for the vulnerable homeless families, neighborhood families, and Waterfront Academy families. I am here to strongly advocate for language that would ensure that all shelter staff pass all background checks and that all residents are screened in family shelters.

Waterfront Academy families and staff are concerned that the same problems at DC General are going to be moved across the street. We know that there are problems because it is not hard to find articles depicting these problems in a quick internet search: predominately featured is Relisha Rudd and how she was abducted by a member of the staff and Eulis Knox, the registered sex offender in Maryland living among families at DC General.

My families and staff need to know that the problems that are currently at DC General are not going to be spread over to us. Quick internet searches also reveal that that these policy amendments are pretty standard across the United States. So as you can see this seems to be the solution that my families need to get behind the proposed site.

I want to be clear though, we are not saying that any prospective resident that does not pass screening would be out on the street. There are several shelters already that are not family specific that our community members can go to. We need to make sure that all the homeless members of our community find the appropriate and safe place to shelter.

As you have probably already heard from your constituents, there is a lot of “not in my back yard” going around, but if you look at the root cause of that attitude, there is concern for safety. I believe amending the bill to include screening both staff and residents would be the legislative fix to make this big change in the community palatable and most importantly make the shelters safe for families seeking shelter as well as neighboring families and businesses.

Waterfront Academy, its staff, and its families look forward to working with you to ensure safety of all children.

**WIN Testimony before DC Council
March 17, 2016**

Thank you for this opportunity to address the Council this morning.

NAME AND CONGREGATION:

Rev. Dr. Charles A. Parker, Senior Pastor of The Metropolitan Church: A Multi-site United Methodist Church community, with three sites located in Ward 3.

- Metropolitan Memorial at 3401 Nebraska Ave., NW 20016
- Wesley at 5312 Connecticut Ave., NW 20015
- St. Luke's Mission Center at 3655 Calvert Street, NW 20007

WIN AFFILIATION:

We were one of the founding congregations of Washington Interfaith Network (WIN) and have worked actively since the 1990's to build and sustain this vital coalition

CHURCH'S EXPERIENCE WITH HOMELESS MINISTRIES:

- Our congregation has had 25 years of extensive experience in hands-on ministry to homeless people, including a year-round Men's Shelter in our St. Luke's Mission Center (Calvert Street) and a year-round Women's Shelter in our Metropolitan site (Nebraska Avenue).
- We have first-hand knowledge of the power of this model in moving homeless men and women into stable, productive lives.
- Our Campus Kitchens Program provides thousands of meals to sites across the city every month.
- We have also had the support of businesses and neighbors in Ward 3 who have joined us to support this work, to enhancement of the neighborhood.
- Professionally, I have also spent much of my life working on poverty and homelessness as the Executive Director of Bread for the City, and the Executive Director of Emmaus Services for the Aging.

THE NEED:

- While the city has made great strides in addressing veteran homelessness in recent years, there has been a rise in homeless families in our city.

- DC General has not been a successful model for addressing the needs of these families, with sometimes tragic results.
- The model of small shelters with wrap-around services has been shown to be an effective model for addressing the need.
- The Mayor's proposal spreads the responsibility for these shelters evenly among the Wards, thus avoiding pitting Wards against each other.
- A number of pastors in Ward 3 have joined together to advocate for this proposal and welcome the opportunity to have a home for a small number of homeless families in our Ward.
- Our Judeo-Christian call is to welcome those members of our community who are most vulnerable, and homeless families have to be high on that list.
- We show hospitality because God has modeled for us what being a good neighbor looks like.

SUPPORT IN WARD 3:

- While the presence of shelters can be a source of anxiety in the neighborhood, we can attest to power of a community coming together to meet the needs of its most vulnerable residents.
- I think we can do more in our Ward to meet the needs of our city and addressing the needs of homeless families is critically important.

CLOSING:

- We all want to end homelessness – and are actively working toward that end, but this proposal is for the families who clearly have to get out of DC General and need a home to get them off the street in the short term.
- Homelessness is not an intractable problem.
- We have seen increasing successes as our city has focused efforts on our homeless veterans.
- We would hope that those successes and that commitment would now be brought to homeless families.
- I would urge members of the Council to vote in favor of this strong and fair proposal and would be happy to answer any questions you might have.

Testimony for District Council Hearing
HomewardDC Bill for Emergency Family Housing
March 17, 2016

Rev. Michael Wilker
Lutheran Church of the Reformation, Senior Pastor
Washington Interfaith Network, Co-Chair

Thank you Chairman Mendelson and Councilmembers. I am Michael Wilker, senior pastor of Lutheran Church of the Reformation in Ward 6 and Southeast Ministries in Ward 8. I am also co-chair of the Washington Interfaith Network, an organization of 36 congregations and institutions—Christian, Unitarian, Jewish, Muslim, and humanist—with 125,000 members from every ward. 2016 is WIN's 20th anniversary. Will members of WIN institutions please stand as you are able?

Every year we've brought the power of faith, hope, and love to protect and build affordable housing, reform the District's care of neighbors who are homeless, invest in our neighborhood libraries and parks, and increase the jobs and wages of DC residents.

Three years ago, through an initiative of leaders at Holy Comforter/St. Cyprian Roman Catholic Church and Calvary Baptist Church, WIN began extensive conversations and organizing with the families sheltered at DC General and the New York Avenue hotels, as well as with families who couldn't even get into the backlogged emergency housing system. We also listened carefully and respect our allies.

Because of WIN's conversations and organizing, three years ago we decried The Community Partnership's mismanagement of the family shelter system and facilities. We consistently called for the administration and council to investigate and WIN demanded reforms.

Chief among WIN's demands was the closing of DC General and the opening of smaller, humane emergency housing in all 8 wards. All three mayoral candidates heard and supported our demands and the council has made steps in the right direction. Now we have a viable plan. We thank Mayor Bowser, DHS Director Laura Zeilinger, and their chief administrators for putting out a proposal that is part of a system-wide change to effectively steward our financial resources and contracts, to raise the quality of life for homeless and housed neighbors alike, and to improve our care and respect of one another—especially the most vulnerable among us.

WIN supports this bill. It's the right number of units to shut down DC General. It's spread across all 8 wards. The facilities will be brand new or total gut-rehabs designed specifically to serve children and their parents. Finally, it's a real plan—not a pie in the sky wish—that has funding attached. WIN knows this plan is not perfect and we support amendments that improve it, but not ones that will delay its District-wide implementation or bust the budget.

This is a thoughtful, even bold, and, in some ways, beautiful proposal. This is the administration with the heart and the head to get it done. And we know the council has the compassion and intellect to match. You are the council that can and should make this happen. Vote Yes to bring our neighbors HomewardDC.

**Testimony of Andy Litsky, ANC-6D04
On B-21-620
Homeward DC Omnibus Approval of Facilities Plan for Short-Term
Housing for Persons Experiencing Homelessness Act of 2016
Before the Council of the District of Columbia
March 17, 2016**

My name is Andy Litsky. I live at 423 N Street, SW in Washington, DC where I've resided for 39 years. I am the elected Commissioner for ANC-6D04 representing the Southwest Waterfront and have served in that capacity for 18 years. I speak today for my own SMD. Commissioner Stacy Cloyd will present testimony on behalf of ANC-6D. The Ward Six Family Shelter is to be located in her single member district.

The Bowser Administration seeks to move this as Emergency Legislation. I'm here to ask you to slow it up a bit. They announced their plan and the selection of sites with little warning or community engagement. It was, quite frankly, a preemptive strike. One must presume the Mayor and her subordinates believe that the citizens of the District of Columbia – particularly those who live close to where the shelters have been proposed – are incapable of analysis and did not deserve to have the facts, the necessary information, nor the time to research the details in advance of a decision.

Moreover, and in direct contravention of its much trumpeted Transparency Pledge, this Administration blew it big time. The Letters of Intent, initial contact with real estate professionals, architects and developers, and the drafting of the legislation itself were all done behind closed doors. That is, unless you happened to be part of the inner circle of those who own the properties and stand to benefit. Oh, but please pass this immediately. And don't pay attention to the cash and cronyism going on behind the curtain.

And for anyone who, no doubt will point an accusatory finger at those who wish to slow this down You know, the residents of the neighborhoods selected for the location of the shelters are not NIMBYs. We are neither heartless, nor ignorant, nor incapable of engaging in the type of open and constructive communication that is supposed to be the hallmark of this Administration. We are concerned though that a rushed review of this mammoth and costly project is a huge disservice to the public purse but most importantly to the interests of the residents who need to occupy these temporary residences.

My own ANC, by the way, anticipated this legislation and several months ago passed what we saw as a very thoughtful resolution on homelessness. We sent it to Brenda Donald, Brian Kenner, Laura Zeilinger, Kristy Greenwalt, Councilmember Alexander ... and our own Councilmember Charles Allen, who thoughtfully, replied. From the rest, there was never even acknowledgement of receipt. But that's water under the bridge.

Such a pause for reflection and review may very well result in a better crafted, more effective outcome, with resources that are perhaps more properly applied to the solutions of both temporary and permanent housing. There may be even new lessons learned through dialogue.

Now I'm no Aaron Davis or Jonathan O'Connell, but let me give you three examples of things that I learned myself about this plan over the course of the past few weeks:

When a few of us were given a very rushed briefing 36 hours prior to the Mayor's announcement, the Administration officials who spoke to us didn't even know that the site for the Ward Six shelter is located within 25 feet of where the city had operated a large and very problematic men's shelter for many years. Honestly, how could they not know that?

The same officials had no knowledge that -- although this Ward Six site will have 800 individuals flowing through the facility each year --- that it will be located next door to an elegant new apartment house with some 500 units designed by Bing Thom (Arena Stage) with planned pathways and graceful gardens all open to the community -- and in concert with the new Southwest Small Area Plan that this Council passed unanimously -- along with a major new museum of mid-century American Art. And that this project has already been approved by Zoning. Was this really the best site in Ward Six? Was this really the best site in ANC-6D? What sites did they also explore? Ask them. The answer: None.

And when we were shown a rendering of the Ward Six site it was clearly stamped "Soto, PLLC." We were told that this would be a beautiful building. "Award winning architects." I'd wanted to learn about them so I looked them up on the web to see their work. They are on the web -- all one cover page of information about them. Look it up yourself. <http://www.sotopllc.com/>

So I went to DCRA to do some further digging. I found that Soto PLLC has a business license, what they didn't have the day that I checked is a professional license to practice architecture in the District of Columbia. Really?

Is this the level of detail and analysis that the members of the Council are prepared to embrace? I will not call this plan half-baked, but I will say that I'm not certain we even have the proper ingredients to put it in the oven.

The ultimate goals behind this plan are lofty and admirable. Nobody disputes the need to act. But we need the Council to exercise some due diligence here. I have no doubt that it would result in a better crafted, more effective outcome, with resources that are more properly applied to the solutions of both temporary and permanent housing. There may be even new lessons learned through dialogue and true transparency that reveal flaws, contradictions and imbedded mistakes. There's nothing to lose and perhaps much to be gained from constructive engagement.

I strongly encourage Members of this Council to do a little bit of digging on this one. Please do not enact this legislation in haste.

Thank you for your time.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



Testimony from Jackie Blumenthal, Chairman, ANC3B
Before the Committee on the Whole Regarding Homeward DC Legislation
March 17, 2016

Good afternoon Mr. Chairman and Members of the Council of the District of Columbia. Thank you for to opportunity to testify regarding the Mayor's Homeward DC legislation.

My name is Jackie Blumenthal. I am the Chairman of ANC3B which abuts the proposed Ward 3 shelter site along Wisconsin Avenue and includes Stoddert Elementary School, which will be the school of right for children from the shelter. The area of Glover Park that is closest to the proposed site is my single member district.

Our community already hosts a shelter for homeless men, located just two blocks from the proposed family shelter, so we know that living near a shelter is not necessarily a problem as long as the community is involved and the shelter is planned well. Right now, we have concerns on both counts.

Last night, ANC3B unanimously approved a resolution regarding the Homeward DC legislation, which is being delivered today to all members of the Council.

Our resolution supports the Mayor's goals of closing DC General, providing better temporary shelter arrangements for homeless families, and moving them more quickly into permanent housing.

But we do not support the lack of transparency and due process under which this legislation was crafted and presented, and believe the legislation is seriously flawed as a consequence. No Advisory Neighborhood Commission nor any residents were consulted at any point in this process. We were presented with a done deal and this hearing is our one chance to be heard. More openness, more engagement, and more trust in people's better natures would have put this critically important initiative on a better path to success.

One way the legislation is flawed is that it bundles together diverse projects that have not been vetted for conditions on the ground. It is not fair to gloss over the real and individual concerns communities have about the proposed shelters by lumping them all together into omnibus legislation. We would like to think that it is in both the Mayor's and the Council's interest to make sure communities don't feel they are being overrun by rushing this legislation through as it is currently written.

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3B01
N. GLOVER PARK
ANN MI. ADINOV

3B02
E. GLOVER PARK
JACKIE BLUMENTHAL

3B03
W. GLOVER PARK
VACANT

3B04
CATHEDRAL HEIGHTS
MARY C. YOUNG

3B05
S. GLOVER PARK
BRIAN TURMAN

To that end, we suggest that the Council review each proposed site in the legislation on an individual basis to be able to evaluate the real, site-specific concerns communities have and amend the legislation before this process moves into the contracting stage.

There are several ways in which the proposed shelter at 2619 Wisconsin Avenue could work better for both the homeless families and the surrounding neighborhood.

And, as you have heard from my fellow commissioner Brian Turmail, our community's primary concern is about the severe overcrowding at Stoddert Elementary School. And daycare options here are virtually non-existent no matter who you are. We can take these problems off the table and improve conditions for the shelter occupants by dedicating this facility for families with children under the age of 5, and contracting with a daycare provider as part of the support services.

We agree with our neighbors in Massachusetts Avenue Heights, the single family, detached home residential area where the shelter will be built, that the facility needs to be significantly smaller and more consistent with zoning regulations. We also join them in seeking a commitment that when the facility is no longer needed as a shelter for homeless families, the use variance required to erect a multi-unit building in a single-family neighborhood will expire.

We believe the Ward 3 project can be improved. We urge the Council to remedy the undemocratic way in which this legislation was crafted by opening up the process to address site-specific conditions and concerns before voting on the legislation as currently presented.

This matters because we have received several assurances from the Mayor's team that need to be put into writing now so that there is no misunderstanding later. They include a commitment that the facility will be built with a maximum of 38 units, not 50 as the legislation says. It will have only 3 stories, not 4 as the legislation says. And shared bathrooms will be limited to no more than 2 families per bathroom, not what is now described in the Letter of Intent.

We urge the Council, at a minimum, not to move forward with this legislation until such discrepancies are corrected.

We further urge the Council to not to treat this legislation as emergency legislation. DC General has been a serious problem for decades; taking a few more months to assess the Mayor's plan and get it right makes good sense – especially when so much money is about to be spent on temporary solutions instead of permanent ones.

And we ask the Council not to involve itself in zoning issues, which under DC Code are exclusively the responsibility of the Board of Zoning Adjustment with participation by Advisory Neighborhood Commissions.

A plan this extensive – and this expensive – is worthy of serious consideration and review. Residents should not be cut out of the process and I hope we can count on the Council to hear our concerns and act on them. Thank you.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



**ANC3B Resolution Regarding
Homeward DC Omnibus Legislation**

Whereas, Mayor Muriel Bowser has proposed legislation, "Homeward DC Omnibus Approval of Facilities Plan for Persons Experiencing Homelessness Act of 2016" (B21-0620), to establish homeless shelters in each of the Wards of the District of Columbia;

Whereas, ANC3B supports the Mayor's goals of closing DC General, providing better temporary shelter for homeless families, and moving them more quickly into permanent housing, but we do not support the lack of transparency and due process under which this legislation was crafted and presented, and believe the legislation is seriously flawed as a consequence;

Whereas, the details of the Mayor's plan were announced publicly on February 9, 2016, with last-minute notice that the Ward 3 site would be located at 2619 Wisconsin Avenue conveyed to the chairman of ANC3B on the eve of that announcement;

Whereas, community forums on the plan were held in each Ward on February 11, 2016, with minimal notice to residents and at the time of these forums, neither the proposed legislation nor any information regarding site selection was available to ANC3B or community members;

Whereas, since then, a number of concerns have been raised regarding the Homeward DC legislation, including, but not limited to:

- the request for exemption from usual oversight processes, which would suspend the contracting and procurement reviews that protect taxpayers and prevent corruption,**
- the specific details in the Letters of Intent to Lease attached to the legislation that conflict with the wording of the legislation and, in Ward 3 at least, do not accurately represent what we have been told since the legislation was filed,**
- the enormous costs of the plan and the reliance on leasing shelter sites from developers for what seems to be an excessive amount of money, funds which might be put to better use creating permanent, affordable housing,**
- the suitability of the sites selected, specifically in Ward 3 with regard to the zoning limitations of the surrounding residential neighborhood, the already**

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3B01

**N. GLOVER PARK
ANN MLADINOV**

3B02

**E. GLOVER PARK
JACKIE BLUMENTHAL**

3B03

**W. GLOVER PARK
VACANT**

3B04

**CATHEDRAL HEIGHTS
MARY C. YOUNG**

3B05

**S. GLOVER PARK
BRIAN TURMAIL**

severe overcrowding at Stoddert Elementary School, the limited availability of local day care, and the lack of access to Metro;

Whereas, no Advisory Neighborhood Commission, including ANC3B, which represents the neighborhood abutting the Ward 3 shelter site and is home to Stoddert School, was given any role in identifying or advising on proposed shelter sites;

Whereas, the proposed shelter sites in each Ward raise real and individual concerns that should be addressed *before* the Council approves the legislation so that all contractual details going forward reflect the shared interests of both the District and the communities that will host shelters;

Whereas, those shared interests include closing DC General, treating homeless families with more dignity and respect, and creating well-run temporary shelters for them in communities that work for both the homeless families and the surrounding neighborhood;

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) ANC3B strenuously requests that the proposed Homeward DC legislation not be treated as emergency legislation, and that the Council assure itself through its usual oversight and review processes that the site selections are appropriate and the amount of rent the Mayor proposes to pay to developers is necessary.

(2) ANC3B requests that the Council review each proposed shelter site on an individual basis and amend the legislation to address the real, site-specific needs of surrounding communities, which in Ward 3 include:

- dedicating this shelter for families with pre-school children to address the issues of overcrowding and limited resources at Stoddert Elementary School, and including day care as part of the wraparound services;
- reducing the size of the shelter to be more in line with the single-family, residential neighborhood in which it will be located and more consistent with R-1-B zoning regulations,
- correcting the legislation to reflect assurances we have been given that this facility will house no more than 38 families at one time, will only be three stories high, and will limit any shared bathrooms to a maximum of two families per bathroom.
- assuring that the site cannot be repurposed by stipulating that the location will automatically revert to its original single-family, residential use when it is no longer needed as a temporary shelter for homeless families;
- creating a local advisory board to include one representative each from ANC3B, ANC3C, the Glover Park Citizens' Association, and the Massachusetts Heights Citizens' Association as well as one or two others from both communities who will be kept informed throughout the development of the project and engaged in

matters pertaining to its operation, and whose recommendations will receive serious consideration and be implemented when feasible.

(3) ANC3B requests that the Council not become involved in the zoning reviews of proposed sites either by recommending expediting the zoning decisions or otherwise urging approval of variances, which under D.C. Code is exclusively the responsibility of the Board of Zoning Adjustment with participation by Advisory Neighborhood Commissions.

BE IT FURTHER RESOLVED that the Chairman, who is also the Commissioner of ANC3B-02, or her designee is authorized to represent the Commission on this matter.

This Resolution was APPROVED/~~DISAPPROVED~~ by a vote of 4-0 at a duly noticed public meeting of ANC3B on Wednesday, March 16, 2016, at which a quorum was present. (A quorum is 3 of the 4 sitting members.)


Jackie Blumenthal, Chairman


Ann Mladinov, Secretary



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Testimony Before the District of Columbia Council
Committee of the Whole
March 17, 2016

Public Hearing:
*Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for
Persons Experiencing Homelessness Act of 2016*

Judith Sandalow
Executive Director
Children's Law Center

Introduction

Good afternoon Chairman Mendelson and members of the Committee of the Whole. My name is Judith Sandalow. I am the Executive Director of Children's Law Center¹ and a resident of the District. I am testifying today on behalf of Children's Law Center, which fights so every DC child can grow up with a loving family, good health and a quality education. With 100 staff and hundreds of pro bono lawyers, Children's Law Center reaches 1 out of every 8 children in DC's poorest neighborhoods – more than 5,000 children and families each year. Children's Law Center works with an increasing number of children living in unstable situations on the verge of homelessness, children struggling with homelessness, and children whose health, and particularly their asthma, is compromised by the unhealthy living conditions of the DC General Shelter.

I am testifying today regarding the *Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016*, the latest step in the Administration's on-going work to close the DC General Shelter. The bill asks the Council to approve the Administration's current plan to replace the DC General Shelter facility with six new shelters spread across Wards 3 through 8 – shelters which will be smaller, more thoughtfully designed, and, we expect, more carefully integrated into surrounding communities than the options we currently offer to homeless families.² I fully support the Mayor's goal of shuttering DC General forever –

we cannot afford to continue to have children live in a crumbling, chaotic facility that is a constant source of health problems and trauma for its youngest residents. The Mayor has put forward a plan that, I believe, will achieve this goal, and for this reason, I urge the Council to support it.

No plan is perfect, and I know that you and your colleagues have likely heard a number of criticisms of this plan in the few weeks since it was presented to you. I urge the Council to be solution-oriented: This plan is the best opportunity we have to end the inexcusable practice of sending children to live at DC General. If we allow the plan to fail – by delaying it, by derailing it, or by removing enough elements from it that it simply falls apart – it is the District’s homeless children who will pay the price for our inability to work together. To keep this plan moving forward, the Administration has been clear that it needs the Council’s support, and I urge the Council to provide it, while working with the community and the Administration to ensure:

- Concerns related to the health and welfare of children in these new shelters are thoroughly addressed by a clear and transparent stakeholder engagement process that extends through the design, planning, and construction phases of the plan.
- Neighbors are also actively engaged at all phases of the process to ensure that the new shelters meet the needs of residents in the shelter and their neighbors.

Why The Mayor’s Plan is the Best Way Forward

In the weeks since the Mayor announced the proposed locations of the six DC General Shelter replacement facilities, a series of vigorous debates have unfolded across

the city, as many have closely scrutinized several aspects of the Mayor's plan. While a great deal of attention has been directed toward the effects (real or imagined) of these proposed shelters on surrounding communities, we cannot lose sight of a simple and unacceptable fact: Each day, hundreds of children continue to live at DC General, a facility that aggravates their already-existing trauma and, in many cases, is harmful to their health. It is these children – District children – who we must put first. Our current, grossly inadequate approach to serving them cannot be allowed to continue.

In previous hearings, I have testified to the conditions of DC General.³ The facility is plagued by rodent and other pest infestations, intermittent hot water, and unsafe housing conditions, which have only gotten worse as the facility has continued to fall apart. These conditions trigger medical problems in the children who live there, especially asthma. Through our medical-legal partnerships with Children's National Health System and Unity Health Care, we regularly receive referrals from pediatricians and calls to our legal helpline regarding children at DC General, as they live with medical problems that their families struggle to manage but which cannot be fully remedied as long as they remain in a facility that is making them sick.

Adding to these children's struggles is that many arrive at DC General having already experienced significant challenges. Homeless children go hungry twice as often as other children,⁴ and, without even specifically accounting for the particular inadequacies of a poorly-constructed shelter, are sick four times more often.⁵ Children

with these backgrounds are in need of a range of supports and spaces where they can have healthy interactions with peers. Because it was never intended to be a homeless shelter, DC General is not well-designed to provide these supports.

The Mayor's plan has the potential to remedy many of the problems of the current DC General facility. New shelters can be built and maintained to avoid aggravating children's health problems, can be designed with space to house the specific services that children and families need, and, because they are smaller in size, should be easier to maintain and manage than DC General ever has been. Additionally, the plan provides us with an opportunity to properly integrate families in shelter into surrounding communities, which will cut down on the isolation that these children and their families often feel when they are warehoused in DC General or hotels. Simply put, the Mayor's plan offers us a feasible way of addressing many of DC General's greatest weaknesses within a timeframe that allows us to close DC General permanently by September 2018. The alternative is the status quo, with children continuing to languish at the current facility year after year.

Stakeholder Concerns and How to Address Them

My support for the Mayor's overall plan does not eliminate the need for oversight or for important concerns to be addressed. For example, when neighbors raise concerns with regard to children's health, we should take them seriously, since protecting children's health and well-being is a key objective in closing DC General.

The most serious concerns that we have heard so far are around the Mayor's proposed site for the Ward 5 facility and whether the adjacent bus depot might result in children placed at the Ward 5 shelter being exposed to unsafe levels of pollution. Others have pointed out that currently there is limited access to the District's public transportation system and to grocery stores.

These concerns can and should be addressed in a solution-oriented way. The Department of Health and the Department of Energy and Environment can conduct an air quality study (or share results if one has already been conducted) and take any steps necessary to mitigate health risks, including moving the bus depot. Similarly, shuttles could be used to address concerns regarding lack of public transportation options and lack of access to grocery stores. A shelter advisory committee, comprised of shelter residents, neighbors and advocates, could play a critical role in ensuring that these type of concerns are addressed for the Ward 5 site and any other sites where similar concerns have been raised.

It is my sincerest hope that, with a plan for community input in place, we can proceed with the Administration's plan to close DC General and, at the same time, protect the needs of the very children who this plan is clearly intended to serve. I urge the Council to approve the Administration's plan while using this hearing to encourage the Administration to commit to a process of community engagement moving forward.

Conclusion

Thank you for the opportunity to testify, and I look forward to answering any questions.

¹ Children’s Law Center fights so every child in DC can grow up with a loving family, good health and a quality education. Judges, pediatricians and families turn to us to be the voice for children who are abused or neglected, who aren’t learning in school, or who have health problems that can’t be solved by medicine alone. With 100 staff and hundreds of pro bono lawyers, we reach 1 out of every 8 children in DC’s poorest neighborhoods – more than 5,000 children and families each year. And, we multiply this impact by advocating for city-wide solutions that benefit all children.

² Section (2)(c) of the bill exempts the contracts from Section 202(c) of the *District of Columbia Procurement Practices Reform Act of 2010*. I do not believe that review of these contracts should be exempt. Since our understanding from the Administration is that the bill will be amended to remove this exemption, I will not be discussing it in my testimony today.

³ *Safety Procedures at DC General Family Shelter: Hearing before the Committee on Health and Human Services, DC Council*, pp. 5-6 (March 27, 2014) (Testimony of Judith Sandalow).

⁴ Bassuk, Ellen & Friedman, Steven. *Facts on Trauma and Homeless Children*. National Child Traumatic Stress Network (2005), p. 2.

⁵ National Center on Family Homelessness. *The Characteristics and Needs of Families Experiencing Homelessness* (factsheet) (December, 2011), p. 4. <http://www.familyhomelessness.org/media/306.pdf>

Testimony for the D.C. Council Regarding the Homeward DC Omnibus Legislation
By Brian Turmail
Commissioner, ANC 3B-05
Thursday, March 17, 2016

Thank you Council members for the opportunity to testify today. My name is Brian Turmail and I am the Advisory Neighborhood Commissioner for Single Member District 3B-05 in Glover Park.

Our ANC and our community have a long and proud history of supporting the homeless community, between providing grants and other support for our local homeless shelters, to spending much of last Fall and early Winter trying, in vain, to get the city to re-establish a temporary men's hypothermia shelter in our community.

We agree on the need to close D.C. General and support the Mayor's efforts to establish smaller, temporary homeless facilities throughout the city, including in Ward 3. However, there are serious flaws with the city's current approach that must be resolved to ensure that these planned facilities are truly effective in helping transition families out of homelessness. That is why I strongly urge the members of this Council to vote against, or amend, the Mayor's proposal to expedite her well-intended but flawed approach.

There are a range of substantive concerns we have with the current approach that my Commission Chair Jackie Blumenthal is outlining today. I will focus my testimony on one aspect of the plan that demonstrates why the Mayor's office should be required to improve its current approach before moving forward.

The new Ward 3 temporary family homeless shelter is in boundary for our local elementary school, Stoddert Elementary. However, Stoddert is currently significantly over-capacity, serving over 15 percent of its student population in trailers that were installed only three years after the building was renovated. Those space constraints will be even more severe next year because of DCPS' ill-conceived plan to eliminate the highly successful Fillmore arts program, forcing the school to use space it already doesn't have to house an in-house arts program.

According to DHS officials, the average family our new shelter will serve has two children, half of whom are elementary school aged. That means the new shelter will bring between 38 and 50 new students to Stoddert every several months as different families rotate into and out of the shelter. We understand that families are legally entitled to continue enrolling their children in their prior schools.

Yet it is hard to imagine that many families will deny their children the opportunity to enroll in one of the city's best elementary schools and instead force their children to endure hours of commuting by bus each day to lower-performing schools. And while parents may be required to transfer their students out of Stoddert after they leave the shelter for more permanent housing, our experience has been that the city has never enforced – at Stoddert at least – the requirement that students leave at the end of the school-year when their families move out of its

boundaries. This means that the new Ward 3 shelter is likely to increase Stoddert's enrollment by between 10 percent and 20 percent at a time when the school is already well above its actual capacity.

Yet during several community meetings, DHS officials have downplayed the potential impact of the new shelter on Stoddert's student population and have done nothing to ensure that the school has the capacity or the range of support services our new neighbors will need, deserve and are legally entitled to. Nor have DHS officials consulted with Stoddert school officials or the local parent community either before making this selection or since announcing their plans. Given how long it typically takes to expand school capacity, this means the city is already setting the school as well as its current and future students up for failure.

Since the city is clearly not prepared, nor is the funding available, to expand Stoddert's capacity and range of services, we are asking the Council to support our request that the Ward 3 facility be dedicated for families with pre-school aged children and to ensure that the shelter offers pre-school and child care services. With 46 percent of homeless families comprised of young women with babies and toddlers, such a designation could be easily accommodated within the frameworks of the city's homeless strategy.

However, if the Council votes in favor of the Mayor's proposed legislation without amendments or changes that reflect the individual circumstances of the proposed shelter sites, the city will needlessly subject dozens of children most in need of a stable and supportive learning environment to overcrowded classrooms and limited educational and support services.

That is why our ANC urges the Council to vote against, amend or send the Homeward DC Omnibus legislation back to the Mayor so that it can be rewritten to reflect the real and individual conditions in each of the proposed shelter sites and propose remedies that work for both the homeless families and surrounding neighborhoods.

Council of the District of Columbia Public Hearing on Bill 21-620

March 17, 2016

Testimony of Anita Livia Mitra Crabtree

Chairman Mendelson and members of the Council. My name is Anita Crabtree. I have lived in the District since 1999 and recently moved, with my husband and two small children, from Ward 2 to Ward 3, specifically to the Massachusetts Avenue Heights neighborhood and to a single family home adjacent to the proposed Ward 3 shelter site. My school-aged daughter attends Kindergarten at Stoddert Elementary. While I certainly have questions and concerns about site specific matters, I am here to testify – as a DC taxpayer, as an attorney and as a social scientist – about the larger picture, specifically about the following points:

(1) The RFP Process was Irregular at Best, if not Downright Flawed

When asked how the five (5) relevant developers for the six (6) proposed sites not owned by the District were chosen for the Mayor's strategic Homeward DC plan, the Mayor and DGS reference an RFP from the prior administration and state that they wanted to select sites pursuant to that RFP which was issued before Mayor Bowser put together the Homeward DC plan. The Vincent Grey administration issued a *Solicitation for Offers (SFO) for the Acquisition of Housing Properties for the District of Columbia Department of Human Services (DHS)* (DGS-SFO-2014-10) on September 26, 2014, which was 98 days before Mayor Bowser took office on January 2, 2015 (SFO attached hereto as Exhibit A). According to developers familiar with DGS bidding procedures, RFPs are usually issued for 30, 60 or 90s days, but this SFO was open-ended, which is unusual.

The SFO itself is poorly drafted and it is not at all clear from the language what exactly is being sought, namely a free-standing building that is to serve as a short-term family homeless shelter and that such a facility is required in each ward. The SFO merely states that "all wards within the District will be considered." The Mayor and her staff tout the Homeward DC Strategic Plan 2015-2020 as a strategic plan that is steeped in research and best practices and that some of the best minds worked on it. I would like to know why those minds did not think to issue a new, clearly articulated RFP to accurately reflect the strategic Homeward DC plan. Mayor Bowser did not even reissue the old Vincent Grey SFO. She appears only to have issued a document entitled *DGS-RFS-2014-10 SFO for the Acquisition of Housing Properties for the District of Columbia Department of Human Services*, attached hereto as Exhibit B, which provides an end date of January 1, 2016, presumably for Vincent Grey's original SFO. How could the Mayor select properties, as she did, in advance of the January 1, 2016 closing date? Finally, the SFO was not widely publicized, which is what is done and what should occur for an RFP of such magnitude.

(2) The Costs for this Proposed Short-Term Solution are Crazy, if Not Criminal

According to the Rental Rate section of the SFO, "[t]he rental rate for the property should be reflective of the competitive market value although offeror pricing should be based on market competitiveness." None of the rental rates that the Mayor would have the District pay for the proposed sites in Wards 1-6 are reflective of the competitive market value, as demonstrated by the lower rental prices of nearby apartments, often luxury apartments.

In the Homeward DC Strategic Plan (2015-2020) it states on page 76, that under the Current System, the Program Model Cost for Emergency Shelter (i.e. DC General) is \$53,895 per unit per year. On page 77 of the Strategic Plan, it states that under the Future System the Program Model Cost for Emergency Shelter is expected to be **\$53,595 per unit per year**. How is it possible or acceptable that the proposed sites will all far exceed that expected cost? Why bother creating a Strategic Plan if the Mayor and DHS are not at all bothered about adhering to it? The average base lease cost per unit per year for just rent for each of the wards is as follows:

- Ward 1 (29 2-3 bedroom units): \$44,000 per unit per year for just the ground lease plus \$14 million in construction costs
- Ward 2 (50 units): \$32,000 - \$35,000 per unit per year (20-25 year lease)
- Ward 3 (38 units): \$69,000 - \$74,000 per unit per year (15-20 year lease)
- Ward 4 (50 units): \$31,000 - \$33,000 - \$36,000 per unit per year (10-15-20 year lease)
- Ward 5 (50 units): \$49,000 - \$52,000 per unit per year (15-20 year lease)
- Ward 6 (50 units): \$56,000 - \$60,000 - \$66,000 per unit per year (15-20-25 year lease).

On top of these exorbitant lease prices, the Letters of Intent between the District and the selected developers provide that each of the developers will be reimbursed for all property taxes paid for each site. Why would or should the developers, as the landlords who will own the properties, get reimbursed for the property taxes? DGS has claimed that this is standard practice. If that is the case, perhaps that practice should be reviewed.

DHS has stated that the estimated cost for wraparound services per site for the first year is expected to be \$2.1 million and that the cost will most likely increase each year. This means that the total price per site per year will be equivalent to double or even more than double the rent amount. If the cost of wraparound services is \$2.1 million for each site for the first year, the total costs for each of the sites will be as follows for the first year:

- **Ward 1: \$98,966 per 2-3 bedroom unit for JUST the ground lease** which is \$45,371 more per unit per year than what is provided for in the 2015-2020 Strategic Plan,
- **Ward 2: \$65,862 per dorm room** which is \$12,267 more per unit per year than what is provided for in the 2015-2020 Strategic Plan,
- **Ward 3: \$110,526 per dorm room** which is \$56,931.32 more per unit per year than what is provided for in the 2015-2020 Strategic Plan,
- **Ward 4: \$68,880 per dorm room** which is \$15,285 more per unit per year than what is provided for in the 2015-2020 Strategic Plan,
- **Ward 5: \$82,851 per dorm room** which is \$29,256 more per unit per year than what is provided for in the 2015-2020 Strategic Plan, and
- **Ward 6: \$87,000 per dorm room** which is \$33,405 more per unit per year than what is provided for in the 2015-2020 Strategic Plan.

We have no idea who is supposed to do the construction in Wards 1, 7 and 8 or how the costs for those sites are estimated at \$14 million, \$10 million and \$10 million respectively. Why are no estimates included with the proposed legislation? What are those numbers based on - actual estimates or just DGS' excellent ability to accurately budget for projects? We are all familiar with the deplorable track record of DGS when it comes to budgeting correctly. Based on past performance (e.g. Duke Ellington High School), it would not be unreasonable to say that the actual construction costs for those sites will be around 50% higher than estimated, bringing them to a total of \$51 million instead of \$34 million. As you

certainly know, the capital expenditure budget for the construction has \$40 million in it, so only \$6 million of buffer based on the current estimates included in the bill.

This temporary plan is going to cost District taxpayers a fortune – easily more than \$1 billion over the course of the leases for rent and wraparound services. It would be criminal for the Council to allow the Mayor to waste taxpayer dollars like this, especially without a thorough review of the proposal from every perspective, as requested by our and other ANCs. The Mayor does not have the money to execute this plan and has admitted during a hearing before this Council that federal aid will be required for the plan. The residents in the communities where the shelters will be located and the homeless will be dependent on the next mayor(s) to budget for this plan every year. Once any leases are entered into, the lease prices will be locked in, so if and when less budget is allocated for this program, it is likely the wraparound services that will suffer from having less money allocated for them. Finally, this plan only covers the next 20-25 years and in the case of Ward 1, 30 years. What then? Homelessness will certainly not be over by then. Why on earth does it make sense to spend a fortune on yet another temporary solution?

(3) The Developers are Dubious and the Plots of Land are Problematic

The Mayor and DGS have stated that because not many developers submitted bids under the RFP, they had to hire a broker. According to the Letters of Intent, only two sites involved a broker, namely Savills Studley, for Wards 1 and 6. Regardless of how the Mayor chose the developers to develop the proposed sites and how those developers chose the proposed sites, it was not a transparent process, which is compounded by the fact that all of the chosen developers are Mayor Bowser's donors and that most have been involved in serious controversy. Please see attached hereto as Exhibit C today's Washington Post article by Aaron C. Davis and Jonathan O'Connell entitled *Homeless shelter plan could be profitable for Bowser's backers*.

The developers are in it purely for the money, which is why it is ludicrous that this has been a developer-driven plan. The sites were not strategically chosen by urban planners and homeless housing experts, instead they were picked based on what a developer proposed. Many of the proposed sites have historical issues. For example, that sites did not sell because they were overpriced and that development plans of sites fell through because of lacking funds and/or approvals. It is unlikely that the developers who proposed these sites have the best interests of the communities in which the sites are located or of the homeless at heart. Please note that the developers of the two most expensive sites – in Wards 3 and 6 – have not yet purchased those sites because they likely have no interest in those properties unless this proposed plan of the Mayor's is approved. The richness of the District leases with the developers is illustrated perfectly by the recent flip of the Ward 2 shelter, which was just opened on February 10, 2016 and was already sold one month later on March 14, 2016 for \$28.5 million. The developer paid \$5.9 million for the building, refurbished it (likely at most for several million dollars) and was able to sell it for \$28.5 million because of the valuable lease with the District. If the developer's investment was \$12 million, which would seem fair, the developer's profit would be \$16.5 million. The total rental income for the Ward 2 site will be \$32 million for 20 years and \$43.5 million for 25 years.

In addition to how they were chosen, the actual choice of developers raises many questions. Why, of all the developers in the District, was the same developer chosen to develop Wards 3 and 4 for a total payday of \$92.5 million in rent from the District, plus, of course, the property tax refund? The proposed developer of the Ward 6 site is on the DC Housing Finance Agency Board of Directors and was a large donor to Mayor Bowser's Fresh Pac (please see Exhibit C for further details). Have the requisite conflict of interest checks been completed? Why did the Mayor try to hide that he is behind the Ward 6 site by

(Exhibit D hereto)

releasing a misleading document, *Short-Term Family Housing Site Selection*, making it look like his development company, Blue Skye, was rejected because “Developer did not secure site control.” Potomac holdings/Varsity Investment Group was then able to secure the same site and signed the Letter of Intent with the District through 700 Delaware Avenue, LLC, which Bryan “Scottie” Irving is behind according to the DCRA website. Given the developer cast of characters, why would the Mayor, who ran on a platform of transparency, request a waiver of certain procurement scrutiny?

Attorney General Racine has proposed legislation that would prohibit anyone who donated in the past year from procuring a contract with the District. If that bill were already passed, it is likely that none of these donor developers would be eligible for these or other contracts with the District.

Conclusion

I am sick and tired of anyone who questions this plan being called a racist NIMBY who does not care about the homeless. That is not at all the issue here and just shows how the Mayor has, admittedly very cleverly, coupled the closing of DC General with this specific, very flawed solution. The Mayor seeks to tar and feather anyone who speaks out against her greatly flawed program as speaking out against the homeless. It is time for the Mayor to focus on the merits. I am speaking out against bad legislation that appears to be entirely contrary to the best interests of the homeless and of the communities who are being asked to house the shelters and totally beneficial to over-paid developers. The Council should recommend that the following occur before the proposed legislation is voted on:

- (1) that an accurate and clear RFP be issued for the Mayor’s strategic plan, that it be open for 90 days and that it be widely publicized in order to see what other site options are available and whether the currently proposed leases are really market and the best available options;
- (2) that any Letters of Intent pursuant to which the Council is asked to pass emergency or other legislation be made to reflect what the Mayor is saying about the proposed sites, that such Letters of Intent be revised to provide that none of the leases may be sold, assigned or otherwise divested in any way, and that accurate construction estimates for Wards 1, 7 and 8, should the sites remain as they are currently proposed, be obtained and attached to any proposed legislation before it is voted on;
- (3) and that any leases be subjected to the fullest possible procurement scrutiny under the law and that any developers involved in the plan are properly vetted, including with regard to conflicts of interest, etc.

Thank you for your time and consideration.



Solicitation for Offers (SFO)
for the Acquisition of Housing Properties for the
District of Columbia Department of Human Services (DHS)

Issued: September 26, 2014

Issued by:
The Government of the District of Columbia
Department of General Services (DGS)
ATTN: Michelle Chin
2000 14th Street NW, 5th Floor
Washington, DC 20009
www.dgs.dc.gov

The mission of the Department of General Services (DGS) is to elevate the quality of life for the District with superior construction, first-rate maintenance and expert real estate management. By building and maintaining safe and green state-of-the-art facilities which foster economic growth and elevate educational environments, our trusted and skillful employees create modern and vibrant communities across all of the District of Columbia.

Solicitation for Offers (SFO)

Acquisition of Family Housing Properties for

The District of Columbia Department of Human Services (DHS)

I. Introduction & Purpose

On behalf of the District of Columbia's Department of Human Services (DHS) the Department of General Services (DGS) is seeking properties to use as emergency housing units for families. The District of Columbia is required, under District law, to provide shelter for homeless residents when the temperature drops below freezing. The District of Columbia is committed to protecting families and individuals who are homeless from extreme weather injury by meeting the demands for shelter during hypothermia seasons.

Persons and families in need of temporary housing are District residents who need temporary assistance to obtain or retain permanent housing. Currently, DHS is looking to lease properties in Washington, DC to meet an increasing demand for services which address at risk families. The properties offered should contain multi-family units, single room occupancies, and efficiencies. Innovative solutions such as renovation, restoration or transformation of an existing space which will address the critical needs for families are welcomed.

II. Explanation of Use

DHS will use the offered properties as housing units for families. A "Focused Housing" model which will create Temporary housing facilities ideally targeted to no more than fifty (50) units per building is being implemented. However, the District is able to entertain some flexibility in that target number. Each facility should have the ability to expand to no more than 15 additional beds during hypothermia season. Ten percent (10%) of the total number of buildings footprint should be utilized for program support spaces. Supportive services will be provided on site and will be geared toward supporting families to achieve housing stability, improving quality of life and working to sustain self-sufficiency. Such spaces may include a community room, administrative area as well as a space to accommodate group dining. DHS or one of its providers will maintain on-site control over the units. Partially occupied buildings will not be accepted. However, properties which include multiple buildings may be considered.

III. Criteria for Evaluation

All offers will be considered on an ongoing basis. A Technical Evaluation Committee will evaluate each proposal on a case by case basis. Offers will be evaluated on the Selection Criteria's provided within this SFO. The District's requirements are as follows:

Building Type & Size

A building or complex that is a minimum of 15,000 square feet and can accommodate between 30-50 families is preferred. Opportunities which may allow for more than 50 families may also be suitable. Ideally the District would like to have current residential buildings; however the District is open to the possibility of alternative uses that can be converted to residential units.

A. Location

B. Property location(s) can be dispersed throughout the District of Columbia. All wards within the District will be considered.

C. Improvements

Developer is required to deliver a completed turn-key project to the District; which includes responsibility for any repairs and maintenance of the property. All improvements to include Security Specifications and Furniture Fixtures and Equipment will be negotiated based on each property.

D. Transportation

Property location (s) should meet the needs of DHS, which includes proximity to public transportation and other social service resources.

E. Parking

On- site parking for Administrative Staff and Service Providers who will manage the daily needs of the residents is preferred.

F. Terms

The District will enter into a ground lease of 10 years with two 5 year options to renew.

G. Management

DHS will provide on-site management of residence.

H. Access

The District will require 24- hour access to the property during the duration of the lease.

I. Rental Rate

The rental rate for the property should be reflective of the competitive market value although offeror pricing should be based on market competitiveness.

IV. Selection Criteria

A Technical Evaluation Committee will evaluate each proposal on a case by case basis. This solicitation will remain open until DHS has satisfied their request for properties. The District will evaluate each submission based on the following questions listed below; which also coincide with its requirements listed in Section V.

- 1) Is the space suitable to meet the operational needs of the agency?
- 2) Is the proposed Annual Rental Rate competitive according to current market condition?
- 3) Does the proposed site provide an easily accessible location for all citizens that it serves? What is the proximity and accessibility to multiple modes of public transportation?
- 4) What is the proposed project schedule? How quickly will the space be available?

V. Submission

A. Submission Content

All offerors should also provide a written narrative (not to exceed three pages) providing the following:

- 1) Address and name, if applicable, of all offered properties, including ward # and zone.
- 2) Name and contact information for the properties' current owners.
- 3) Floor plans delineating specific floors to include square footage.
- 4) Total number of units. Number of unit types (ie. 1 bedroom, 2 bedrooms, 1 bath, 2 baths etc.)
- 5) Provide square footage of each individual unit type.
- 6) Provide total building square footage.
- 7) A copy of an official document showing ownership of all offered properties.
- 8) Photos (interior/exterior) and floor plan of all offered properties.
- 9) A description of parking available at the offered properties.
- 10) A description of any property amenities.
- 11) A description of the condition of the space to include building operating systems.
- 12) If building/units need rehabilitation or construction, please describe scope of work to be completed.

- 13) Provide a project schedule identifying critical tasks to include when the units will be available.
- 14) Identify available on-site parking, including the number of spaces.
- 15) Provide written responses to questions listed in Section IV of this SFO.

B. Submission Requirements and Format

Offerors must supply four (4) hard copies of the written narrative with all supporting documents by hard copy. Offers must be 12-point Ariel font size on 8.5"x 11" paper to include an electronic copy of their submission in a .pdf format. Offers must also include **signed DC DGS FORM S-103 attached to this SFO.**

Offers should be mailed or hand delivered to:

Department of General Services
ATTENTION: Michelle Chin
REFERENCE: DGS-SFO-2014 – 10
2000 14th Street, NW - 5th Floor
Washington, DC 20009

No phone calls please. All questions should be sent via email to michelle.chin@dc.gov. Responses will be provided on the DGS website located @ <http://dgs.dc.gov>

Electronic and facsimile offers will not be accepted. Each offer shall be submitted in a sealed envelope conspicuously marked: **"Offer in Response to DGS-SFO-2014 - 10."**

Offers, with all required supplemental information and documentation, must be submitted to DGS to be considered.

This Solicitation for Offers shall not be considered an offer to purchase and DGS reserves the right to withdraw its solicitation at any time as it may deem necessary, appropriate, or beneficial to the District.



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Mayor Muriel Bowser

Department of General Services

Department of General Services



Office Hours

Monday to Friday, 9 am to 5 pm, except District holidays

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2000 14th Street, NW, 8th Floor, Washington, DC 20009

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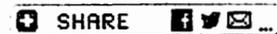
Email: dgs@dc.gov



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Agency Performance

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DGS-RFS-2014-10 SFO for the Acquisition of Housing Properties for the District of Columbia Department of Human Services

View published

Repeats

Last Date:

Friday, January 1, 2016 (All day)

Due Date: Friday, January 1, 2016 - 2:00pm

Location: 2000 14 Street, NW, Washington, DC 20009

Building: Reeves Center

Details:

The District of Columbia is committed to protecting families and individuals who are homeless from extreme weather injury by meeting the demands for shelter during hypothermia seasons.

DHS will use the offered properties as housing units for families. A "Focused Housing" model which will create Temporary housing facilities ideally targeted to no more than fifty (50) units per building is being implemented. However, the District is able to entertain some flexibility in that target number.

Offerors must supply four (4) hard copies of the written narrative with all supporting documents by hard copy. Offers must be 12-point Arial font size on 8.5"x 11" paper to include an electronic copy of their submission in a .pdf format. Offers must also include **signed DC DGS FORM S-103** attached to this SFO.

Open Market

Solicitation ID: DGS-RFS-2014-10

Agency: Department of General Services

<http://dgs.dc.gov>

Contact:

Michelle Chin, Capital Planner, DGS

Email: michelle.chin@dc.gov**Phone:** (202) 645-5011

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D.C. Politics

Homeless shelter plan could be profitable for Bowser's backers

By Aaron C. Davis and Jonathan O'Connell March 16 at 10:51 PM

D.C. Mayor Muriel E. Bowser has pitched her plan to create family homeless shelters in almost every ward of the city as an equitable way for the community to share the burden of caring for the neediest residents.

But records show that most of the private properties proposed as shelter sites are owned or at least partly controlled by major donors to the mayor. And experts have calculated that the city leases would increase the assessed value of those properties by as much as 10 times for that small group of landowners and developers.

How much taxpayer money would be paid to a handful of well-connected private landowners, developers and their agents is expected to be a focus of a hearing Thursday before the D.C. Council.

Bowser (D) wants to close the city's overcrowded mega-shelter at the former D.C. General Hospital and replace it with seven smaller facilities spread across the District.

Her plan calls for spending at least \$266 million — and perhaps closer to \$300 million — to lease land and buildings over the next three decades, records indicate. Those payments would go to five private corporations, including three tied to political supporters Douglas Jemal, Bryan "Scottie" Irving and Suman Sorg.

The trio, along with their companies and family members, have given a combined \$67,000 to Bowser's mayoral and council campaigns and to a PAC working on her behalf.

That includes more than \$22,000 given by Jemal and associates, with \$10,000 donated to Bowser's inaugural party. Irving's family and company have given over \$38,000, including over \$15,000 to a political action committee that friends of Bowser created last year but later abandoned. The Sorg family gave the least, at \$6,750.

Even in a city with an overheated housing market, the amount the city would pay — mostly for dormitory-style shelter rooms — is eye-popping for anyone familiar with a mortgage.

The District would pay at least \$4,500 on average per apartment, per month, each year for at least the next 20 years under Bowser's plan.

According to one estimate circulating among D.C. Council members, the combined assessed value of all the land the city would lease under Bowser's plan is roughly \$14.5 million. But the market value of those properties would multiply tenfold to about \$147 million because of the leases. And when the terms expire, the city would not own most of the facilities it paid to construct.

Rashad Young, the city administrator who helped formulate the shelter plan, said the costs are not out of line with roughly 3 million square feet of space the city now leases, including for office use.

The cost of the leases for the shelters would range from \$38 per square foot to \$64 per square foot, Young said. Office space recently leased by the city ranges from \$47 to \$50 per square foot, he said.

The broad range stems from the fact that the administration chose sites suited for families. He also said the buildings would be unique and require costly amenities such as durable surfaces, since families could be moving multiple times per year, and would include cafeterias and play spaces for children.

"There is no facility that is currently constructed that meets the needs of short-term family housing," he said.

Young pushed back against the notion that any of the sites had been selected to help political allies.

"There is a narrative that is building around motivation, around our motivation, that is grossly unfair because people don't want these facilities," Young said. He blamed neighbors who are opposed to shelters for trying to upend the plan. "We are not doing popular work here."

Bowser's office referred questions to Young. The Sorg family declined to comment, and a spokesman for Jemal said the company intended to respond, but did not before this article was published.

Shortly after the mayor announced her plans, websites and social-media accounts — many of them created anonymously — began popping up with sometimes detailed criticism of the plans.

A group called "We are Responsible D.C." created dchomelessplan.com, which says the mayor "fails to hold developers accountable for homeless shelter costs."

Another group created homewarddc.com and said the mayor's plan put developers before residents.

Several single out Irving, a close ally of Bowser's mentor, former mayor Adrian Fenty. Irving, who recently traveled with Bowser on her official trip to Cuba, declined repeated requests for comment. He is listed as the registered agent for a limited liability corporation that signed a tentative agreement with the city to create a shelter in Ward 6. The site for 50 units has an assessed value of \$2.3 million but could now be worth \$43 million because of the agreement with the city, according to the briefing papers under review by the D.C. Council.

In Ward 3, Bowser is proposing to spend \$56 million to lease 38 units that would be built on Wisconsin Ave. NW near Observatory Circle. The District would pay an estimated \$6,187.26 in monthly rent per unit over 20 years. The average rent for high-end apartments in the ward is \$2,973.

Massachusetts Heights resident Malia Brink, 40, volunteers at an existing shelter in her neighborhood but said she and some of her neighbors consider the proposal too large and "egregiously expensive."

"For that 20 years, this lease costs just over \$56 million, for a property that was on sale for \$4 million," Brink said. She suggested reopening the bidding for 90 days to see if there were better deals available. "If by the way this is really the best the District can do, then that will prove it, and you will have answered all of us who are saying it's too expensive," she said.

Council member Mary M. Cheh (D-Ward 3) said she is worried about the financial commitment the mayor is proposing.

"The cost is a real concern, and I'm just not sure what to do about it," Cheh said.

She and 11 other members publicly pledged support for Bowser's plan before they saw the details. Kenyan R. McDuffie (D-Ward 5) was the only member who did not endorse it.

D.C. Council Chairman Phil Mendelson this week said he would move rapidly and hold a vote on all the proposed leases as a package, as Bowser requested. He said in an interview the vote could come as early as mid-April, in the middle of budget season, when there will be little time for further scrutiny.

Even before the D.C. Council decides the fate of the proposal, Bowser's plan has benefited at least one player involved in the deals.

Rock Creek Property Group owned a former women's shelter at 808-810 Fifth Street NW in Ward 2. It purchased the property from Gospel Rescue Ministries for \$5.95 million in 2013. It planned to redevelop the site and build more than 50 luxury residential units but did not acquire the needed approvals.

Then the District chose the site for a homeless shelter and signed a 25-year lease worth \$43.5 million — the only site for which the District has finalized a lease — requiring some new upgrades but no major construction.

Rock Creek sold it last week for \$28.5 million. The buyer, Brian Friedman, sounded almost envious of the deal.

“For the developers that did that, they just scored. They failed with one business plan and pivoted into the next,” Friedman said. Gary Schlager, principal of Rock Creek Property Group, declined to comment.

Aaron Davis covers D.C. government and politics for The Post and wants to hear your story about how D.C. works — or how it doesn't.

Jonathan O'Connell has covered land use and development in the Washington area for more than five years.



A FRESH START TO ENDING FAMILY HOMELESSNESS

Short-Term Family Housing Site Selection

For more than a year, District government searched for feasible sites for the short-term family housing. In order to close DC General, we needed a total of 270-280 total units - spread across all 8 wards. We were looking for roughly 30,000 square feet per site, preferably close to public transportation and other services and amenities, and sites that are economically feasible - and able to be developed within a 24-30 month timeline. We started by looking at District-owned properties in the city's inventory. Once we had exhausted that inventory, we looked for properties to purchase or lease. We released an RFP in late 2014 to get the best proposals from the community. And then last summer, we hired a broker to help us identify sites in wards where we had not yet identified feasible sites. In total, we reviewed 28 responses from all eight Wards. This was a rolling RFP process, so sites were evaluated when they were brought forward. Because District government had committed to finding a total of 270-280 units, we could not bring the full package of sites to the Council or the public until we had agreements in place for each one - otherwise, we would not have met the 270-280 goal, meaning we would not be able to close DC General. Following is the list of sites we considered.

Proposals Received				
Company	Address	Ward	Received	Reason for Selection/ Rejection
No Opportunity Wasted (NOW)	625 Park Rd, NW	1	9/2/2015	Site not large enough
The Warrenton Group	3619 Georgia Ave, NW	1	12/30/2015	Site not large enough
Morning Bright, LLC	2105 10th Street, NW	1	1/12/2016	Good location, size, access
Thomas Jefferson Real Estate LLC	1724 Kalorama Ave, NW	1	11/25/2015	Unsuccessful negotiation
No Opportunity Wasted (NOW)	1606 17th Street, NW	2	9/17/2015	Site not large enough
URBAN-city Ventures, LLC	4000 Brandywine Street, NW	3	7/10/2015	Developer did not secure site control
URBAN-city Ventures, LLC	4620 Wisconsin Ave, NW	3	7/10/2015	Unsuccessful negotiation
Potomac Holding / Varsity Investment Group	4000 Brandywine Street, NW	3	8/4/2015	Developer did not secure site control
MED Developers	4008-4012 Edmunds St, NW	3	9/9/2015	Partial site withdrawn; remaining site too small
MED Developers	3101 Albemarle Street, NW	3	10/7/2015	Unsuccessful negotiation
MED Developers/ Glover Park Developers, LLC	2619 Wisconsin Ave, NW	3	12/2/2015	Good location, size, access, community amenities
MED Developers	5505 5th Street, NW	4	10/30/2014	Good location, size, access, community amenities
Avanti Real Estate	2385 Rhode Island Ave, NE	5	1/5/2015	Site not large enough
Blue Skye Development	700 Delaware Ave, SW	6	8/30/2015	Developer did not secure site control
Marshall Moya Design	L Street + New Jersey Ave, NW	6	9/7/2015	Site not large enough



A FRESH START TO ENDING FAMILY HOMELESSNESS

Proposals Received

Company	Address	Ward	Received	Reason for Selection/ Rejection
Potomac Holdings/Varsity Investment Group	700 Delaware Ave, SW	6	10/7/2015	Good location, size, access, community amenities
Two Eagles Properties	824 48th Place, NE	7	6/29/2015	Site not large enough
City Center Solutions	4318 Sheriff Rd, NE	7	7/20/2015	Site not large enough
New Day Transitional	853 Yuma Street, SE	8	11/13/2014	Site not large enough
Bundy Development	1913 Gallaudet Street, NE	8	1/20/2015	Site not large enough
Bundy Development	1625 Butler Street, SE	8	1/20/2015	Site not large enough
JWE Development Inc.	809-813 Howard Rd, SE	8	3/16/2015	Site not large enough
Cedar Hill Associates, LLC	1941 Naylor Rd, SE	8	4/3/2015	District owned site available
AF Development	1413 Young Street, SE	8	6/15/2015	District owned site available
Donatelli Development	Ainger Rd, SE	8	7/30/2015	District owned site available
No Opportunity Wasted (NOW)	400 550th Street, SE	8	8/12/2015	District owned site available
Douglas Development	2266 25th Place, NE	5	8/25/2014	Size, access
Rock Creek Development	810 5th St, NW	2	8/25/2014	Completed ¹

¹ Not a solicitation response as this is a shelter for unaccompanied women.

Proposals Received

Company	Address	Ward	Received	Reason for Selection/ Rejection
DGS	5004 D Street, SE	7		Size, access
DMPED	DC General (B1)	7		Possible other municipal uses, as per PUD
DCHD	1328 W Street, SE	8		Utilized by DHCD to relocate Big K site historic structures
DGS	199 Chesapeake St. SW	8		Possible other municipal use
DGS	6th Street, SE	8		Size, access
Federal	49 L Street, SE	6		Timing of acquisition did not coincide with need and ability to deliver in 2018

BEFORE THE PUBLIC HEARING OF THE COUNCIL OF THE DISTRICT OF COLUMBIA SITTING AS THE
COMMITTEE OF THE WHOLE

Written statement of Robert C. McDiarmid on Bills 21-620, *et al.*

March 17, 2016.

My name is Robert McDiarmid. I have lived in the District since 1963, and in Massachusetts Avenue Heights ("MAH") since 1988. I am a largely retired attorney, and have (among other things) dealt with zoning issues for citizens groups for many years. I am a member of MAHCA, the Massachusetts Avenue Heights Citizens Association. I understand that other citizens are addressing other issues with the proposal here; I am addressing only the zoning/land use issues on which the Council is asked to vote.

Let me be clear: I (and I suspect most MAH citizens) would oppose a proposal to build the same sort of building on this site even if it were a retirement home for wealthy lawyers and politicians. But the zoning is clear enough that no one would even waste their time proposing such a building. The specific use is not relevant except that those pushing this site are claiming that a "good" or "godly" use trumps long standing zoning protections. We hope that is not true. A giant "rooming house" (as proposed in the Letter of Intent to provide the same services now being provided by DC General) or a giant retirement home is the same giant monstrosity which is inconsistent with the R-1-B neighborhood.

For any city, and in particular one like the District, with many political factions as well as Congress claiming the right to make rules for everyone to suit the political convenience of the moment, zoning is one of the most basic factors leading to a longer term guide for investment and choices of where to live for the city's population and for investment in the city. Thus, *e.g.*, the Home Rule Act, P.L. 93-198, the basic structure of DC self-governance, is pretty specific, as the Office of Planning web site points out:

The Home Rule Act requires that the District government develop a Comprehensive Plan and the DC Office of Planning (OP) serves [as] its steward. This Plan is a general policy document that provides overall guidance for future planning and development of the city.

Over the years, the various iterations of the Comprehensive Plan have consistently chosen to preserve the single family residence status of neighborhoods throughout the District, and (as here relevant) in the MAH area. While zoning for higher densities was felt to be appropriate around Metro stations, this area to the East of Wisconsin Avenue, otherwise bounded by Massachusetts Avenue, the Vice President's mansion/Naval Observatory, and Calvert Street is entirely zoned R-1-B for single family homes. There are 142 single family homes in the MAH area, and two nonconforming uses at one corner of the MAH area: one (a condo) zoned with agreement of MAHCA and the MAH citizens as an attempt to keep St. Luke's Church alive, which has for a quarter century provided a seven bed homeless unit partially built by the neighbors and for which the neighborhood for many years provided meals for the residents and other support on rotating assignments. And the Community of Christ church, within MAH on Massachusetts Avenue, provides the only hypothermia shelter for women in Ward 3, with 25 beds. These uses, which have historically usually been well supervised, and good neighbors, have been successful in their efforts to help the homeless, and (according to the incomplete data presented by the Mayor a few days ago) constitute all of the hypothermia beds for women in Ward 3 and nearly half (7 of 15) of the homeless beds for men in Ward 3. If all the 77,152¹ residents of Ward 3 provided as much for

¹ 2010 census data from DC Office of Planning/State Data Center

the homeless as the approximately 420 residents of MAH, there would be over 5,800 homeless beds, and much less of a citywide homeless problem. If all of the 601,723 residents of DC² did as much as the MAH residents, DC would have 45,846 beds, or more than 6.5 beds for every homeless person in DC, assuming the accuracy of the Mayor's data.

Whoever compiled the figures for the responses sent to the Council on February 29 under Ms. Zeilinger's signature, however, seems to have left out the St. Luke's MAH shelter from what was requested as a complete list. We are concerned that this was not only an attempt to mislead, but an attempt to bias the ultimate hearing before the BZA, since the current regulations provide that if shelters of this sort are not on the list compiled by the City they need not be considered by BZA for purposes of the presumptive prohibition against two shelters in the same city square, as the building in the current proposal would be. We ask that Ms. Zeilinger be requested to provide Council the complete list of facilities for the homeless for which Chairman Mendelson originally asked.³

As the current DC Zoning Regulations make clear: "The R-1 District is designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes. . . . The provisions of this chapter are intended to stabilize the residential areas and to promote a suitable environment for family life. For that reason, only a few additional and compatible uses shall be permitted." This concept is not changed in the newly adopted regulations.

Most, if not all, of the homeowner residents of MAH, as well as in the rest of the City, purchased their homes in reliance on the zoning currently in effect and as set out in the Comprehensive Plan for the future. Billions of dollars of residential investment in the District have been made in reliance on the stability of the zoning process, which the effort here would significantly undercut. The zoning across Wisconsin Avenue, in a different ANC, has grown up quite differently, with a strip along the West side of Wisconsin Avenue zoned (and largely built to) R-5-D. That followed from the fact that the old Mount Alto Veterans' Hospital was originally on the site now devoted to the Embassy of the Russian Federation.

For several years, some of the developers who have purchased or optioned lots along the East side of Wisconsin Ave. have made it clear that they wish to break the R-1-B zoning presently in effect. To accomplish that several of them have threatened the neighborhood over the years with the potential for working with the city to put highly inconsistent uses in place on their properties unless the MAH citizens would agree to zoning such as R-5, which would allow them to install large apartment houses which would cut off light and air to the surrounding homes, while making large profits. The last effort to do that fell apart when the grandmother of the developer, who actually had title to the property, chose to repudiate her grandson's threats and transfer the land to Temple Micah, now our good neighbor and a part of the MAH neighborhood fabric. But developers of other lots, including those two lots here at issue, have, we are told, refused to sell to those who would develop single family houses on those lots, holding out for the higher prices they hope to reap from R-4 or R-5 zoning. Luckily, some owners of homes on the East side of Wisconsin have sold to new residents (and citizens of MAH) who are using (and improving) the houses for their own private housing.

² See note above.

³ Since the Ward 3 site is within the same square as the quarter century old St. Luke's shelter.

Many of the MAH neighbors view the current deal made with the city as in that historical line of attempts to find ways to break the zoning limitations. The Mayor's representatives have advised us that they thought this site was appropriate because the zoning density across Wisconsin Avenue was appropriate, showing absolutely no regard for the City's Comprehensive Plan and long-standing zoning, which clearly differentiate the two areas. In this case the developers propose to construct a building which cannot be fit within the R-1-B zoning structure, which they clearly hope will be so much of a sore thumb in the neighborhood that the MAH citizens will, in 15 years, be happy to have them either tear down the building for a much higher density use, or rebuild it for a four story apartment which otherwise could not be justified in the zoning area. And other developers would love to see this "mini-DC General" proposal go through, since they would use the precedent to seek variances in the adjoining areas on the East side of Wisconsin.

We do not know, of course, exactly how bad the proposed building will be because we have no proposed design or application for zoning exceptions thus far. But the Letter of Intent signed by the City and the developers calls for a four story building (not permitted in R-1-B) containing (among other things) "fifty (50) dormitory style sleeping rooms: two/three/four bed layouts," "common-use bathrooms and shower facilities on each floor," "one unit with a private bathroom on each floor", "one family bathroom (meaning it includes a bathtub) on the third floor and on the fourth floor" and a "warming kitchen and dining area." In short, the proposed building is to be designed as a newer, hopefully cleaner, mini-DC General. The Letter of Intent calls for the landlord to obtain "any zoning use variance or other zoning exception as may be required for such use of the Premises, and shall obtain a certificate of occupancy for a 'boarding house' or any other type of use that shall permit the District's intended use of the Premises"

Of course, boarding houses are not permitted as of right in any zoning district short of R-4. No building of more than three stories (40 feet) is permitted as of right in R-1 zoning. This building, which is shown on the materials put out by the Mayor's office as three stories, is actually to be four stories according to the Lol. Even if it were classified as a community residence facility, it could not have more than six to eight persons living there as of right, nor could it be situated within the same square or within 1000 feet of another such facility (such as the homeless shelter at St. Luke's, which is also in Square 1935). While the limitation on residents could be subject to being raised to 9 to 15 persons via a BZA exception, there does not appear to be any way to raise the population to the 150-200 persons envisioned for the 50 room building here, which number does not include staffing. And the transportation needs of this sort of establishment could not fit on the current streets and alleys that would have to be used. This presumably is why the developers are pushing for the giant "boarding house" designation and asking the Council to vote the "Sense of the Council" in support of that exception.

Spot zoning, which is what the Mayor and these developers seek, is not only bad public policy, but is generally viewed as unconstitutional. We believe that the proposed site is simply wrong from a zoning standpoint, and loads the burden of the homeless, which should be spread throughout the city and its wards, within one small neighborhood which already has done far more for the homeless than any other area in Ward 3. We ask that the Council reject this site entirely. At the very least the Council should reject the "Sense of the Council" part of the proposed legislation so that it does not go on record as supporting the zoning exceptions which will have to be obtained if anything like this proposal is to be constructed, and which would serve as precedent to gut the zoning protections upon which all citizens rely. Every other site proposed in the Mayor's homeward effort is zoned R-4 (one site), R-5 (two sites)

or above. At least the proposed shelters for those sites are arguably within the zoning restrictions in terms of the bulk and size of the buildings proposed. This one clearly is not. Construction of a "giant boarding house" might work for a more highly zoned area with better transportation options, but it is clearly inappropriate here, for the homeless proposed to be housed here, as well as for the neighborhood and for the basic integrity of the zoning process.

Thank you for permitting me to testify on this issue of great importance to our community.

TESTIMONY OF MALIA BRINK IN OPPOSITION TO HOMEWARD DC LEGISLATION

Good afternoon Mr. Chairman and Members of the Council of the District of Columbia. Thank you for the time to address you today on this important issue. My name is Malia Brink, and I am a resident of MAHCA neighborhood in which the proposed shelter site in Ward 3 is located. I serve as the zoning coordinator for my neighborhood, and I initially looked into the details of the proposals because of that zoning role. When I looked for details, no plans were available. The only information was the Letter of Intent with the developer, which was striking both for the inconsistencies it contained in comparison to what was presented by the Mayor, as well as for the shocking cost of the lease. My testimony today will focus on these two points, and on suggesting specific actions that could be taken by this Council and the Mayor to resolve these issues.

INCONSISTENCIES

Letters of Intent are meant to reflect the early agreement between two parties, in this case the Mayor's Administration and the developers involved in this project. The Letter of Intent (LOI) with the developer of the Ward 3 site contains a number of errors, inconsistencies and omissions, on basic and critical details such as the number of units, bathroom configuration, height of the building and construction details. The Administration has been stating publicly, in attempt to assuage community fears, that further agreements have been made that supersede, change or limit those currently reflected in the LOI, but there is no way to know whether the developers involved agree to with these revisions. The LOIs, not public assertions, guide the lease process. Before voting to approve the LOIs as requested by the Mayor, the Council should require that the Letters of Intent be revised to reflect those changes and assurances made by the Administration, so that what Council is being asked to vote on accurately reflects your understanding of what the leases must contain.

These corrections should include, with regard to the Ward 3 site:

- Compliance with Building Limitations in Zoning, e.g. Height- The Mayor's Administration has represented to the concerned residents of Ward 3 that the building proposed will blend with the neighborhood. Specifically, the representatives from the Department of General Services have repeatedly stated that the building will comply with all of the zoning requirements of the R-1-B zone governing the proposed site, including height limitations, yard setbacks, lot coverage limitations, and impermeable surface limitations. Yet, the LOI states that the building will be 4 stories, which would violate these zoning requirements. Before approved by Council, the LOI should be revised LOI (1) to incorporate this promise and state that the building will comply with R-1-B zoning restrictions, including, but not limited to, height, setbacks, lot coverage and impermeable surfaces; and (2) to remove contradictory

directives in the LOI, specifically the statement that the building will be four stories.

- **Bathroom Configuration**-When the DC Council approved the closure of DC General, there was a substantial debate on whether to require private bathrooms in the replacement family facilities. In the end, Council voted to require 10% of rooms to have private bathrooms and that there be one bathroom for, at most, every five rooms without private baths. The current LOI in Ward 3, as well as those for Wards 6 and Ward 4, do not meet the standards set by this Council. The Ward 3 LOI requires only one room with a private bath per floor, and then a shared bath per floor, with only two bathtubs in the entire facility. This is simply not workable in a shelter devoted to families with young children.

Publicly, the Bowser administration has promised to exceed the requirements of Council by providing additional rooms with private baths, as well as one family bathroom (with bathtub) for every two units. They have also stated that no bathrooms will be multi-stall; all will be intended for use by one person/family at a time. These promises should be incorporated into the LOI as minimum standards for the developer.

- **Size** - When the Mayor unveiled the details of the Homeward DC plan both before Council and before Ward 3 later the same week, the Ward 3 site was described as accommodating “up to 38 families at a time.” The Letter of Intent, however, states that the site will contain 50 units and, in one place, a minimum of 50 units. Further, in a number of public meetings, DHS Director Laura Zeilinger has stated that, if the plans permit more than 38 units on the site, they will seek to add more. The LOI should state clearly, as the Mayor did, that the Ward 3 site will contain a maximum of 38 units.
- **Construction Quality Requirements** - The single most glaring omission in the LOIs presented to Council is the lack of any detail regarding the quality of construction requirements. The LOIs do not even specify whether the developer must use concrete construction, as opposed to wood frame or stick construction. This appears to be highly irregular for an LOI, particularly where, as here, the Administration is listing durable construction as a reason for the incredibly high rent. If construction details were properly set forth in the LOI, this Council would be better able to assess the propriety of that claim, to ensure against the quality of materials as a point of further negotiation in the lease itself, and to evaluate the proposed leases.

These LOIs form the basis for subsequent negotiation with the developer. Correcting these errors, inconsistencies and omissions is critical to ensuring that the District and nearby residents are protected. Before Council votes to approve the LOIs, Council should request that the LOIs be amended or corrected to accurately

reflect the promises made by the Administration and then made public again for community comment. In addition to making certain the District gets what it says it is getting, the incorporation of these corrections will begin the process of reestablishing trust between the Administration and the communities that were left out of the process of site selection and evaluation.

LEASE PRICING

According to the Letter of Intent between the District and the private for-profit developer of the Ward 3 shelter, the District will pay \$2.1 million in rent the first year, with locked-in 3% increases every year for the 15-year initial term, as well as the 5-year extension. Assuming the District sticks with 38 units in the Ward 3 shelter, the starting rent per unit at the site is just over \$4600/month, for dormitory-style units with shared bathrooms. The rent rises to over \$8000/per unit by the end of the lease. Grand total, the District will pay the Ward 3 developer over \$56 million over the course of the 20-year lease.

The Ward 3 site, the most expensive per unit, is not the most expensive overall -- that is Ward 6, where the initial rent on 50 units is \$2.25 million or \$3750 per unit per month. With the guaranteed 3% increase per year and the 25 year lease (including extensions), the District will pay the developer over \$82 million over the life of the lease.

These Leases Are Far Above Market Rate

These leases are far above market rate by any standard. In Ward 3, for example, a luxury one bedroom with a balcony at Alban Towers starts at \$2400 or roughly half the cost of the dormitory-style unit proposed for Ward 3. We are told that the high price of the shelter is because there is far more shared space for things like offices, programming space, and a medical clinic for screenings. However, Alban Towers contains 2 full floors of public space, including a gym and a pool, as well as a business center, catering and event space, and a piano lounge.

When asked about the costs of these Leases, Mr. Kaine of DGS merely restated that they are market rate and in line with other leases executed by the District. In a similar vein, this morning in the Washington Post, the City Administrator attempted to defend the pricing by comparing it office space recently leased by the City. This should give this Council little comfort, however, because this lease is not build to suit office space in Golden Triangle accessible by multiple metro lines. We are talking about space in a low-density residential section of the Ward.

Moreover, Mr. Young's numbers contradict his statement. Mr. Young himself acknowledged that the square foot price of these spaces is, in some instances, 25% above the high end office space to which he was trying to compare it. He said the high end of the leases the District had previously signed was for \$50/sq foot, which at 30,000 square feet would cost \$1.5 million in the first year. The cost he cited as relating to the shelter would be \$1.9 million (\$64/sq ft), but Mr. Young also misstated the square foot price of this lease. In Ward 3, assuming the District's

30,000 square foot number is what is really intended for the site, the per square foot cost is actually \$70/sq ft in the first year alone for a price of \$2.1 million. No explanation for how the space will be used justifies this massive discrepancy on a per square foot basis.

The extraordinary nature of these leases can also be demonstrated by the recent sale of the property leased by the District for the Ward 2. The property was purchased by the developer, according to the business journal, for \$5.9 million a few years ago. The District entered into a 20-year lease with 5-year extension for the property, for roughly \$43 million over the 25 years, under which the District is also responsible for insurance, utilities, taxes, and the maintenance of everything except major systems. The property is roughly 32,000 square feet, so, in the initial year, the lease is for just over \$37/sq ft.

Let's assume that the developer put \$6 million into the interior renovation and outfitting before the start of the lease, which is, in all likelihood, a very high estimate. In essence, the developer put a total of \$12 million into the property for purchase and improvements. The property sale was announced yesterday at a price of \$28.5 million or 237% profit in a few years. The entire basis for that sale -- and the profit that it generated -- was the guaranteed revenue stream from the District's lease. As a developer involved in the purchase said, "For the developers that did that, they just scored."

What Council needs to recognize is that the profit from this deal is essentially District money. It is \$16 million dollars that could have gone to homeless services or affordable housing or metro repairs or any number of things that would improve the lives of the residents of Washington, DC. Instead, it is now in a developer's pocket.

The Future

Perhaps the most startling fact revealed by the LOIs is that, while Homeward DC is being billed as a permanent solution to homelessness, these shelters are actually quite temporary. The longest lease guaranteed under the LOIs is 30 years. Most are far less at 20 or 25 years even with extensions. To continue these leases, the District will have to negotiate from a position of obvious need, leading to another above market rate lease, or start this process over again and look for new shelter sites.

What Do We Want?

Having pointed out that the District is getting a raw deal, it is legitimate to ask the question: what do you want us to do about it? I would like the District to reconsider the leasing structure in favor of, either ownership or a public/private partnership in which the land and building would revert to the District at the end of the term. I understand, however, the sense of urgency over the closure of DC General. I agree with it. Nobody, and particularly not children, should be living in those conditions. But I also do not believe that the District should, in the name of homelessness, give

away money as profit to developers that could be put to far better use for the homeless.

Further, I propose that, if PPPs are not feasible, the District take minimal time to endeavor to get these leases to market rate. Council should table this vote and request that (1) the RFP on this project be revised to more accurately describe what is being sought; and (2) the RFP should then be reopened for 90 days for evaluation and response by the real estate community. If the publicity over these costs results in substantially lower leases, everyone will win. Moreover, far from extending the time unnecessarily, if this process were to result in rehab, rather than build options, and/or options where zoning is matter or right, it might, in fact, save the District time, as well as money.

D.C. Politics

Homeless shelter plan could be profitable for Bowser's backers

By Aaron C. Davis and Jonathan O'Connell March 16 at 10:51 PM

D.C. Mayor Muriel E. Bowser has pitched her plan to create family homeless shelters in almost every ward of the city as an equitable way for the community to share the burden of caring for the neediest residents.

But records show that most of the private properties proposed as shelter sites are owned or at least partly controlled by major donors to the mayor. And experts have calculated that the city leases would increase the assessed value of those properties by as much as 10 times for that small group of landowners and developers.

How much taxpayer money would be paid to a handful of well-connected private landowners, developers and their agents is expected to be a focus of a hearing Thursday before the D.C. Council.

Bowser (D) wants to close the city's overcrowded mega-shelter at the former D.C. General Hospital and replace it with seven smaller facilities spread across the District.

Her plan calls for spending at least \$266 million — and perhaps closer to \$300 million — to lease land and buildings over the next three decades, records indicate. Those payments would go to five private corporations, including three tied to political supporters Douglas Jemal, Bryan "Scottie" Irving and Suman Sorg.

The trio, along with their companies and family members, have given a combined \$67,000 to Bowser's mayoral and council campaigns and to a PAC working on her behalf.

That includes more than \$22,000 given by Jemal and associates, with \$10,000 donated to Bowser's inaugural party. Irving's family and company have given over \$38,000, including over \$15,000 to a political action committee that friends of Bowser created last year but later abandoned. The Sorg family gave the least, at \$6,750.

Even in a city with an overheated housing market, the amount the city would pay — mostly for dormitory-style shelter rooms — is eye-popping for anyone familiar with a mortgage.

The District would pay at least \$4,500 on average per apartment, per month, each year for at least the next 20 years under Bowser's plan.

According to one estimate circulating among D.C. Council members, the combined assessed value of all the land the city would lease under Bowser's plan is roughly \$14.5 million. But the market value of those properties would multiply tenfold to about \$147 million because of the leases. And when the terms expire, the city would not own most of the facilities it paid to construct.

Rashad Young, the city administrator who helped formulate the shelter plan, said the costs are not out of line with roughly 3 million square feet of space the city now leases, including for office use.

The cost of the leases for the shelters would range from \$38 per square foot to \$64 per square foot, Young said. Office space recently leased by the city ranges from \$47 to \$50 per square foot, he said.

The broad range stems from the fact that the administration chose sites suited for families. He also said the buildings would be unique and require costly amenities such as durable surfaces, since families could be moving multiple times per year, and would include cafeterias and play spaces for children.

"There is no facility that is currently constructed that meets the needs of short-term family housing," he said.

Young pushed back against the notion that any of the sites had been selected to help political allies.

"There is a narrative that is building around motivation, around our motivation, that is grossly unfair because people don't want these facilities," Young said. He blamed neighbors who are opposed to shelters for trying to upend the plan. "We are not doing popular work here."

Bowser's office referred questions to Young. The Sorg family declined to comment, and a spokesman for Jemal said the company intended to respond, but did not before this article was published.

Shortly after the mayor announced her plans, websites and social-media accounts — many of them created anonymously — began popping up with sometimes detailed criticism of the plans.

A group called "We are Responsible D.C." created dchomelessplan.com, which says the mayor "fails to hold developers accountable for homeless shelter costs."

Another group created homewarddc.com and said the mayor's plan put developers before residents.

Several single out Irving, a close ally of Bowser's mentor, former mayor Adrian Fenty. Irving, who recently traveled with Bowser on her official trip to Cuba, declined repeated requests for comment. He is listed as the registered agent for a limited liability corporation that signed a tentative agreement with the city to create a shelter in Ward 6. The site for 50 units has an assessed value of \$2.3 million but could now be worth \$43 million because of the agreement with the city, according to the briefing papers under review by the D.C. Council.

In Ward 3, Bowser is proposing to spend \$56 million to lease 38 units that would be built on Wisconsin Ave. NW near Observatory Circle. The District would pay an estimated \$6,187.26 in monthly rent per unit over 20 years. The average rent for high-end apartments in the ward is \$2,973.

Massachusetts Heights resident Malia Brink, 40, volunteers at an existing shelter in her neighborhood but said she and

"For that 20 years, this lease costs just over \$56 million, for a property that was on sale for \$4 million," Brink said. She suggested reopening the bidding for 90 days to see if there were better deals available. "If by the way this is really the best the District can do, then that will prove it, and you will have answered all of us who are saying it's too expensive," she said.

Council member Mary M. Cheh (D-Ward 3) said she is worried about the financial commitment the mayor is proposing.

"The cost is a real concern, and I'm just not sure what to do about it," Cheh said.

She and 11 other members publicly pledged support for Bowser's plan before they saw the details. Kenyan R. McDuffie (D-Ward 5) was the only member who did not endorse it.

D.C. Council Chairman Phil Mendelson this week said he would move rapidly and hold a vote on all the proposed leases as a package, as Bowser requested. He said in an interview the vote could come as early as mid-April, in the middle of budget season, when there will be little time for further scrutiny.

Even before the D.C. Council decides the fate of the proposal, Bowser's plan has benefited at least one player involved in the deals.

Rock Creek Property Group owned a former women's shelter at 808-810 Fifth Street NW in Ward 2. It purchased the property from Gospel Rescue Ministries for \$5.95 million in 2013. It planned to redevelop the site and build more than 50 luxury residential units but did not acquire the needed approvals.

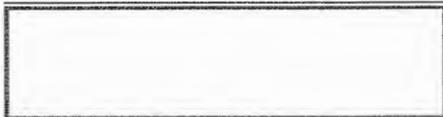
Then the District chose the site for a homeless shelter and signed a 25-year lease worth \$43.5 million — the only site for which the District has finalized a lease — requiring some new upgrades but no major construction.

Rock Creek sold it last week for \$28.5 million. The buyer, Brian Friedman, sounded almost envious of the deal.

"For the developers that did that, they just scored. They failed with one business plan and pivoted into the next," Friedman said. Gary Schlager, principal of Rock Creek Property Group, declined to comment.

Aaron Davis covers D.C. government and politics for The Post and wants to hear your story about how D.C. works — or how it doesn't.

Jonathan O'Connell has covered land use and development in the Washington area for more than five years.



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From the Washington Business Journal:
http://www.bizjournals.com/washington/breaking_ground/2016/03/rock-creek-property-group-sells-chinatown-site.html

Rock Creek Property Group cuts ties after converting Chinatown site into homeless shelter

Mar 14, 2016, 1:22pm EDT Updated: Mar 14, 2016, 1:45pm EDT

The Rock Creek Property Group has sold the former Gospel Rescue Missions building in Chinatown for \$28.5 million after inking a deal to lease the property for the next two decades to the District for use as a homeless shelter.

Rock Creek sold the 32,248-square-foot property March 10 for about \$883 per square foot to a joint venture between **Friedman Capital** and Amalgamated Casualty Insurance Co. The partners picked up the property at 808-810 Fifth St. NW as a long-term hold, Friedman Capital Managing Partner Brian Friedman said, though they



Rock Creek Property Group LLC has sold the former Gospel Rescue Ministries building for \$28.5 million.

could revisit their options as the District's 20-year lease nears expiration.

"If there's still a homeless problem in Washington, D.C., and the population continues to rise, then we will continue to operate it as a homeless shelter," Friedman said. "At this point, all options will be on the table."

Rock Creek bought the property for about \$6 million roughly three years ago with plans to convert it into a 50-unit residential development. In the interim, the D.C. Department of Housing Services expressed an interest in it for a homeless shelter, and the District signed a long-term lease contingent on Rock Creek converting the building for that use.

That work has wrapped up, the value in the real estate has been created, and that made it an attractive acquisition for Friedman and ACIC, Friedman said. Friedman, who has an affinity for historic properties, is also a founder and managing partner of Foxhall Partners, which has developed projects across the metro area. While the site might be ripe for redevelopment at some point in the future, especially given its location close to Mount Vernon Triangle, he said neither his group nor ACIC are in a rush given the revenue the lease with the District will be generating over the next 20 years.

The deal was one of three spokes of a 1031 exchange for ACIC, which sold its headquarters at 500 Morse St. NE last summer to LCOR Inc. to make way for a planned redevelopment there, ACIC Chairman Patrick Bracewell said. The company, which is planning to relocate to another location, is reinvesting its proceeds from that sale into two other properties including 2805 M St. in Georgetown. It is seeking about 10,000 square feet for a new home but has not selected a new site.

Daniel J. Sernovitz

Staff Reporter

Washington Business Journal



Written Statement of Ronald W. Del Sesto, Jr. before the Council of the District of Columbia, Public Hearing of the Committee of the Whole on Bill 21-620, et al.

March 17, 2016

Mr. Chairman and Councilmembers, thank you for providing the community with the opportunity to talk today. My name is Ron Del Sesto, and I live a few blocks from the proposed Ward 3 shelter site with my wife and two children. We are relative newcomers to the neighborhood having lived there for 11 years, but I have lived in Wards 2 and 3 for the past 30 years.

The purpose of my statement is to address the lack of transparency associated with the Mayor's plan and why that is fatal to the proposal. The lack of transparency is particularly acute in light of the fact that Mayor Bowser used her first citywide address almost exactly a year ago to proclaim a new era of transparency in local government; yet, the proposed legislation and accompanying Letters of Intent were drafted behind closed doors with no input from this Council, any Advisory Neighborhood Commissions, nor the impacted communities. As a result of the secrecy, the plan is not as strong as it needs to be to adequately serve the needs of homeless families and does not consider the impact on the communities that would host the proposed shelters.

With respect to the Ward 3 site, the Letter of Intent varies significantly from how the Mayor and her administration describe the proposal. The Mayor referred to the site as having 3 stories, but the LOI provides for 4; the Mayor said it would be limited to 38 families, but the LOI refers to the structure having "no less than 50 sleeping rooms" and that each sleeping room can have up to 4 beds. The Mayor represents other aspects of the plan in a more positive fashion than reality would suggest. Dormitory bathrooms would be the norm with only two "family bathrooms" with tubs available in the whole facility. Only 11 parking spaces are allocated, presumably for the staff. And, four turnovers of families a year sounds more reasonable than the 800 homeless individuals that innocuous figure truly represents.

Based on the Letter of Intent for Ward 3, 200 people would occupy space that is currently zoned for three single-family residential homes and a total of 800 people a year could pass through it. The asymmetrical impact on the surrounding community of such a facility cannot be ignored. A neighborhood that currently consists of 420 residents would now have a facility that serves an additional 800 people annually. The amount of traffic alone generated by such a site is both unknown at this time and was not considered by the administration when selecting sites. Anyone who travels northbound or southbound on Wisconsin Avenue will be adversely impacted by the proposed site particularly at rush hour. School buses taking children to schools far from the shelter will have to get in and out of the site twice daily. Food will be delivered daily, presumably 7 days a week, and may be delivered more than once a day. Trash trucks will likely have to get in and out of the site two to three times a week. And this does not take into account

the wraparound social service providers who must travel to and from the site or the residents themselves who will travel to and from the site daily. It is entirely unclear why 11 parking sites is even a reasonable proposal for a structure that will house 200 people at any one time, have staff, and a regular suite of social service providers in addition to all the other service providers previously mentioned. The overflow of cars will undoubtedly cascade into a neighborhood already starved for street parking.

The impact on the local school was also not considered. For those homeless families who choose to send their children to Stoddert, which is their right under the law, they will find a school that is already exceeding its capacity by 25%. For pre-K 3 children there are no offerings at Stoddert. For the year following pre-K 3, pre-K, it is highly unlikely that residents of the proposed homeless shelter will be able to secure a spot as, using this year as an example, there is a waiting list of approximately 200 siblings of current Stoddert students for 20 pre-K spots, and that's not even counting the regular in-boundary kids who do not have siblings who also want a spot. The availability of childcare for those residing at the proposed shelter is unknown, or non-existent anywhere near the proposed shelter and was clearly not considered by administration when selecting the site.

It is also unclear why the administration is proposing to build emergency shelters that will include features most complained about by current residents of DC General. A survey of homeless families conducted by the Washington Legal Clinic for Homeless in October, 2015,¹ found that 77% of the homeless residents believe having a private bathroom is critical for shelter stays of up to three months and 85% of homeless residents believe a private bathroom is critical for shelter stays of longer than three months. A representative quote from that survey is: "Shared bathrooms aren't safe for kids. They should feel safe to go to the bathroom by themselves." Or how about this one: "People treat shared bathrooms like public bathrooms. They're disgusting." The proposed housing will not have private kitchens. From that same survey, nearly 70% of families stated that some sort of access to private cooking facilities is necessary even if in shelter for less than three months. The plan for the proposed Ward 3 site seems to discount the needs, much less the dignity, of those it is supposed to serve.

In short Mr. Chairman and Councilmembers, this Council must take more time in considering each site and to do it properly must consider each site individually. If the goal of these temporary homeless shelters is to provide a safe, clean, and supportive alternative to DC General, then it is incumbent upon the Council to ensure that each shelter provides such an environment without negatively impacting the larger community. While the Mayor, the Council and the community are right in wanting to close DC General, it is not enough to simply repeat the same mistakes in seven smaller shelters. By not adequately addressing the living concerns, transportation issues, and educational options of those who might become residents of the proposed Ward 3 shelter and

¹ See <http://bit.ly/21w7zva> (last visited October 16, 2016) for the report prepared by the Washington Legal Clinic for the Homeless.

likewise not considering the impact on the surrounding community, the Mayor's plan is fatally flawed. Only until these needs and impacts are carefully considered and appropriate solutions are explored will the Mayor and this Council be actually helping the homeless with a new shelter plan and not alienating the host communities.

Thank you for your time and consideration.

Council of the District of Columbia
Public Hearing on Bill 21-620
March 17, 2016

Testimony of William W. Chip
Massachusetts Avenue Heights Citizens Association

Mr. Chairman and members of the Council. My name is Bill Chip. For the past 40 years, my wife Sylvia and I have lived in the Ward 3 neighborhood that is designated in the Comprehensive Plan as Massachusetts Avenue Heights (MAH). Both of our children attended the local public school.

I am here to testify against Bill 21-620, which would approve the Mayor's plan to build a multi-story homeless shelter in MAH as part of a larger plan to "share responsibility" among all eight Wards for sheltering homeless families after DC General is closed. Seven of the proposed shelter sites are in locations zoned for high-density housing. MAH is the only proposed site that is zoned for detached, single-family homes.

My neighbors and I oppose the bill for a number of reasons, but the focus of my own testimony is "shared responsibility." While a member of this Council, Mayor Bowser successfully opposed Mayor Fenty's proposal to put a shelter in her own Ward on the grounds that "How could a government agency ask people in a two-block radius to support three homeless shelters?"¹

I draw your attention to Exhibit A of my written testimony. As you will see, our small neighborhood, with 10 blocks and 142 single-family homes, already hosts two homeless shelters that account for nearly 60% of all the homeless beds in Ward 3. One is at St. Luke's church, which has operated a year-round, 7-bed homeless shelter for a quarter century. The other is a decade-old, 25-bed hypothermia shelter at Community of Christ Church, which is open from November through March. Ward 3's only homeless shelter for cold emergencies is across the street at Guy Mason Recreation Center.

If the Mayor's plan is approved, MAH will have four shelters within a three-block radius. Nearly 200 homeless beds would be concentrated in a 140-family neighborhood.² Nearly 90% of the Ward's homeless beds would be squeezed into a neighborhood with only a half percent of Ward 3's population. When the shelters are fully occupied, their residents would constitute a third of the neighborhood's population, overwhelming our ability to provide the support we now willingly provide to our two church shelters. We hope that the Council will agree that this is not "sharing responsibility" and is an inexplicable departure from the Mayor's documented response to placing a shelter in her own Ward.

¹ https://www.washingtonpost.com/local/dc-politics/for-dc-mayoral-candidate-muriel-bowser-its-unite-and-conquer/2014/03/23/a2e3ebd8-b033-11e3-a49e-76adc9210f19_story.html?postshare=1601456840492567&tid=ss_tw.

² Exhibit A assumes that the new shelter will have 166 beds. The Ward 3 Letter of Intent does not specify the number of beds, but the Ward 2 Letter, which calls for an identical number of units with identical bed arrangements, gives the number of beds at 166 (Exhibit B). We are aware that, notwithstanding the Letter of Intent, the Mayor has stated that she will limit the number of units at the Ward 3 site to 38, which would imply 126 rather than 166 beds. However, even if that turned out to be the case, MAH would still be home to 87% of Ward 3's homeless beds.

As the Council knows, the shelter sites were proposed by real estate developers and selected by the Mayor without any input from the affected communities. It is unclear whether the developer of the proposed site even knew that there were already two shelters within the neighborhood and another one across the street. It is not even clear that the Mayor knew about the St. Luke's shelter when she approved the site, since St. Luke's was not included in the "inventory" of homeless shelters that the Department of Human Services recently provided to the Chairman,³ even though it has been included in the City's Winter Plan for coordinating hypothermia shelters.⁴

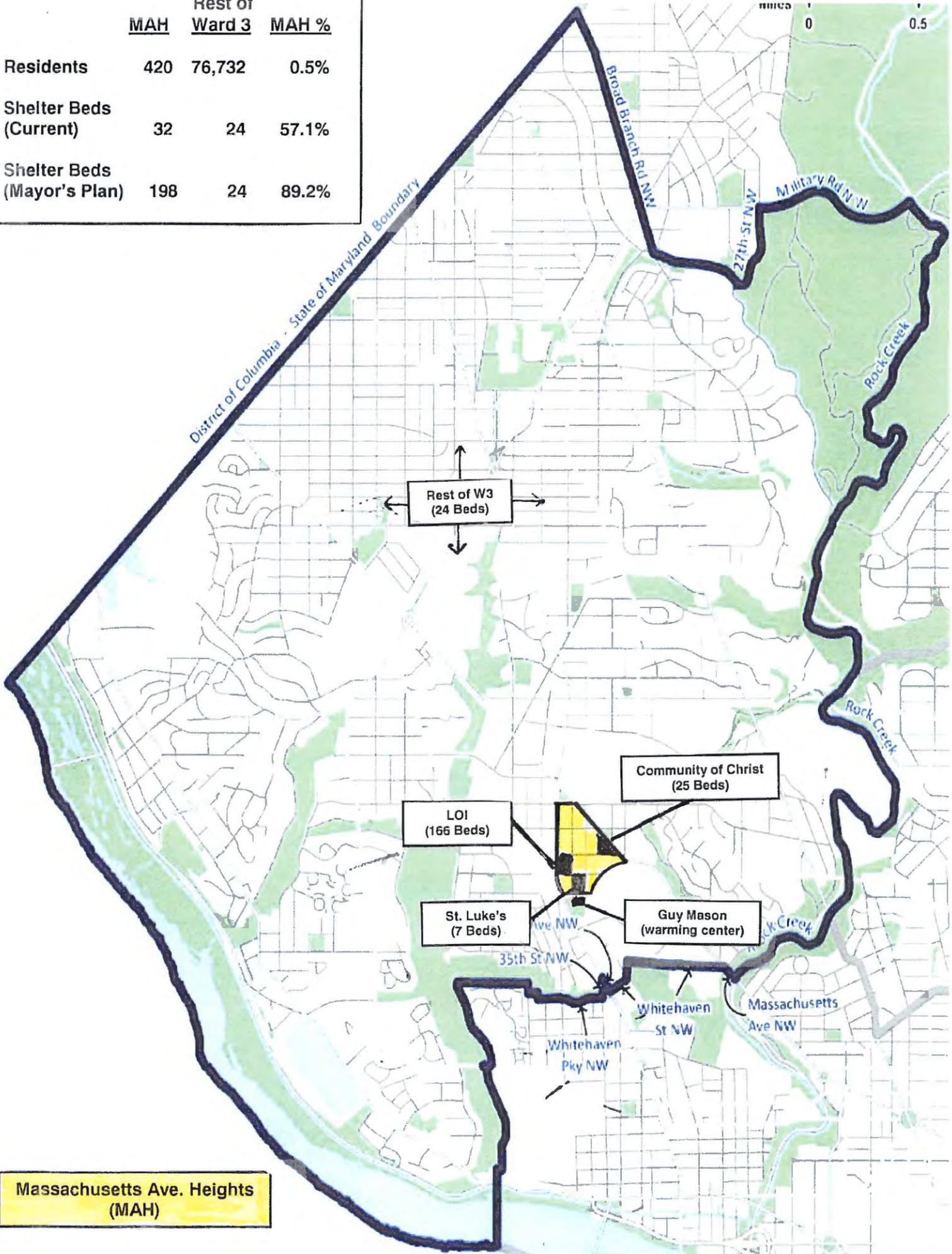
The city is legally and morally obligated to shelter the homeless. However, placing a costly, city-wide social program in the hands of private real estate developers without any community input is bound to yield irrational results. The mind-boggling profits being handed over to the developers is sufficient proof that the process was deeply flawed. Still another proof is the apparently inadvertent decision to situate Ward 3's only multi-story shelter in a 140-family neighborhood that already has two shelters within and another one next door.

³ The DHS "inventory" includes a 5-bed shelter ("The Haven") operated by a Ward 3 church in partnership with Friendship Place. The Friendship Place website shows that they also partner with four other Ward 3 churches, including St. Luke's (<https://friendshipplace.org/shelter/>). These other shelters, together providing nearly four times as many beds as The Haven, were apparently excluded because they do not receive DC funding. However, communities that cover all the costs of their local shelter are "sharing responsibility" at least as much as communities that accept DC funding.

⁴ <http://dhs.dc.gov/sites/default/files/dc/sites/ich/publication/attachments/WinterPlan2014-2015-Final-updated2014-10-31.pdf>. A few weeks after the Mayor's announcement, DHS Director Laura Zeilinger made herself available for questioning at the local public school and a local synagogue. When asked about the concentration of shelters in MAH, she responded that in considering the impact of the proposed Ward 3 shelter on "density," the four-block row of buildings on the west side of Wisconsin Avenue should be taken into account. This makes no sense. That area is zoned for high-density housing and is separated from MAH by a busy, six-lane thoroughfare. Half of the row is occupied by the Russian Embassy, and the rest is a solid wall of 8-10 story apartments. Anyone who does not live there is locked out. The buildings offer no shopping, no parking, and no recreational space to MAH's residents, homeless or otherwise.

Exhibit A

	<u>MAH</u>	<u>Rest of Ward 3</u>	<u>MAH %</u>
Residents	420	76,732	0.5%
Shelter Beds (Current)	32	24	57.1%
Shelter Beds (Mayor's Plan)	198	24	89.2%



Massachusetts Ave. Heights (MAH)

Exhibit B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES

January 5, 2016

**Re: Letter of Intent for the lease of premises at 2619-2623 Wisconsin Ave NW,
Washington, D.C. 20007**

The Department of General Services ("DGS"), on behalf of the District of Columbia, presents this letter of intent (this "LOI") to Glover Park Developers LLC for the lease of certain premises located at 2619-2623 Wisconsin Avenue NW, Washington, D.C. 20007.

Outlined below are the principal terms and conditions that would serve as the basis for a lease agreement for the Premises (the "Lease").

TENANT

District of Columbia, a municipal corporation, acting by and through its Department of General Services (the "District").

The District of Columbia agency initially occupying the Premises (defined below) will be Department of Human Services ("DHS"). Subject to the provisions of the "Use" section below, the District shall have the right to substitute another District agency as occupant of the Premises without such substitution constituting a sublease of the Premises or an assignment of the Lease and shall not require the consent of Landlord (defined below).

LANDLORD

Glover Park Developers LLC, any other wholly-owned subsidiary of MED Developers LLC or any special purpose joint venture entity in which Glover Park Developers LLC or MED Developers LLC is a member or partner ("Landlord").

PREMISES

The Premises will consist of (a) one newly constructed building which, upon completion, shall constitute one single building with approximately 35,000 rentable square feet containing approximately 50 sleeping rooms, and other ancillary space (the "Building"), and (b) the land upon which the Building is located, which shall include outdoor areas and parking spaces (the "Land"). The number of sleeping rooms, number of beds, and square footages for the Building,

- One family bathroom (meaning it includes a bathtub) on the third floor and on the fourth floor

TENANT IMPROVEMENTS

Landlord shall furnish all labor and materials to design, construct, furnish and complete all of the Tenant Improvements in the Premises, in accordance with a work agreement to be attached to the Lease (the “**Work Agreement**”). “**Tenant Improvements**” shall mean the *turnkey* build-out of the Premises, in accordance with the Approved Test Fit and final plans and specifications (to be defined in the Work Agreement), and shall include, without limitation, the following:

- Approximately fifty (50) dormitory style sleeping rooms: two/three/four bed layouts
- Common-use bathrooms and shower facilities on each floor
- One family bathroom (meaning it includes a bathtub) on the third floor and on the fourth floor
- Common rooms and computer room
- Office space (with appropriate IT cabling and equipment)
- Central desk/security station on each floor
- Warming kitchen and dining area
- Laundry room on each floor
- Storage facilities
- Recreation Facilities
- One unit with private bathroom on each floor
- Security cameras and related equipment

The Work Agreement will contain mutually agreed upon project milestones for the Tenant Improvements and delivery of the Premises.

All Tenant Improvement plans and construction drawings prepared by the Landlord’s architect will be reviewed and approved by the District in writing prior to the Landlord commencing any Tenant Improvements.

The total amount to be incurred by Landlord under the Work Agreement pursuant to the development budget (which shall be an exhibit to the Work Agreement) shall be subject to the requirements of D.C. Code Section 2-218.46 regarding the use of Small Business Enterprises and Certified Business Enterprises (as such terms are defined under D.C. Code Section 2-218.02; such requirement, the “**SBE/CBE Requirement**”). Within 30 days of the Lease Effective Date (defined below), Landlord shall deliver its contracting and subcontracting plan to evidence its compliance with the SBE/CBE Requirement. Landlord’s failure to comply with the SBE/CBE Requirement shall constitute a default under the Lease.

LANDLORD WORK

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

Fifth Street Partners LLC
Box 50215
Washington, DC 20091
Attn: Bruce Finland

Re: 5505 5th Street NW, Washington, DC

Dear Mr. Finland:

The Department of General Services on behalf of the District of Columbia ("District" or "Tenant") is pleased to present this proposal ("LOI") to Fifth Street Partners LLC /MED Developers, LLC ("Landlord") to lease one residential multi family building located at 5505 5th Street NW in Washington, DC, consisting of a total of fifty (50) rental units ("Leased Premises"). Outlined below are the principal economic terms and conditions that would serve as the basis for a proposed lease agreement ("Lease").

1. LEASED PREMISES

The entire Leased Premises as described above. The 50 units will consist of varying sized units of two beds minimum and four beds (excluding trundles) maximum, as described in Exhibit A attached herein. In addition to the rental units, the Leased Premises shall include other space and amenities as defined in Landlord's Work below. Landlord's Work (as defined herein) will consist of not less than thirty thousand (30,000) square feet and not more than thirty four thousand (34,000) square feet of new and renovated space on two buildings on the lot and square noted below (but subject to change if the current two lots are resubdivided).

2. LANDLORD/TENANT

The Tenant under the Lease shall be the District of Columbia, a municipal corporation, acting by and through its Department of General Services.

The District of Columbia agency initially occupying the Premises will be Department of Human Services ("DHS"). However, Tenant retains the right to change occupying agencies without such substitution constituting a sublet of the Premises or an assignment of the Lease or otherwise requiring Landlord's consent.

The Landlord under the Lease shall be Fifth Street Partners LLC, a District of Columbia limited liability corporation.

3. **RENT AND OTHER ECONOMIC TERMS**

Landlord's Work: Landlord, at Landlord's sole cost and expense, shall completely remodel, furnish (all FF&E), renovate and refurbish the Leased Premises. Landlord's work shall include, but is not limited to:

Residential space

- Construction of fifty (50) dormitory style units consisting of two beds, three beds, or four beds (excluding trundles), as the size of each family dictates (166 total beds)
- Common use bathrooms, shower facilities, and support features on each floor
- Break rooms, TV rooms, other accessory space as defined

Support staff space

- Office space for case management, training, counseling, other
- Medical support team space
- Security space, including security stations on each floor
- Kitchen and food preparation
- Laundry facilities
- Storage facilities
- Parking

Landlord support services

- Maintenance and repair (1.5 FTE)
- Housecleaning
- Trash removal
- FF&E
- Building management
- Utilities

Other (TBD)

- Recreation facilities**

All other improvements, alterations and changes to the Leased Premises necessary to place same in accordance with current applicable laws and regulations, in a first class, modern and attractive condition and to enable Tenant to properly use the Premises for the purposes set forth in the Lease.



TESTIMONY OF ED LAZERE, EXECUTIVE DIRECTOR
At the Public Hearing on the
Bill 21-620 Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for
Persons Experiencing Homelessness Act of 2016
District of Columbia Committee of the Whole
March 17, 2016

Chairman Mendelson and members of the committee, thank you for the opportunity to speak today. My name is Ed Lazere, and I am the Executive Director of the DC Fiscal Policy Institute. DCFPI promotes budget and policy choices to expand economic opportunity for DC residents and reduce income inequality in the District of Columbia, through independent research and policy recommendations.

I am here today to express strong support for the plan to replace DC General, to urge the District to perform an environmental impact study at the Ward 5 site, and to address some of the concerns we have heard raised about the plan.

Replacing DC General is long overdue. The building is old and has constant problems with heating and cooling. It shelters too many families—up to 260 at a time—requiring greater security than a small shelter would, including metal detectors. It was never meant to be a shelter, so it lacks sufficient spaces for activities like studying or parenting classes.

The proposed shelters address these issues. They will be new or newly renovated and will house no more than 50 families. Each shelter will have a computer lab, study areas, and meeting space for classes and other activities. They will be far more humane places for parents to help their children manage the trauma of homelessness.

While DCFPI generally supports the sites selected, we share concerns raised by others about air quality at the Ward 5 site, given its proximity to a WMATA bus barn and other industrial uses. We ask the District to perform an environmental impact study site to confirm whether the site is environmentally healthy, and to identify any steps needed to protect the health of families at a shelter there.

The District's Homeless Services System Needs Both Short-Term Shelter and Affordable Housing

We have heard some residents ask why the District is building shelters rather than long-term affordable housing. The District will always need some shelter to meet the emergency needs of families and ensure that families are not forced to stay in unsafe places like cars or abandoned buildings. Families experience homelessness as a crisis and often only learn with little or no advance notice that they have no place to stay that night. It would not be practical to move a family into a

permanent subsidized apartment the day they become homeless. It would also be difficult to meet a family's specific needs such as accessibility to school or work. Placing families in shelter that is intended to be temporary allows the District to provide some level of stability and time to assess what is needed to help a family get back on their feet.

That said, there is widespread agreement that preventing and reducing homelessness requires substantial expansion of affordable housing options. In short, we need both affordable housing and shelter.

Smaller Shelters Are Easier to Manage and Better for Families

DCFPI has heard a number of concerns about DC's ability to effectively manage the new shelters and find qualified providers in light of the issues at DC General. It is important to note that the District already manages four smaller family shelters, each run by a different nonprofit provider. These shelters do not draw much attention precisely because they run much more smoothly than DC General. They have between 20 and 45 families at each site and are integrated into their neighborhoods. Many neighbors are surprised to learn that a building that looks like a regular apartment building is in fact a shelter.

How to Improve Transparency and Resident Engagement

DCFPI strongly supports transparency in government, and we sympathize with neighbors of the proposed sites who say that there has been little transparency in this process. At the same time, it is not clear that the District government could have been more transparent about proposed sites before they were announced. The District was involved in ongoing negotiations with multiple land owners over many potential parcels, many of which ended up not being suitable. Publicly sharing all of the sites the District was considering would have jeopardized the city's ability to negotiate deals.

Now that the sites are announced, we believe the District should assemble community advisory groups to address legitimate concerns about issues such as security, impacts on neighborhood schools, and shelter design. The District should document decision-making and reasoning on these issues.

Concerns over Use of Leasing and High Costs of Proposed Shelters

We have heard concerns around using leased, rather than District-owned buildings. The District frequently uses leased properties for a variety of purposes, including agency headquarters, Department of Human Services Service Centers, and at least one shelter for individuals and one permanent supportive housing building. There are advantages to this practice, as the owner is responsible for maintenance and the District can spread the cost of construction over a number of years.

In addition, a number of observers have noted the seemingly high costs of the proposed shelters. While the figures cited are indeed high, DCFPI does not have real estate finance expertise to assess

whether the District should have been able to negotiate better deals. Any judgment of costs should be based on assessments by people with that specific expertise who are able to consider the particular constraints of this plan. For example, the District needed to secure seven sites in a timely way, and it asked developers to build sites in many specific ways that in some cases differ from traditional permanent housing. The District also wanted the sites to be spread out across the District and needed sites to be of a certain size to achieve economies of scale.

It is worth noting that the shelter that will soon be opened in Ward 2, which also has been cited as having very high costs, was negotiated and signed by former Mayor Gary. This may be an indication that developing shelters in the District is expensive.

Well-Managed Small Shelters Should Not Negatively Affect Property Values

National research has found that construction of shelters and supportive housing does not have a negative effect on property values. In fact, newly built shelters may increase property values in struggling neighborhoods. Here in the District, N Street Village is surrounded by condominiums and row houses that cost more than \$1 million.

Thank you for the opportunity to testify, and I am happy to take any questions.

From M Beverly Hunter, Advocate for Landlord Justice
mhpress.pubmusic@gmail.com
I am against the Closing of DC General Gov owned Bldgs for the Homeless
Continue to find other permanent
Chairman Menderson
From: M Beverly Hunter
Box 209 under W 5th NW
20012

In Order to Successfully Comply
With the needs and Social Changes
of the movement to freedom for
these DC Homeless People

There needs to be a sound acceptable plan
as follows:

1. Respect the Landlords and pay them ^{for their rental} directly.
2. Hire the needed workers to serve the Homeless in all of their wrap around services
3. Stop ~~penalizing~~ Punishing the young men when they are unable to care for their families
4. Stop causing the separations of the families of DC
5. Stop planning to let these homeless people be placed on the streets then sent to jails and to other cities
6. Stop the psycho-traps for these people to fall into a worst but condition.
Make sure the social workers of Human service do not permit these people-homeless to get marijuana and ^{harmful} Drugs,

14. The Appropriated money for the homeless people needs to be given to the homeless people by As Mr. Orange suggested Let these people have \$50,000 house where by they will then get a job and pay tax Plus give to them the wrap around services. Then there will be no more poverty, homelessness, juvs fillings, sorrows -

15. Do not close DC General Clean it - fix it's needs let some larger families live there give them a job to clean it to kill the bugs + rats

16. It appears that some folks are aiming to take the appropriate fund that should go directly to the homeless people. "Get Freedom ring" of the earth is the lord's share it honestly Amen Pray - from Beverly Hunter

M. B. Hunter

7. Remember many homeless people use to 2:5
pay property tax and income tax so
these people are owed a permanent place to live
8. Pay to M Beverly Hunter for her rental
service to ten people a huge family
who have ~~scammed~~ Beverly for
over a year and the DC government
Housing Department is unable
and incapable of helping M Beverly Hunter
get ~~her rental service money for her rental service~~
9. DC City Council and mayor
Help all landlords who are willing
to keep some of these families
temporary, and permanently.
10. Open up ten of the DC public
School buildings that are closed
fix them with the Cafeteria
and let the tenants do their
Cooking and custodian works.
Show tenants how to kill their
bugs and rats. How to do Carpentry,
plumbing and electrical works
Pay to these homeless workers for
their labor services,

11. Do not give your Appropriated funds to the 501 C 3' who always run out of money. I was denied rental search.com money from the office on 17th St NW DC because the tenant did not ask for it rent

12. The Buildings owned by the DC Government are the ones that need to be used in this process of getting these homeless people a permant place to live!

13. A permant place to live is what this Council and mayor should focus on. It is senseless to rent and lease for years and then the Government will have nothing at the end of their lease term.

14. Use Walter Reed Hospital to house some of the homeless people!

00,

17. I am an advocate for justice to landlords and tenants to be treated with decent respect according to Law for Progress

18. Through the years with this serious problem of homelessness, there needs to be a new appointed group of DC employees in charge to be hired whereby this DC government will do less destructive thinking that have cause thousands of homeless people to be homeless. There needs to be more services of the landlords to participate in helping the DC government and be compensated for their rental services.

19. Do to the fact that this gov welcomes the outsider visitor to come here and live knowing that this city is becoming overcrowded therefore there is a need to serve these people at DC General as well as do open up more sites for our DC resident-homeless people to live in.

20. Check out the LIT judges to see if they need some help!
Sincerely Submitted
Marjorie Beverly Hunter

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[Faint, illegible handwritten text at the bottom of the page]

Regina James, ANC Commissioner, 5C05

Bill 21-620: Homeward DC Omnibus Approval of Facilities Plan for Short-Term
Housing for Persons Experiencing Homelessness Act of 2016
Council Chambers, Room 500
Thursday, March 17, 2016

I bring greetings from the Brentwood Community, Single Member District - 5C05.
My name is Regina James, ANC Commissioner.

Mr. Chair and members of the Council, we agree the families need to leave the grounds of DC General and placed in an environment that is conducive for the children to thrive, not only physically but emotionally. The proposed warehouse on 25th Place is not an environment conducive for children. Across the street is the bus barn, behind the facility a strip club, and alongside the warehouse are the railroad tracks. The location is not safe. Just imagine living at this facility with your child or children. We would rather for the families to stay at DC General then to subject them to this type of environment.

What about the financial impact to the District for leasing the warehouse property for about fifteen (15) years at a cost of two (2) million plus a year? Our thinking, it would cost the city less if we use city property or lease vacant properties within our respective neighborhoods to house the families identified, particularly for Ward 5 and allow the families to be a part of a community, along with the support mechanisms they will need to thrive. It could be a win-win for the city and neighborhoods, especially, if there are vacant properties not in use, causing blight within our communities.

The Department of General Services could do the work or use certified tradesmen to ready the properties for the families. Depending on the size of the families and housing, they could share common living areas and have the appropriate number of bedrooms needed.

Ward 5 civic associations hosted community meetings surrounding this topic and proactively provided alternative solutions and identified better living conditions for the families. I am proud of my ward - Ward 5 and my councilmember; we are talking about bettering the lives of children and their parents; we are not saying not in our neighborhoods, please give the alternative solutions for housing the families, with children at DC General a chance to succeed.

Thank you, Regina James

Statement on the Lack of Transparency, High Costs, & Site Selection in the Mayor's Homeward DC Plan
Amiee Aloï, Ward 3
March 17, 2016

Good morning and thank you for this opportunity.

My name is Amiee Aloï. I am a resident of Ward 3 and I live immediately next door to the proposed Ward 3 site. My husband and I moved back to the District from Virginia last summer to buy our first home. We learned about the Mayor's plan to tear down the house next to us and build a dormitory style building from another DC resident from a different ward who knocked on our door and shared the news in February.

Mayor Bowser has put forward an ambitious plan to address an important mission. Ending homelessness is a serious concern for all of us. We are not against sustainable solutions to solving homelessness; we are, however, against a plan that creates the perception that we are solving homelessness.

The costs of this plan are enormous. The Homeward DC Plan would spend over \$300 million for what is only an interim solution.ⁱ Between 10 and 30 years when the leases expire,ⁱⁱ the city will be right back where they started, in search of short-term family housing options, while the developers will hold valuable land assets they financed using taxpayer dollars. The DC government's history of mismanaging funds for one site, having overpaid the homeless services organization by several million dollars in the pastⁱⁱⁱ, should give us pause in considering a plan to decentralize services and contracts across 8 different sites.

The Homeward DC Strategic Plan specifically highlights concerns and suggestions raised about operational issues. Noting the importance of capturing these concerns so that they may be referenced during implementation, the strategic plan recommends "Developing a communication and outreach strategy for: Ensuring buy-in and support for the strategic plan from the community at-large."^{iv} This feedback has been ignored. Our ANC Commissioners and many of you were kept in the dark about decisions that directly

impact our neighborhoods, despite the good guidance included in the strategic plan to ensure buy-in and support. Instead, glaring inconsistencies and significant questions have emerged about the process of site selection, the request for proposals, the criteria for choosing sites, the proposed amenities and wraparound services, discrepancies among the letters of intent, among others.

Finally, I believe enough consideration has not been given to the feasibility of the chosen sites, and in particular Ward 3. The proposed Ward 3 site sits in a small neighborhood of single-family homes and is half the size of other sites where the city aims to put similarly sized facilities.^v The Mayor's staff has admitted that they did not take into account any considerations about the impact on the existing neighborhood when making selections for the proposed sites.^{vi} Thus, no information is available to the neighborhood to assure residents that a robust set of options were evaluated or that the implications of this proposal on both current residents and the residents of the proposed facility have been fully documented and considered. Questions about zoning, site design, amenities and services for new residents, transportation on an already crowded bus line, security, impact on local schools, environmental impact, and access to the site by delivery trucks and school busses, have gone unaddressed.

The enormous cost, the lack of transparency and inconsistent details, lack of input and consideration from the community, details about the impact on the new and existing residents raise considerable doubt in my mind about moving forward with this plan and I hope it raises doubt in yours as well.

Thank you for your time and consideration this morning. I am happy to answer any questions.

ⁱ Washington Post, "Homeless shelter plan could be profitable for Bowser's backers," March 16, 2015.

ⁱⁱ See letters of intent at www.dchomelessplan.com

ⁱⁱⁱ <http://www.washingtoncitypaper.com/blogs/housingcomplex/2015/03/06/d-c-overpaid-homeless-services-organization-by-more-than-5-million-audit-finds/>

^{iv} Homeward DC 2015-2020, District of Columbia Interagency Council on Homelessness Strategic Plan 2015-2020.

^v See letters of intent at www.dchomelessplan.com

^{vi} MAHCA neighbors meeting with DHS and DGS staff on Monday, March 14, 2016.

Statement of Jason R. Higley

before the

Committee of the Whole

hearing on

Bill 21-620, the "Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016."

March 17, 2016

Mr. Chairman and Distinguished Councilmembers,

Thank you for providing me the opportunity to testify before you today regarding, Bill 21-620, the "Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016."

My name is Jason Higley, and I am a resident of Ward 3. I am appearing here today in my personal capacity. I oppose Bill 21-620, specifically, the proposed lease of 2619 Wisconsin Ave., NW as outlined in the January 8, 2016 letter of intent (LOI). Professionally, I have spent the past 14 years investigating fraud, waste, and abuse in the Federal Government. Unfortunately, the LOI appears to check at least two of these boxes.

According to the LOI—which circumvented the normal procurement process—the D.C. Government intends to lease, for a term of 15 years, a 35,000 square foot building containing 50 dormitory-style sleeping rooms.¹ None of these 50 rooms will have a kitchen, a dining room, or in-unit laundry; only four will have their own bathrooms.

For these 50 *rooms* the D.C. Government proposes to pay \$2.1 million for the first year, or \$3,500 per month, *per room*. In each subsequent year, the rent will increase by three percent. The total cost to lease these 50 rooms over 15 years will be \$39 million.

I conducted a quick Zillow search for rental properties in the neighborhood of the proposed shelter. The most expensive property available in the 20007 zip code is a two-bedroom, two-and-a-half bath luxury apartment at 2255 Wisconsin Ave., NW. The apartment includes a balcony, a kitchen with Whirlpool appliances and quartz countertops, as well as a washer/dryer. The rent on this apartment is \$3,280 per month, \$120 per month *less* than what the D.C. Government is proposing to pay for dormitory-style rooms.

At 2201 Wisconsin Ave., NW, *The Meridian* offers a two-bedroom, two-bathroom apartment with an updated gourmet kitchen, in-unit washer/dryer, balcony, garage parking and panoramic views of the city from the building's roof for only \$3,150 a month.

¹ The LOI allows for an additional 5-year extension.

Across the street, at 2200 Wisconsin Ave., NW, one can rent a two-bedroom, two-bath apartment with a center-island kitchen, walk-in closets and a gas fireplace for \$2,700. If the D.C. Government were to rent 50 such apartments, instead of dormitory-style rooms, it would save nearly \$10 million over 15 years.

I also conducted a brief search on Zillow for condominiums in the 20007 zip code. At 2320 Wisconsin Ave., NW, a one-bedroom, one-bathroom condo, with a balcony and working fireplace sold in October for \$315,000. The D.C. Government could purchase outright 100 one-bedroom condominiums for what it is proposing to pay in rent for 50 dormitory-style rooms.

The rents proposed in the LOE for *rooms* at 2619 Wisconsin Ave., NW are outrageously high and would be *the most expensive rental properties available today* in the 20007 zip code. Paying such rents would be a gross waste of taxpayer money. As responsible stewards of the public trust, I ask that you reject the current proposal in favor of or a more reasonably priced one—hopefully one made through the regular procurement process. Thank you.

Testimony of William H. Lamar IV

Mr. Chairman, distinguished members of the council, fellow citizens of the District of Columbia, good morning to you all. Thank you for this opportunity. My name is William H. Lamar IV. I am the pastor of Metropolitan African Methodist Episcopal Church, located at 1518 M Street Northwest. We worship, liberate, and serve from the longest continuously held piece of property by persons of African descent in the District of Columbia. I am also a member of the Washington Interfaith Network's strategy team.

The Washington Interfaith Network has been organizing around the issue of homelessness since 2013. We are thankful to those who have responded to our call for change. Mayor Bowser, DHS head Laura Zeilinger, and many others supported our actions and our desire for a strong proposal. We are most grateful.

There is a poisonous ideology that goes unnamed in our deliberations. This harmful philosophy dehumanizes our dear sisters and brothers, our fellow citizens, who are in need of shelter. It is the belief that those who are poor, those who are homeless, are morally deficient. Poverty and homelessness are not moral problems, they are economic problems. These economic problems have their roots in historically harmful and unfair public policy. We know this. And because bad public policy created these problems, good and just public policy can indeed remedy them.

Now is the time for political courage. Not just from our elected officials, but from the citizens of our city. Now is not the time for shortsighted, not in my backyard, anti-communal sentiment. Those who have prospered in our unfair policy regime must be willing to aid those who have been harmed by it. Will we be a city, or will we live in bastions of obscene wealth and obscene poverty separated by moats of indifference and injustice?

It is time for citizens to do our part. It is time for our council to do your part. Many came out in favor of this proposal in the beginning. Do not let cowards who anonymously fight this policy online, who refuse to reveal their identities and their political interests subvert this bill. This policy is imperfect, but it is more just than the inhumane squalor that is DC General. We are better than that. A wise person once said that you can judge a community by how it treats its most vulnerable citizens. How shall we be judged? We find money for what the influential demand. Can we not find funds for these men, women, and children? We can.

Now is the time to cement legacies of justice, members of the council. Now is the time to have the courage to live as a fully human community, citizens of the District of Columbia. We will not live in bastions of obscene wealth and obscene poverty separated by moats of injustice and indifference. And none of us will live in the fetid squalor of DC General. We shall, all of us, live in shelter worthy of women, men, and children created in the image and likeness of God. Please pass this bill. Thank you for your most valuable time.

**Statement on the Lack of Transparency, High Costs, & Site Selection in the Mayor's Homeward DC Plan
Amiee Aloï, Ward 3
March 17, 2016**

Good morning and thank you for this opportunity.

My name is Amiee Aloï. I am a resident of Ward 3 and I live immediately next door to the proposed Ward 3 site. My husband and I moved back to the District from Virginia last summer to buy our first home. We learned about the Mayor's plan to tear down the house next to us and build a dormitory style building from another DC resident from a different ward who knocked on our door and shared the news in February.

Mayor Bowser has put forward an ambitious plan to address an important mission. Ending homelessness is a serious concern for all of us. We are not against sustainable solutions to solving homelessness; we are, however, against a plan that creates the perception that we are solving homelessness.

The costs of this plan are enormous. The Homeward DC Plan would spend over \$300 million for what is only an interim solution.ⁱ Between 10 and 30 years when the leases expire,ⁱⁱ the city will be right back where they started, in search of short-term family housing options, while the developers will hold valuable land assets they financed using taxpayer dollars. The DC government's history of mismanaging funds for one site, having overpaid the homeless services organization by several million dollars in the pastⁱⁱⁱ, should give us pause in considering a plan to decentralize services and contracts across 8 different sites.

The Homeward DC Strategic Plan specifically highlights concerns and suggestions raised about operational issues. Noting the importance of capturing these concerns so that they may be referenced during implementation, the strategic plan recommends "Developing a communication and outreach strategy for: Ensuring buy-in and support for the strategic plan from the community at-large."^{iv} This feedback has been ignored. Our ANC Commissioners and many of you were kept in the dark about decisions that directly

impact our neighborhoods, despite the good guidance included in the strategic plan to ensure buy-in and support. Instead, glaring inconsistencies and significant questions have emerged about the process of site selection, the request for proposals, the criteria for choosing sites, the proposed amenities and wraparound services, discrepancies among the letters of intent, among others.

Finally, I believe enough consideration has not been given to the feasibility of the chosen sites, and in particular Ward 3. The proposed Ward 3 site sits in a small neighborhood of single-family homes and is half the size of other sites where the city aims to put similarly sized facilities.^v The Mayor's staff has admitted that they did not take into account any considerations about the impact on the existing neighborhood when making selections for the proposed sites.^{vi} Thus, no information is available to the neighborhood to assure residents that a robust set of options were evaluated or that the implications of this proposal on both current residents and the residents of the proposed facility have been fully documented and considered. Questions about zoning, site design, amenities and services for new residents, transportation on an already crowded bus line, security, impact on local schools, environmental impact, and access to the site by delivery trucks and school busses, have gone unaddressed.

The enormous cost, the lack of transparency and inconsistent details, lack of input and consideration from the community, details about the impact on the new and existing residents raise considerable doubt in my mind about moving forward with this plan and I hope it raises doubt in yours as well.

Thank you for your time and consideration this morning. I am happy to answer any questions.

ⁱ Washington Post, "Homeless shelter plan could be profitable for Bowser's backers," March 16, 2015.

ⁱⁱ See letters of intent at www.dchomelessplan.com

ⁱⁱⁱ <http://www.washingtoncitypaper.com/blogs/housingcomplex/2015/03/06/d-c-overpaid-homeless-services-organization-by-more-than-5-million-audit-finds/>

^{iv} Homeward DC 2015-2020, District of Columbia Interagency Council on Homelessness Strategic Plan 2015-2020.

^v See letters of intent at www.dchomelessplan.com

^{vi} MAHCA neighbors meeting with DHS and DGS staff on Monday, March 14, 2016.

Date: March 17, 2016
To: District of Columbia City Council Committee of the Whole
From: Young Soon Diokno, Ward 6/Southwest Resident
ward6residents@gmail.com
Subject: Copy of testimonial, Committee of the Whole
Homeward DC Plan Hearing

Good Morning, Respected Council Members,

My name is Young Soon Diokno. I am a resident in Ward 6 Southwest and have several concerns over the effectiveness of this plan.

Over the last month, I, along with a group of concerned residents have been doing research on this proposed plan, the proposed sites, the developers, and most importantly, the process in which decisions were made.

First, I have personally visited every Ward's proposed shelter site. While the plan is aimed at providing safe and community-integrated temporary housing, some of these site locations are not consistent with that goal. We have been told that the city does have stocked inventory of potential housing, so I question why some of these sites were picked? For example, Wards 4, 5, 7, & 8. These locations are somewhat disconnected to their communities and not convenient or necessarily community friendly. Why does the Mayor still say that the chosen locations were the best options?

Second, We have consistently heard from the Mayor and those responsible for this plan that 2018 has been chosen to fall in line with the Federal Government's request to address homelessness by this time frame. I believe that in order to do this right, the city should not be driven by an arbitrary date. Deadlines are important, but not at the expense of rushing into something when residents do not fully understand the entire homeless system plan, not just the proposed homeless shelter plan. District residents need time to be a part of this decision making process and know the homeless system plan. How can you have a plan with so many different stakeholders and not allow a key stakeholder (the residents) a seat in the early planning, especially since the city is asking the residents to take on more responsibility?

Third, Ward 6, particularly **Southwest**, has been a Good Neighbor when it comes to supporting affordable housing. During a March 5th meeting in Ward 3, a slide showed how much affordable housing can be found in each Ward. In total, Ward 6 provides the most support by far to those in need of housing. And not too long ago, there was a homeless shelter for men at the Randall School. But, with it, came problems. Problems felt by nearby neighborhoods. Several of my neighbors who have lived in our community for many years were quick to share some of the unpleasant stories during that period of time. We absolutely do not criminalize the homeless, especially homeless families, however, what realistic assurances do we have that our safety concerns are met? Particularly if the city or a vendor they choose manages the property. Our

community knows what failed management looks like from experience, so there is a trust and capacity issue that need to be addressed.

Finally, is this the most cost effective plan in ending homelessness? Based on numbers taken from the Letters of Intent from each Ward, roughly speaking, this plan may cost the city and taxpayers hundreds millions of dollars. With that much money designated to help the city's homelessness challenge, how confident are we that this is the right answer? Is this the best negotiation result with Developers? Is the best solution for taxpayers?

Based on these reasons and concerns of other District residents, I ask that the April vote be delayed so that residents have more time to understand the plan and what is being ask of them. In addition, I hope that the Mayor's office may be open to other alternatives based on inputs from District residents, particularly those who live closest to the proposed shelter sites.

I believe in helping the city address homelessness, but I also believe that the conversation needs to start with its residents.

Thank you so much for your time and consideration.

Statement of Jason R. Higley

before the

Committee of the Whole

hearing on

Bill 21-620, the "Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016."

March 17, 2016

Mr. Chairman and Distinguished Councilmembers,

Thank you for providing me the opportunity to testify before you today regarding, Bill 21-620, the "Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016."

My name is Jason Higley, and I am a resident of Ward 3. I am appearing here today in my personal capacity. I oppose Bill 21-620, specifically, the proposed lease of 2619 Wisconsin Ave., NW as outlined in the January 8, 2016 letter of intent (LOI). Professionally, I have spent the past 14 years investigating fraud, waste, and abuse in the Federal Government. Unfortunately, the LOI appears to check at least two of these boxes.

According to the LOI—which circumvented the normal procurement process—the D.C. Government intends to lease, for a term of 15 years, a 35,000 square foot building containing 50 dormitory-style sleeping rooms.¹ None of these 50 rooms will have a kitchen, a dining room, or in-unit laundry; only four will have their own bathrooms.

For these 50 *rooms* the D.C. Government proposes to pay \$2.1 million for the first year, or \$3,500 per month, *per room*. In each subsequent year, the rent will increase by three percent. The total cost to lease these 50 rooms over 15 years will be \$39 million.

I conducted a quick Zillow search for rental properties in the neighborhood of the proposed shelter. The most expensive property available in the 20007 zip code is a two-bedroom, two-and-a-half bath luxury apartment at 2255 Wisconsin Ave., NW. The apartment includes a balcony, a kitchen with Whirlpool appliances and quartz countertops, as well as a washer/dryer. The rent on this apartment is \$3,280 per month, \$120 per month *less* than what the D.C. Government is proposing to pay for dormitory-style rooms.

At 2201 Wisconsin Ave., NW, *The Meridian* offers a two-bedroom, two-bathroom apartment with an updated gourmet kitchen, in-unit washer/dryer, balcony, garage parking and panoramic views of the city from the building's roof for only \$3,150 a month.

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Across the street, at 2200 Wisconsin Ave., NW, one can rent a two-bedroom, two-bath apartment with a center-island kitchen, walk-in closets and a gas fireplace for \$2,700. If the D.C. Government were to rent 50 such apartments, instead of dormitory-style rooms, it would save nearly \$10 million over 15 years.

I also conducted a brief search on Zillow for condominiums in the 20007 zip code. At 2320 Wisconsin Ave., NW, a one-bedroom, one-bathroom condo, with a balcony and working fireplace sold in October for \$315,000. The D.C. Government could purchase outright 100 one-bedroom condominiums for what it is proposing to pay in rent for 50 dormitory-style rooms.

The rents proposed in the LOE for *rooms* at 2619 Wisconsin Ave., NW are outrageously high and would be *the most expensive rental properties available today* in the 20007 zip code. Paying such rents would be a gross waste of taxpayer money. As responsible stewards of the public trust, I ask that you reject the current proposal in favor of or a more reasonably priced one—hopefully one made through the regular procurement process. Thank you.



Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016, Committee of the Whole. March 17, 2016

My name is John Hisle. I am Executive Director of Good Faith Communities Coalition, an organization of faith communities in the District who advocate for affordable housing for those living in extreme poverty and also for the services necessary for families and individuals who are experiencing homelessness.

The hearing today concerns temporary housing for families who are experiencing homelessness. We applaud the Mayor for focusing on closing DC General by creating a network of temporary neighborhood family housing units across the city. However, we must not allow this new temporary housing to obscure the real goal for these families – permanent, affordable, sustainable housing. There is reason for hope that progress is possible as long as we keep this goal before us

Though we say YES to closing DC General and YES, to temporary neighborhood family housing, urgency to accomplish the mission, though important, can't be the only consideration. The temporary housing must be well situated to serve the needs of the children and families who will reside there whether it be 60 days, 90 days or a year. Families who are homeless have suffered trauma. They need healing, not environmental and neighborhood conditions that might lead to more trauma.

In the temporary housing package presented for Omnibus Approval in this hearing, the council is asked to approve going forward at all seven sites as detailed in the Letters of Intent for each site. If approved, we are told that the specific contracts and zoning changes would return to the Council in a passive approval process. In this process the council could pull specific items if further discussion were warranted.

Good Faith Communities Coalition, 1041 Wisconsin Ave NW, Washington DC 20007
www.goodfaithdc.org, goodfaithdc@gmail.com, 301-325-8437

For most recommended sites, this passive approval process may be sufficient to guarantee that the sites and the facilities will meet the needs of the families who will live there. In such cases, urgency to turn over the first shovel of dirt can prevail and the recommended fast track seems reasonable. However, in Ward 5, the community and a number of advocacy groups have raised environmental concerns as well as concerns about neighboring facilities and transportation that should not be ignored or fast tracked because of a need for urgent action. The community concerns are not that they don't want these families in the neighborhood, but rather that they want them to be safe and nurtured during their stay.

We recommend that the Council consider removing the Ward 5 site from the fast-track package. DHS could work over the next months with the community on the environmental and neighborhood issues and perhaps consider a different model for temporary housing in the Ward. DHS could be requested to return to the Committee of the Whole in six months with the challenges resolved to everyone's satisfaction.

As we said at the outset we support closing DC General as soon as possible. We strongly support temporary neighborhood family housing. We applaud urgency as a driver in getting this effort underway. However, we want the children and families to be safe, to begin to heal and to be able to visualize a future that this is not just a concrete neighborhood with few options outside their temporary housing.

As faith communities we honor and embrace all people in our community as children of God. We are hopeful people and we continue to pray: "Let not the needy, O Lord, be forgotten. Nor the hope of the poor be taken away."

Thank you. We look forward to your continued leadership

Testimony from the Homeless Children's Playtime Project

Committee of the Whole hearing on Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016

Micah Bales, Communications & Advocacy Manager

March 17, 2016

It has been two years this month since Relisha Rudd was abducted from the DC General Emergency Family Shelter. This tragedy -- a perfect storm of preventable safety net failures -- put the conditions at DC General in the spotlight. The drumbeat to close the largest family shelter has been steady, yet in the past two years since Relisha's disappearance, thousands more children like her have found themselves at this inadequate and unsafe facility. We applaud Mayor Bowser for announcing a plan to finally close down DC General.

For the past decade, the Homeless Children's Playtime Project has been on the front lines of this crisis. We see the traumatic impact that homelessness has on the children and families we serve at DC General, the motels, and smaller sites across the city. We know that the time for delay is over. The status quo at DC General and in the motels is leaving many families languishing without supportive services or permanent housing options for far too long.

We fully support the Mayor's commitment to close DC General. We also unite behind the principle of building safer, smaller, and more dignified temporary housing in residential communities, accessible to transit and groceries. To integrate these new housing programs across all wards would be equitable and healthy for families and neighborhoods alike. Most of the children's programs we run are located in smaller shelters integrated into neighborhoods like the ones proposed. We notice a difference in how quickly the children are able to relax and recover in these more home-like settings versus a vast institution like DC General.

We support the locations of all the proposed sites, with the exception of the one proposed for Ward 5. This site does not appear to live up to the criteria of being in a residential, accessible neighborhood, and there are health, access, and safety concerns that must be addressed. We encourage the administration to take another look at this site and explore alternate options in Ward 5, with the support of Ward 5 residents.

We know that these new temporary housing sites will not end homelessness, nor move us closer to ending it - in and of themselves. Short-term solutions for homeless families are absolutely necessary, but long-term, affordable housing is ultimately the solution we all seek. We eagerly await more information about how our city intends to ensure that all DC families have access to truly affordable housing in our increasingly expensive city.

The Homeless Children's Playtime Project recognizes the hard work that administration officials have undertaken to create this plan. We are appreciative of the efforts to listen to community concerns as we consider the best way to move forward to close DC General and replace it with a much better model for families. We are particularly grateful for conversations with DHS and DGS, who are working with us to ensure that there is age-appropriate space for babies and small children at each of the new sites. The new housing will feature playgrounds, and we have been assured that there will be adequate space necessary for us and other partners to offer programming there. We will continue to collaborate with the administration to help ensure the new sites are places where children and families can heal, stabilize and grow in a safe, supportive environment.

We encourage the Council to help strengthen the Mayor's plan by addressing legitimate questions, but we should not allow concerns to prevent us from moving forward. If the current plan is rejected, it will likely take years longer to close DC General, and undoubtedly the next plan would also face vocal critics. We owe it to Relisha and the thousands of children who have and will come after her to close DC General and replace it with the smaller temporary housing that families deserve.

Thank you for the opportunity to speak with you this morning.

58 year
MY NAME IS BENJAMIN E. THOMAS, SR, A RESIDENT OF WARD SEVEN
AND ANC 7E, IN THE AREA WHERE THE SITE WAS SELECTED, AND
WHERE I SERVED EIGHTEEN YEARS AS A COMMISSIONER, I AM HERE
TODAY TO EXPRESS MY 100% SUPPORT FOR HOMES FOR THE HOMELESS,
HOWEVER I AM CONFUSED ABOUT THE PLAN, AND THE COMMUNITY *Readers*
THAT ~~WAS~~ SELECTED THE SITE LOCATION,

THE MAYOR SAID SHE CAREFULLY SCRIPTED THE PLAN, S RELEASED
FIRST TO THE COUNCIL MEMBERS, THEN TO THE INFLUENTIAL COMMUNITY
MEMBERS, I HAVE SPOKEN TO A LARGE NUMBER OF COMMUNITY MEMBERS
AND ALL OF THEM HEARD OF THE SELECTION OF THE SITE THE SAME DAY
THAT I DID WHEN IT WAS IN THE WASHINGTON POST, MY QUESTION IS
WHO ARE THE INFLUENTIAL MEMBERS AND HOW DO YOU BECOME ONE, I
HAVE BEEN ACTIVE IN THIS COMMUNITY FOR OVER FIFTY YEARS.

THE HUMAN SERVICE DIRECTOR GOT IT RIGHT WHEN SHE SAID THAT
THE SITES WERE SELECTED BASED ON THE CHARACTER OF THE NEIGHBORHOOD
HOMELESS PEOPLE ARE HUMAN BEING TOO, WE ARE ALL GOD'S CHILDREN,
HE GIVES US SHELTERS IN THE TIME OF STORMS.

JUST A FEW REASONS WHY THIS SITE IS A POOR CHOICE, IT IS
IN AN ~~ANC 7E~~ WHICH ALREADY HAVE FIVE LIQUOR STORES, A POLICE
SERVICE AREA THAT THE MOST CRIME ARREST (SEE ATTACHED COPIES)
NO GROCERY STORES, NO PLACE TO BUY A LIGHT BULB WHEN NEEDED
NO PLACE TO GET A MEDICAL PRECRIPTION FILLED UNLESS IT IS FOR
MEDICAL MARIJUANA, WHERE POLICERESPOND, WHEN IT IS CONVIENT FOR
THEM AND WHERE SENIORS FEAR STTTING ON THIER PORCH OR TEND THIER
FLOWER BEDS, BUT THERE ARE JUST ACROSS THE PRINCE ~~BORDER~~ *border* THAT
IS JOINED BY SOUTHERN AVE. THER ARE THREE TOBACO AND VAPOR
STORES THAT ARE OPEN TWENTY FOUR HOURS SEVEN DAYS A WEEK FOR
THOSE IN NEED OF A SMOKE AT ANY TIME.

IN CLOSING I AM PRAYING THAT GOD WILL HAVE MERCY ON ALL THAT
DESIGNED THIS PLAN, IT IS A SINFUL ACT.



Sixth District

January 2015

Arrest Summary

PSA	Drug Arrest	Felony Arrest	Misd Arrest	Traffic Arrest	Arrest Total
601	1	4	17	10	32
602	3	14	35	16	68
603	22	7	68	20	117
604	6	13	25	6	50
605	2	4	12	4	22
606	2	3	18	5	28
607	0	9	18	5	32
608	3	4	6	13	26
District Total	39	58	199	79	375

Site Location

WARRANTS SERVED

PSA 601	PSA 602	PSA 603	PSA 604	PSA 605	PSA 606	PSA 607	PSA 608	Other Districts	Total
0	5	17	13	1	1	3	4	0	44

OTHER STATS SUMMARY

PSA	Weapons Recovered	ATV's/ Dirt Bike Recoveries	Juvenile Arrest
601	6		2
602	8		8
603	6		10
604	5		4
605	3		4
606	3		1
607	7		8
608	0		8
Other	0		0
District Total	38	0	45



Sixth District

December 2014

Arrest Summary

PSA	Drug Arrest	Felony Arrest	Misd Arrest	Traffic Arrest	Arrest Total
601	2	4	20	1	27
602	5	14	25	6	50
603	6	22	49	21	98
604	6	8	30	16	60
605	1	2	18	5	26
606	0	2	10	3	15
607	1	4	12	2	19
608	5	4	27	10	46
District Total	26	60	191	64	341

Site location

WARRANTS SERVED

PSA 601	PSA 602	PSA 603	PSA 604	PSA 605	PSA 606	PSA 607	PSA 608	Other Districts	Total
0	6	9	3	0	1	0	3	6	28

OTHER STATS SUMMARY

PSA	Weapons Recovered	ATV's/ Dirt Bike Recoveries	Juvenile Arrest
601	1	1	5
602	0	0	9
603	3	1	10
604	1	0	10
605	0	0	2
606	0	0	1
607	1	0	5
608	2	0	1
Other			
District Total	8	2	43



Sixth District

MARCH 2013

Arrest Summary

PSA	Drug Arrest	Felony Arrest	Misd Arrest	Traffic Arrest	Arrest Total
601	6	5	32	5	48
602	29	14	49	26	118
603	24	15	54	12	105
604	8	8	38	13	67
605	6	3	19	11	39
606	4	1	24	7	36
607	18	7	24	7	56
608	17	17	31	4	69
District Total	112	70	271	85	538

Site locations

WARRANTS SERVED

PSA 601	PSA 602	PSA 603	PSA 604	PSA 605	PSA 606	PSA 607	PSA 608	Other Districts	Total
4	4	11	7	3	0	3	4	11	47

OTHER STATS SUMMARY

PSA	Weapons Recovered	ATV's/ Dirt Bike Recoveries	Juvenile Arrest
601	3	1	4
602	4		17
603	7	2	11
604	3		9
605	0		1
606	1		2
607	2		3
608	1	1	11
Other			
District Total	21	4	58

Public Hearing on B21-620 - Homeward DC Omnibus Facilities Approval

Witness Testimony - Daniel James Crabtree

Speaking from personal and professional experience

Mr. Chairman and members of the Council. Six months ago, my wife and I bought a house adjacent to what is now a proposed homeless shelter site in Ward 3 (at 2619 Wisconsin Avenue). The house is a single family home, in a single family home neighborhood. The Mayor's announcement last month, to build this large homeless shelter directly behind the house, therefore **came as a major shock to me and my young family - including two children who regularly play in, and walk to school along, the single lane alley behind the site.** This alley would somehow serve as the entry and exit route in for large service trucks, as well as security and staff vehicles (though I am not sure how). Housing a shelter on the proposed Ward 3 site **clearly violates current District regulations:** i) it lays to waste half a century of zoning precedent, of the R-1-B status of this plot; ii) it would position two group homes (at St. Luke's and on the proposed site) within 1,000 feet of one another (317.4, Policy LU-2.2), and iii) the building would in no way "blend with adjacent residences to the maximum extent possible" (317.12, Policy LU-3.4.5)

I work in international development, including supporting the absolute poor - people living on less than \$1 per day. I have a high level of sensitivity to those at the margins of society, including homeless families. And I very much support a comprehensive strategy to tackle homelessness. **However, my experience in international development and in value for money evaluation, has taught me to critically question underlying assumptions about new projects - especially experimental ones such as this. What I have also learnt is that successful policy outcomes depend on thorough, evidence-based decision-making.**

A secretive and unrealistic plan that needs a disturbing leap of faith

In view of my professional and personal experience, I have a litany of **unanswered questions** about the Ward 3 site. These questions particularly concern three issues:

1. **Site selection - which is apparently based on secretive and simplistic, back-of-the-envelope analysis**
2. **Site delivery - which has clearly not been thought through properly**
3. **Site management - which as an adjacent neighbor requires an enormous leap of faith**

1. SITE SELECTION

The Mayor told us at the Ward 3 Democrats meeting in mid-February that the site "fell short" on desired size, as it could only accommodate 38 units rather than the desired 50 units. She

Public Hearing on B21-620 - Homeward DC Omnibus Facilities Approval

Witness Testimony - Daniel James Crabtree

also told us that neighborhood fit was not a considered factor - which is clear from looking at the Solicitation for Offers (Issued on 26th September 2014). The Request for Solicitation lists four evaluative questions, relating to size, proximity to transport, annual rental rate, and how quickly the space could be made available. **Not one of the evaluative criteria addresses local community interests. Why was the critically important factor of community interests ignored?** This is especially shocking given the DC government's existing policy on Maintaining Community Standards (LU-2.2) and zoning law that has kept this plot of land R-1-B since the community was established half a century ago? The Mayor further relayed that the site was the only one that could be secured from developers, i.e. there was no alternative. This single source situation naturally gives the developer an excellent negotiating hand, which is very evident in the \$4,605 per month per unit starting price that the DC government is offering to pay to lease the property (at an exorbitant level of profit to Glover Park Developers LLC, who will receive over \$50 million in revenues by the end of the lease). **Why not seek fresh solicitations from other developers, to promote some price competition?**

The other day, Laura Zeilinger's chief of staff told me in an email that the site at Edmunds and Wisconsin is "very much ideal". This is wholly inconsistent with the Mayor's statement - is this an attempt to cover up past failings in the site selection process? **How can a site be "ideal", when it is zoned for a completely different purpose (single family residential), factored in no community interests (including residents, the ANCs, local schools and businesses, etc), and is not as large as expected?** Is the less than anticipated size the reason the shelter would have communal bathrooms, meaning children are at risk of being harassed by strangers, one of the most egregious failings at DC General?

Where is the detailed supporting analysis of the financial, economic, social, and environmental feasibility and sustainability of the site relative to other sites in Ward 3? (as opposed to just concluding this site was one that could be secured - at the cost per unit by the way of a luxury apartment). **How is the community's absorptive capacity being factored in?** (a community already doing its share for the homeless supporting two shelters within a couple of blocks of the site). **Why stretch this small community beyond breaking point - and totally override zoning law and invade private property - with a monstrous building (for this area) that will add 100 plus people to the neighborhood?** And how about the capacity of the award-winning local Stoddert Elementary school - already using overflow trailers - to deal with the expected influx of new students?? Ditto local daycare facilities? **The lack of sound analytics and good logical reasoning is frankly appalling. This is the weakest foundation of evidence I have ever seen for such an important development decision to move forward. The Council must demand that the Mayor think again.**

Public Hearing on B21-620 - Homeward DC Omnibus Facilities Approval

Witness Testimony - Daniel James Crabtree

2. SITE DELIVERY

Even assuming all these questions could be answered, **can a 100+ person shelter actually be built on this site, to the specifications that the DC government is seeking?** For example, the alley behind the site is a narrow, single lane, track and thus not appropriate for the kind of traffic expected at the shelter (for food and linen truck loading/unloading, access for security and staff vehicles, as well as use by residents who live along the alley). Will the DC government then forcibly take private land to build a two lane alley instead?? The bordering streets (Davis and Edmunds) are also one way streets, so this will send shelter traffic through the Massachusetts Avenue Heights neighborhood, and especially along 36th Place - increasing the adverse impacts on the site's neighbors. Have any of these things actually been thought through? How would the development stay in keeping with the rest of neighborhood and only take up 40 percent of the lot size yet still deliver 38 units? **This looks like mission impossible.**

3. SITE MANAGEMENT

Without any data to the contrary, how as a neighbor to the proposed shelter can I have even a shred of belief that this experiment will be any better than a mini- DC general - with a similar record of physical and sexual assault and rat-infested dilapidation? Can you show me a 40-50 unit shelter in DC that is actually managed properly? And what does that cost? **Can DC really afford the commitment it is taking on, i.e. the nearly \$9,210 per family per month costs of the lease and wrap-around services, which escalate each year, or is it an unfunded mandate that will necessitate the site to be run into the ground?** This cost is already more than DOUBLE the cost per unit given in the Homeward DC strategic plan - how can the DC government possibly fulfill its promises, with such underestimation of cost - just one year in! And why am I being told by members of the Administration not to worry about crime and yet (according to the LOI) it will be kitted out like a prison, with security cameras everywhere?

These unanswered questions must be addressed - in full. **Any vote on this legislation is premature in the extreme - as it would be based on hasty and simplistic back of the envelope analysis of the merits of the site, a truly naive level of understanding about how the site can meet specifications, and a disturbing leap of faith about how the site would actually be run in practice. I urge the Council to break apart this legislation and to hold hearings in each Ward, and to allow for a truly democratic debate about what solutions can best address the needs of the homeless and communities alike.**

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before the

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hearing on

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D.C. Council of the Whole Hearing
Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing
for Persons Experiencing Homelessness Act of 2016

Testimony of Nancy MacWood, ANC 3C Commissioner
March 17, 2016

Good afternoon, I am Nancy MacWood representing ANC 3C. Catherine May the 3C commissioner in whose district the Ward 3 shelter would be located was taken seriously ill this week and is unable to testify.

I won't waste my testimony time with a review of the roll out of this new program in Ward 3, but let me just say it wasn't well done and created problems that might have been avoided.

From the ANC 3C perspective the very serious and critical concern for how we help residents who are temporarily homeless is overtaking our commitment to good government. This isn't an issue that doesn't need process and therefore can be handled as emergency legislation. This is a very costly and ambitious new approach to housing the homeless in DC, and while there is general support that the Housing Authority is right in dispersing residents who are temporarily homeless around the city that doesn't mean that normal legislative scrutiny should be abandoned. Councilmembers are the gatekeepers; we urge you to exercise your authority and responsibility and reject the Mayor's request for emergency legislation treatment.

The most significant aspect of the Ward 3 shelter proposal is the size. Thirty-eight rooms with 1-4 beds would allow approximately 160 people to live in the shelter at one time on a site that permits three single family homes. ANC 3C thinks this would be too many people at this location. We urge the Council to explore the feasibility and suitability of developing at least one or two more shelters in Ward 3.

The Dept. of General Services says that they solicited sites based on the Housing Authority's request for sites that could accommodate 30,000sf building, but how many more sites would be available if the shelters were smaller and how much cheaper might that be? There are not many lots in Ward 3 that can accommodate 30,000sf even if you are willing to turn zoning on its head. The universe of choices goes up exponentially as you decrease the size. Please seriously press the Housing Authority on the size and the potential to provide shelter residents with a better living situation in a building that isn't significantly out of scale with the surrounding single family homes.

It's been very hard for the ANC and residents to get reliable information about the shelter program in Ward 3. Director Zeilinger has made herself available for quickly scheduled meetings as has CM Cheh, but information at those meetings is often in conflict with the LOI, which is really the only document we have. There is no report that lays out how this new program will work and that details all aspects as it would be implemented in Ward 3. We need a plan – if Stoddert is over-crowded this is how we plan to handle that; if there are no day care slots in the area this is how we will handle it; if there are nuisances this is how we will handle it; if shelter residents can't get to jobs this is how we will handle it. Since some residents who are temporarily homeless have been housed in motels we know that the Housing Authority can respond, but ANC 3C residents want to know that there is a comprehensive, written plan.

ANC 3C strongly recommends that the both the Council Budget Office and the Auditor's Office review the financial matrix for implementing this new approach. Our residents can't wrap their heads around the initial \$4605 monthly rent per unit that doesn't include the cost of food, taxes, utilities, services, management and many of the maintenance requirements – and that these units don't have bathrooms or kitchens. We read about the flipping of the building proposed for Ward 1 and the new owner's comment about the very comfortable public revenue stream that offsets any urgency to develop the property and take advantage of high rental prices, and then this morning's Washington Post analysis of how this plan sets up developers for huge financial windfalls of public funds. We know DC land use transactions are not always in the best interests of taxpayers, so asking the Council to scrutinize the LOI and the other financial commitments associated with the new program is a request that 3C thinks goes beyond reasonable and responsible; it's essential.

There are many important details that a strong legislative process can address, including getting the LOIs to match the verbal commitments, closing loopholes that allow properties to be sold or leases assigned, and defining what other public uses the administration could house in the shelters if they are no longer needed.

We also respectfully urge the Council to not interfere with the BZA process by passing a Sense of the Council resolution, as the Mayor has urged. There are a host of different zoning issues presented by the different shelters – in Ward 3 we still don't know what the totality of zoning issues may be other than a use variance, which is intended to be a difficult hurdle, because there is no site plan or development proposal. But we have considerable experience with the BZA and we know that it is where residents will have the ability to express the particular issues raised by unexpected zoning changes and where the BZA will be able to evaluate them with the administration's response and fashion an outcome that is fair and comports with the intent of zoning regulations. We don't think it is appropriate for the Council to signal to the BZA that due process should be short-circuited.

ANC 3C supports the goals of Homeward DC, and the intent to close DC General and replace it with ward homeless shelters and better program services. It is not often that the Council is presented with a new approach to providing critical services that is receiving this level of interest in every ward. We are very concerned that the public hasn't been given full information and that may be because this plan envisions a new way of approaching temporary shelter housing and its being designed in phases. We urge the Council to have the courage to evaluate each site in each ward to ensure that there is an effective and financially sound plan in each ward that will result in stabilizing DC residents who find themselves in need of temporary emergency housing, and that takes into account that in some of our communities what was predictable is no longer predictable and they are struggling to adapt.

**Committee of the Whole
Public Hearing
Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing
for Persons Experiencing Homelessness Act of 2016**

March 17, 2016

Testimony of Ericka Taylor, Executive Director, DC Fair Budget Coalition

Good afternoon, Chairman Mendelson and Council members. My name is Ericka Taylor and I'm the Executive Director of the DC Fair Budget Coalition, or FBC. As you may know, FBC is a coalition of more than 60 advocacy organizations, service providers, faith organizations, and community members concerned with meeting the human needs of the District's most vulnerable residents.

First, on behalf of FBC, I would like to congratulate the Bowser administration for developing a plan to do what most of us agree so desperately needs to be done: close DC General. Smaller, safe, and dignified shelters spread across the District are certainly a better model than what we have now. We hope that the administration will continue to seek substantive input from nonprofit and community partners during the shelter design process. We will also maintain our strong support of efforts to add private bathrooms in each unit and to ensure that there is adequate age-appropriate play space. We do, however, want to acknowledge the administration's intention to provide one family bathroom for every two families and to completely eliminate multi-stall group bathrooms. Those are promising steps forward.

~~However, we want to note that the administration's intention to do away with the common use bathrooms and instead, provide one bathroom for every two families is a step in the right direction.~~

In addition to supporting the principle of closing DC General, the Fair Budget Coalition also supports the siting of the shelters, with one exception. We join those who are concerned about the possible negative impacts to the health of shelter residents should they be relocated to the site identified for Ward 5. We're also troubled by the significant distance to the Metro. As such, we recommend that the council approve the shelters that will be sites in Wards 1, 2, 3, 4, 6, 7, and 8 and postpone consideration of the Ward 5 site until further study can be done. My colleague earlier referenced the specifics of that recommendations, such as an Environmental Impact Statement.

We've heard today concerns with aspects of the selection process, and we agree that there could have been greater transparency. We recognize, however, that some of the frustrations articulated today don't seem to be informed by the reality of how the city secures real estate for local use. The majority of the city's offices are on leased land, after all. We hope that the council will encourage the administration to make every effort to seek out and be guided by stakeholder input moving forward.

In the end, the most important stakeholders in this process are those who have lost a job or been incapacitated by a health issue or who, for whatever reason, don't currently have a home. Yes, in a city that has lost more than half of its affordable housing stock since 2010, we need to build housing. I hope that the administration and council fully fund the Housing Production Trust Fund to make that happen. In the meantime, there will always be a need for emergency shelter. When domestic violence or mental illness or any other challenge leaves an individual or family without the option of living in their home, they need the safety net that shelter provides.

Good morning, Chairman Mendelson and Councilmembers.

My name is Stacy Cloyd and I am ANC Commissioner for 6D02, the proposed site of the Ward 6 family shelter. The ANC 6D commissioners voted unanimously that I could testify before you today. We also unanimously passed two resolutions regarding family shelter, one in December 2015 and one earlier this week, and I have attached these to my testimony today.

There was no public input into the location of the Ward 6 shelter. I learned about it the night before it was announced. And that's unfortunate, because ANC commissioners and others in the community could have highlighted problems with the proposed site and suggested alternate locations in our neighborhood.

The proposed shelter in Ward 6 would be difficult to build. There are sites close by that have fewer challenges but, according to information the Mayor released, were never considered. If a shelter were built at the proposed location, it would be a bad deal for the District and it would not serve families well. If a shelter is built anywhere in ANC 6D, its residents will be our constituents and we would expect them to have safe and supportive housing. We also think building a shelter in our neighborhood means we'll need additional services to help shelter residents and current residents of ANC 6D to function well and be integrated as a community.

We ask that you consider our concerns and that before you vote on this bill, that you come to our community to look at the site and host a hearing for those who couldn't take the day off work or travel to the Wilson building.

Challenges with 700 Delaware Avenue SW

The mayor has proposed building the Ward 6 shelter on the site of an historic church that is currently used as an arts venue called Blind Whino.

This site is zoned R-4. Building a shelter there will require zoning variances for use, lot occupancy, height, and rear yard. Since the church is landmarked, the Historic Preservation Review Board should also be allowed to weigh in.

Even beyond historic preservation, the age of the building is a concern to us. We have not received an answer from DGS about whether they have inspected the church for lead paint or asbestos, what they found, and how they plan to do any necessary mitigation.

The current use of the church building is also a concern. It currently displays art and is frequently rented out for private events like charity galas, weddings, and themed parties. These are often not family-focused events—they go until late at night, they have amplified music, serve alcohol, etc. There's a place for such a venue in a vibrant, artistic, neighborhood like Southwest. And there's a place in Ward 6 for a family homeless shelter. I am just not sure that either of them works well if they are literally attached.

I've attached a picture of the site to my testimony. As you can see, it's not very big—DGS director Chris Weaver came to our ANC meeting on Monday and described the site as “very small, very tight.” It's going to be even tighter because the proposed lease requires 7 off-street parking spaces, and I don't see on the rendering how that fits in.

The shelter will be quite tall and skinny and residents will need to use stairs or an elevator to get to their rooms, as high as seven floors up. I don't know if any of you have ever tried to maneuver a baby in a stroller plus a toddler in and out of an elevator, but it isn't easy or fun. 50 families waiting for one or two elevators at mealtimes or to get out for school and work is going to be a real challenge. And heaven forbid there is a fire.

DGS has said that their biggest obstacle to providing en suite bathrooms for more than 10% of the units is space. But the lack of en-suite bathrooms is one of ANC 6D's many obstacles to supporting the shelter. The current plan is for the other 90% of units to share a bathroom between two families. They're going to fight about keeping the bathroom clean and about who's taking too much time when the other needs to get ready for school and work. Many residents have been victims of violence and trauma and they could be scared to use a shared restroom. And they're going to be faced with the choice of locking their kids unattended in their rooms when they want to take a shower, or bringing their kids into the bathroom with them every time. Leaving one or more kids unsupervised creates a risk that the child is harmed, wanders away, or subject to CFSA referral. We are building a completely new building and the goal of it is to be good. Why are we being penny-wise and pound foolish when it comes to restrooms?

Alternate locations

Our concerns are even stronger because there are other sites in ANC 6D that make much more sense. There probably are good sites in other parts of Ward 6 too, but we're just sticking to our ANC here.

When the Mayor released a list of locations in Ward 6 that her staff considered for the shelter, we were surprised to see that not a single District-owned parcel was considered. ANC 6D has a large number of publicly-owned sites, such as the ones hosting the DMV, emissions testing station, and fire department repair shop. All of these things need to exist in the District, but they don't all need to be so centrally located. I've made a list, which I've attached, with a few locations that might work, but it's by no means exhaustive. These sites are not landmarked. They are zoned for more intensive development, they're closer to Metro and bus routes, and they provide a lot more space.

Plus, the District owns the land. If the shelter is at 700 Delaware Avenue, when 15 years are up we're left with nothing but a 30+ million dollar hole in our pockets. If it's on public land, then at the end of 15 years we have a building we can still use as a shelter, or sell, or use for something else. The District could also buy land in a less expensive area like Buzzard Point, where they're currently planning for a new soccer stadium and 6000 units of housing. There's plenty of room.

Since we have tens of thousands of District residents on waitlists for affordable housing, so it's up to all of us to use our resources wisely and I don't think the mayor's plan has done that.

Need for services

No matter where the new shelters are located, they're going to need to be run well. One of the things ANC 6D requested in our resolution is that the District set up an advisory committee that helps create solicitations for shelter providers, and evaluates the applicants. The committee should include people who live near the shelters and people who've lived in shelters or work in homeless advocacy, but nobody who would benefit from the contract being awarded to anyone in particular.

We also asked for a variety of supports for our neighborhood schools, parks, community center, health clinic, and pedestrian routes. These are not new requests, but the need for them is even greater with a shelter proposed. I won't go into all the details now, but they are outlined in the resolution attached to this testimony. I would be glad to answer questions about them, or about any other part of my testimony.

Thank you.

★ ★ ★ ANC 6D

Near Southeast/Southwest Advisory Neighborhood Commission 6D

March 14, 2016

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202.554.1795
Email: office@anc6d.org
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Muriel Bowser, Mayor
Charles Allen, Ward 6 Councilmember

VIA E-MAIL: eom@dc.gov,
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Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

RE: Proposed Family Shelter Locations and Features

At a regularly scheduled and properly noticed public meeting on March 14, 2016 with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send the following resolution:

Whereas, the Mayor's Homeward DC Plan intends to replace the family homeless shelter at DC General with sites in all eight wards, and

Whereas, ANC 6D unanimously passed a resolution on December 14, 2015 (attached here) supporting the closure of the shelter at DC General and its replacement with family shelters in all eight wards, but setting a variety of expectations should such a shelter be located in ANC 6D, and

Whereas, the proposed site in Ward 6 was announced as 700 Delaware Avenue SW, located in ANC 6D02, and

Whereas, ANC 6D was not consulted about the location of the proposed shelter, and

Whereas, ANC 6D believes there are other, publicly owned, sites within Ward 6 and ANC 6D that would be better suited for a shelter because they:

- do not involve modifying a landmarked property
- could be developed at lower expense than the proposed lease with the private owner of 700 Delaware Avenue
- would allow the shelter to exist for longer than the 15 years contemplated by the proposed lease
- are zoned for more intensive development
- allow for more off-street parking
- are closer to public transportation routes
- provide more space for common and family space in the shelter and more room between the shelter and existing residences

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*



ANC 6D

Near Southeast/Southwest
Advisory Neighborhood Commission 6D

A few examples of available sites from those delineated in the SW Small Area Plan follow:

- 1101 Half Street SW (Engine Company No. 07 and repair shop)
- 1001 Half Street SW (DMV emissions testing station)
- 95 M St. SW (DMV site; a new DMV and shelter could be constructed with underground parking)

There are also several federally-owned parcels in ANC 6D that were not considered and might be more appropriate for a shelter.

Therefore let it be resolved that

ANC 6D requests a meeting with the Mayor, Councilmember Allen, and District staff responsible for locating Ward 6's proposed shelter, to discuss alternative sites, and

ANC 6D requests that before Bill 21-620, the "Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016" is voted on by the Committee of the Whole, that the DC Council hold a hearing in Ward 6 (and in other wards, if their Councilmembers and residents wish) to address issues specific to each proposed shelter, and

ANC 6D expects that wherever the Ward 6 shelter is located, that it will go through customary review processes with the Department of Consumer and Regulatory Affairs, Historic Preservation Review Board, Office of Planning, Department of Transportation, Board of Zoning Appeals, Zoning Commission, and any other relevant bodies, meaning that these processes should not be altered, expedited, or abridged, that the ANC be permitted to provide input, and that ANC input be given its usual great weight, and

ANC 6D requests that the Council amend Bill 21-620, the "Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016" in the following ways:

- Addition of a committee to create the solicitations for shelter operators. Such a committee should include community representatives and legal advocates for the homeless, and should not include any members who would benefit from the selection of a specific shelter operator
- Requirement that all shelters include the physical features listed in the ANC's December 2015 resolution:
 - Private bedroom and bathroom areas for each family
 - Indoor and outdoor play space for children
 - Accessibility for residents with disabilities
 - Space to provide on-site case management, job training, and other services
- Explicit rejection of "dormitory-style" housing with restrooms down the hall from bedrooms. Families should not be forced to choose between bringing their whole family with them every time one person needs to shower or use the toilet, and leaving unattended children locked in their bedrooms down the hall. A lack of private bathrooms will increase conflicts among residents, make it more difficult for families to get ready for school and work on time, and contribute to trauma in a population that has already faced a higher than normal level of traumatizing experiences.



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- Requirement that all shelters have adequate laundry and computer rooms, soundproofing between rooms, units that can accommodate families of different sizes while allowing all children to be under parental supervision at all times (families should not simply be assigned two rooms and have to enter a common space to go between them), age-appropriate cribs or beds for each resident, and sufficient space in each family's unit to store necessary belongings, keep medication at appropriate temperatures, and warm and refrigerate food and beverages. No matter how long shelter residents stay in ANC 6D, they are our constituents, and we expect their housing to be adequate, dignified, and safe.
- Additional services to help the Ward 6 shelter's residents and current residents of ANC 6D to function well and be integrated as a community. Should the proposed location of the shelter be somewhere other than 700 Delaware Avenue SW, as is our preference, ANC 6D may offer additional or different suggested improvements.
 - Randall Community Center: The community center would be the primary "home away from home" for shelter occupants and could allow new and current residents to interact in positive ways. ANC6D voted unanimously in March and September 2015 to request that the District provide \$500,000 per year in operating funds for the community center. In addition, ANC 6D has repeatedly requested that DPR finalize and implement regulations allowing community groups who offer programs in DPR centers like Randall to charge on a sliding scale. This would allow Randall to offer additional programming without charging low-income individuals for them.
 - Greenleaf Redevelopment: The proposed shelter site is one block away from the Greenleaf Gardens public housing development, which is slated for mixed-income redevelopment along with Greenleaf Seniors, Extension, and Addition. ANC 6D believes that there is no point in moving 50 homeless families into our community unless the District also commits to keeping our public housing residents here as well. Therefore, before or at the same time that a Ward 6 site for a new family shelter is selected, the District and the DC Housing Authority must create a Greenleaf redevelopment plan that lists the specific sites that will be used and the number of public and non-public housing units that will be located on each site. Such a plan must include the same number of public housing units that currently exist within the four Greenleaf properties and must locate all replacement public housing units in ANC 6D. ANC 6D unanimously supported a Build First approach to Greenleaf's redevelopment in October 2015.
 - Unity Health Care: This clinic at 850 Delaware Avenue SW, which currently serves neighborhood residents regardless of their insurance status, can also provide for the health care needs of shelter residents. Capital improvements to the District-owned building and land and additional operating funds to expand services and hours at the clinic would assist the entire community.
 - Amidon-Bowen and Jefferson: These schools are located in ANC 6D and would be schools of right for residents of a shelter located at 700 Delaware Ave. SW. Their student bodies already have high rates of poverty and special educational needs. Additional operating funds in the amount of \$150,000 per school, per year, would help provide additional resources, such as attendance counselors, school psychologists, and social workers. Capital funds for Jefferson's long-promised renovation would make it a safer and more functional place of learning for students both homeless and housed. Finally, both schools need sufficient funding to fully implement the Community Schools model.



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- Crosswalk at South Capitol Street and I Street: The north side of this intersection connects Randall Community Center and a McDonald's, but it lacks a crosswalk. This puts people, especially children, in danger, and the intersection will only become more heavily used if 50 families move in two blocks away. ANC 6D voted unanimously in April 2014 and September 2015 in support of DDOT constructing a crosswalk on the north side of this intersection.
- Lansburgh Park: This location will be an important recreation site for shelter residents and is already heavily used by the Southwest community. The lack of potable water is unsafe for people who play basketball or otherwise use the park, especially when the weather is warm. ANC 6D voted unanimously in April 2015 to request a water fountain in the park.

Respectfully submitted,

Andrew Litsky
Chairman, ANC 6D

Attachment: 12/14/15 ANC 6D resolution on proposed shelters

cc: Brenda Donald, Deputy Mayor, Health and Human Services
Brian Kenner, Deputy Mayor, Planning and Economic Development
Christopher Weaver, Director, Department of General Services
Laura Zeilinger, Director, Department of Human Services
Kristy Greenwalt, Executive Director, Interagency Council on Homelessness
Councilmember Yvette Alexander, Health and Human Services Committee
Council Chair Phil Mendelson
At-large Councilmembers Elissa Silverman, David Grosso, Vincent Orange, and Anita Bonds

ANC 6D

Near Southeast/Southwest Advisory Neighborhood Commission 6D

December 19, 2015

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Muriel Bowser
Mayor of the District of Columbia

VIA E-MAIL: eom@dc.gov

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Meredith Fascett

RE: Family Shelter Locations and Features

At a regularly scheduled and properly noticed public meeting on December 14, 2015 with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send the following resolution:

Whereas, the Mayor's Homeward DC Plan intends to replace the family homeless shelter at DC General with sites in all eight wards, and

Whereas, members of the Mayor's staff have informed ANC 6D commissioners that the locations will be announced rather than determined through a public input process, and

Whereas, the location of replacement shelters in Ward 6 and other wards have not yet been publically announced,

Therefore let it be resolved that ANC 6D supports the closure of the shelter at DC General and its replacement with family shelters in all eight wards, and

ANC 6D recognizes that without substantial investment in a variety of affordable housing measures, families are unable to leave shelters in a timely manner, and

ANC 6D believes that to build confidence in the Mayor's plans to place shelters in all eight wards, wards with the highest median incomes should begin construction, end construction, and begin operation of their shelters before or at the same time as these milestones are reached in wards with lower household incomes, and

Should the Ward 6 shelter site be located in ANC 6D, this Commission believes that it must be developed in a way that fits with the neighborhood architecturally (not substantially higher or lower than surrounding buildings, compatible setbacks and facades, attractive landscaping, etc.), and

COMMISSIONERS

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SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
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ANC 6D believes that any shelter located within its boundaries should include a mix of uses, in keeping with the mixed-use nature of our community's buildings. These could include other housing types (permanent supportive housing, workforce housing, market rate housing, etc.) or uses such as a child care center, job training resources, retail (especially those retailers with a commitment to hiring residents of the shelter and the surrounding area), or offices, and

ANC 6D believes that all shelters should be operated to a higher standard than currently seen at DC General and does not have confidence in the Community Partnership for the Prevention of Homelessness as a shelter operator, and

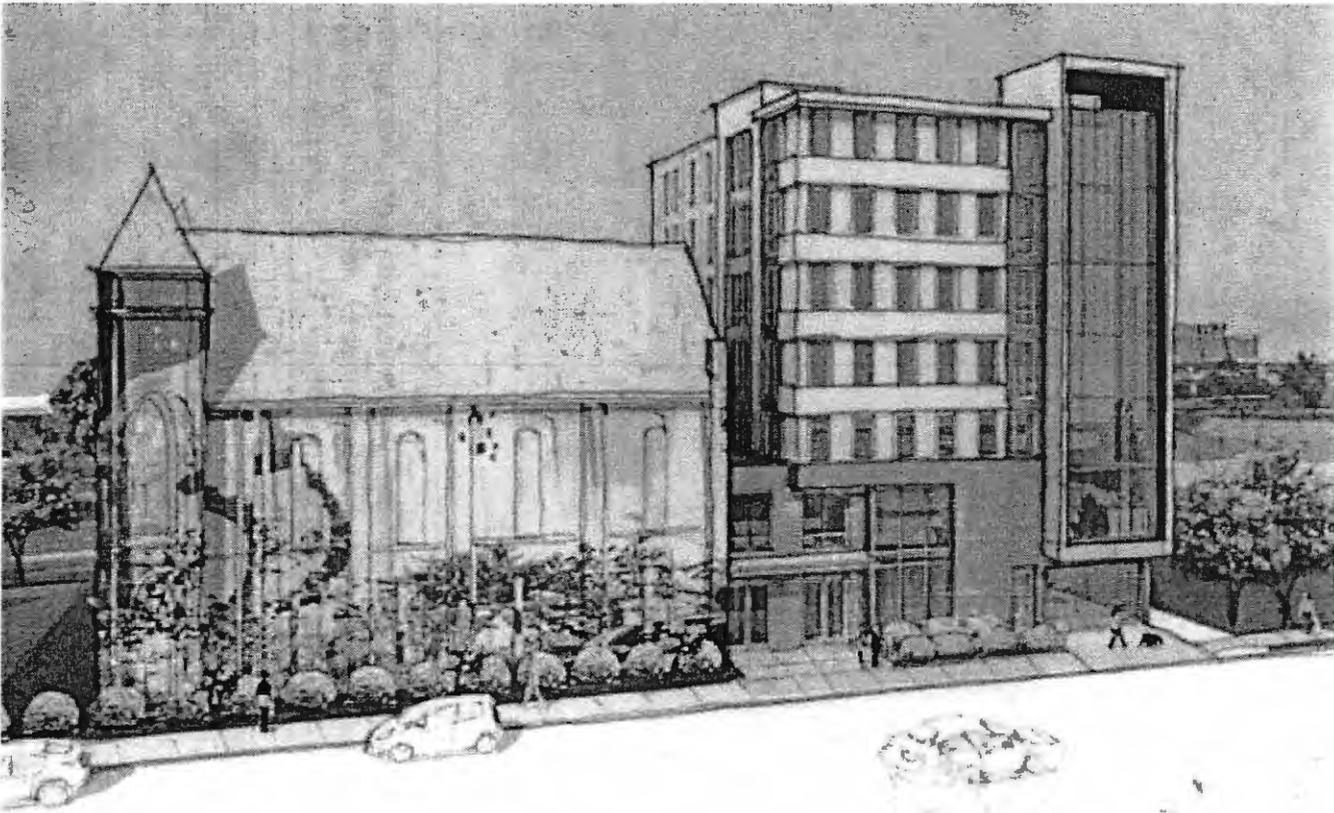
ANC 6D believes that all family shelters in the District should offer an array of services and features to their residents, including at a minimum but not limited to:

- Private bedroom and bathroom areas for each family, with doors that close and lock
- Indoor and outdoor play space for children, open after school on school days and longer hours when school is not in session. Such space should offer programming and be monitored by background-checked staff or volunteers (such as Homeless Children's Playtime Project)
- Accessibility for residents with disabilities
- Adequate transportation for children to attend school and parents to seek and attend work
- Excellent cleaning, security, and pest control protocols, both inside and outside the building
- On-site classes (e.g. parenting, GED, job training, AA/NA, literacy, etc.) as well as referrals to outside providers
- Case managers and licensed social workers at an adequate ratio to connect families with resources and help them develop and reach individual goals

Respectfully submitted,

Roger Moffatt
Chair, ANC 6D

cc: Councilmember Charles Allen callen@dccouncil.us
Brenda Donald, Deputy Mayor, Health and Human Services Brenda.Donald@dc.gov
Brian Kenner, Deputy Mayor, Planning and Economic Development Brian.Kenner@dc.gov
Laura Zeilinger, Director, Department of Human Services Laura.Zeilinger@dc.gov
Kristy Greenwalt, Executive Director, Interagency Council on Homelessness Kristy.Greenwalt@dc.gov
Councilmember Yvette Alexander, Health and Human Services Committee, yalexander@dccouncil.us



	700 Delaware SW	1101 Half Street SW	1001 Half Street SW	95 M Street SW
Current Use	Arts/ events space	FEMS repair shop	Emissions testing	DMV office
Zoning	R-4	C-3-A	C-3-A	C-3-A
Historic Landmark	Yes	No	No	No
Nearest Metro stops	Rail: 0.5 miles Bus: 0.26 miles	Rail: 0.4 miles Bus: 0.1 miles	Rail: 0.5 miles Bus: 0.16 miles	Rail: 0.4 miles Bus: 0.03 miles
Lot Size	16,644 sf	40,659 sf	34,533 sf	48,888 sf
Cost to Lease Land	Over \$2 million/year	\$0	\$0	\$0
Notes	Narrow site requires 7-story building, zoning relief, HPRB review, negotiation with proprietor about on-site events	Could be located less centrally; traffic is vehicular (fire engines, tow trucks, etc.)	Pedestrian accessibility not critical; by definition, people bring their cars to the site.	Site could be redeveloped with, shelter, underground parking, and modernized DMV office

The District could turn 95 M Street SW from its current state...



to this (Rhode Island Row DMV)



0

My name is Joabe Urban and I am a resident of Ward 3, across from Stoddert Elementary. I am big believer in the importance of civic involvement. I don't think I've ever missed voting in ~~an~~ an election and have volunteered as an election worker in every election since moving to DC.

This is why I support the current plan to close DC General and have shelters in each of the wards. When people are warehoused in a corner of the city, it is easy to be uninvolved, to talk ~~casually~~ ^{but} about the problems of DC General ~~and~~ to put off actually doing anything. The amount community engagement + involvement shown in relation to the current plan is why I support ~~this~~ it

~~was the plan~~ as part of an overall approach to addressing homelessness + housing instability. I think having shelters and ^{greater scope for continuing} within communities ~~with~~ with community involvement and support are much more likely to ~~have~~ be successful and as ~~per~~ citizens will be more likely to be actively involved. well-run. I support ~~this setup~~ ^{previously} that ~~was~~

much prefer ~~take~~ a well-run shelter ~~anyway~~ as a neighbor any day.



Committee of the Whole
March 17, 2016 Testimony of:
Rev. Ben Roberts, Dir. of Social Justice Ministries, Foundry United Methodist Church
Ward 2 Pastor, Ward 6 Resident

Thank you, Mr. Chairman and Council Members for holding this hearing today. I'm here to offer my voice in support of the Mayor's proposal to close DC General and build best practice safe emergency family housing around the District.

I live in Ward 6 at 2nd and G Streets SW in Capitol Park IV Condominiums just a few hundred feet from the proposed Ward 6 site. I welcome the opportunity to have families seeking stability and re-entry to permanent housing as neighbors, indeed they are already neighbors.

I've heard over the past weeks the concerns about property values, crime rates, and school crowding. No research is conclusive on decreasing property values and in many instances it goes up. Crime rates don't change in a significant way and the equating of a person experiencing homelessness to criminal activity is ignorant of the facts at hand.

Many in Ward 6, and specifically Southwest Waterfront, have memories of the Randal school being used as a singles shelter for years and are fearful the pattern will repeat. It's not the case with this proposal. Families would go through intake rather than lining up for hours at a time in the early afternoon just in hopes of securing a space for the night. Good neighbor policies will allow for neighbors to hold service providers and the city accountable for the conduct and care of facility, neighborhood, and neighbor.

On schools, unhoused children have option under federal law to remain at their original school and that is exactly what the majority of families and children choose to do. Neighbors always have the option of turning their concern into action by volunteering with Amidon-Bowen Elementary or Jefferson Middle.

ANC 6D has been kind enough to offer alternatives nearby the proposed Ward 6 site and I applaud my neighbors for being proactive rather than offering reactionary "No's" to the proposal. I encourage the Mayor and Council to consider them, but do not delay. The failure of the Mayor's proposal would mean the continued use of DC General, and that is not acceptable. We cannot wait to implement this critical piece of addressing the homeless crisis in the District.

I'd like to also lift up some concerns we are still hearing from past and present DC General residents that need to be raised:

- Who will be selecting the programs that will be offered in the new housing spaces?
- What are the criteria for selecting service providers?
- How will you ensure service providers are employing DC residents?
- Many residents are young working parents; day care needs to be a top consideration so parents can continue to work.

Let us move forward. Never let us have another failing like the one that took Relisha Rudd from us. Never let us have another service provider give out moldy bread or threaten residents for speaking out about problems. Never again let our children consider an abandoned and deteriorating building "home." Let's get our unhoused families the services they need in the facilities required to move them back into permanent housing.

Testimony of Jessica Wasserman, Chair, Task Force on Affordable Housing and Homelessness of the Ward 3 Democratic Committee

Before the Committee of the Whole at the DC City Council

On

Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016

Councilmember Mendelson and Members of the DC City Council:

Thank you for the opportunity to testify before you today.

I am Jessica Wasserman, a concerned resident and Chair of the Task Force on Affordable Housing and Homelessness of the Ward 3 Democratic Committee.

The Ward 3 Democratic Committee initiated a number of Task Forces around the issues of greatest concern to our members. Homelessness was one of the top issues as our delegates recognize how central the crisis of homelessness is for the future of our city.

Our Task Force has been serious about our work and has done extensive research, studied the Homeward DC Plan and arranged a panel discussion for our large Committee about affordable housing and homelessness with local experts.

From this, we developed and unanimously passed a resolution which strongly supported the all 8 ward strategy of the Bowser Administration as a means to close DC General and to place smaller and more service enriched shelters in all Wards of the city.

I am here today to ask you to support Bill 21-620. We are impressed with the amount of work that has gone into the selection of the sites and with the commitment for the services and amenities for the families. We have been pleased to hear about how this shelter system fits into a larger system improvement effort which aims to reduce time in shelter and move people to more permanent arrangements.

There is no question that we feel it is imperative that we get these shelters built so that closing DC General can become real.

We know there are strong reactions in many Wards and including in Ward 3. But we would remind that other measured voices are also important to the discourse. Our Task Force and many others in our Ward are willing and interested in becoming involved in helping to build good community relationships, craft ways to develop good neighbor arrangements and/or to serve on a Community Advisory.

Please provide your support for this plan so that we can be proud to live in a city where our neighbors who are the most distressed are getting the best supports we can give.

Thank you.

**Testimony of Kurt Runge, Advocacy Director, Miriam's Kitchen
To the Committee of the Whole
Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing
Homelessness Act of 2016
March 17, 2016**

Good morning Chairman Mendelson and members of the Committee. My name is Kurt Runge and I am the Advocacy Director at Miriam's Kitchen. Our mission is to *end* chronic homelessness in the District. We are a leader of *The Way Home*, a campaign to end veteran and chronic homelessness in DC. This campaign is supported by 4,000 individuals and 85 organizations including businesses, health care organizations, the faith community, and service providers.

Miriam's Kitchen supports the legislation to replace DC General Family Shelter with smaller, more effective and more dignified shelters across the District. In addition to closing DC General, we ask the Mayor and DC Council to invest more in the housing solutions needed to end homelessness for individuals and families, and accelerate progress to replace the decrepit shelters where individuals who are homeless reside.

First, I want to commend the administration for their dedication to ending homelessness and the hard work that went into the plan to close DC General.

DC General, the decaying former hospital that shares a campus with the jail and morgue, is not an acceptable location for families who are homeless, it is too large to be effective at helping families end their homelessness, and it is geographically isolated from the services people need.

Smaller shelters across the District create a more dignified environment that makes it easier for case managers to help families exit homelessness and provide the wrap-around services people need.

Although we support closing DC General, we think it is important not to lose sight of the fact that housing is the solution to homelessness. The Mayor and the DC Council need to continue to fund the housing solutions laid out in *Homeward DC*, the District's plan to end homelessness.

In addition, it is important to remember that every night, hundreds of individuals, many of whom have been homeless for years and are over the age of 50, are sleeping in bunk beds in conditions that are as bad, if not worse than DC General. We hope that the development of the Pat Handy Shelter in Ward 2 represents the beginning of a plan to redevelop shelters for the single men and women of the District.

No plan is perfect. We acknowledge that there are legitimate concerns about the process and one of the shelter sites. We believe the Administration takes these concerns seriously and encourage them to continue to address concerns in a transparent way. However, this plan represents a huge step forward, and not approving the plan would be worse for families. Therefore we give our full support of the legislation.

Thank you for the opportunity to testify.

B21-0620 - Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016

Respectfully submitted by Marie-Louise Murville, Washington DC.

Good morning. Thank you for the opportunity to testify at this Public Hearing today.

My name is Marie-Louise Murville, and I am a DC native. I am also a DC homeowner and a taxpayer. I graduated from MIT and London Business School. With a solid foundation in engineering, science, economics, and business, I know that for every complex problem there are many possible solutions.

Like Martin Luther King Jr "I have the audacity to believe that people everywhere can have three meals a day for their bodies, education and culture for their minds, and dignity, quality, and freedom for their spirits."

I further believe that there are many ways that the District of Columbia CAN provide better, faster, more cost effective solutions for people experiencing homeless. immediately.

First of all, The city already OWNS the 67 acres of public land on which DC General is located. Which is also next to a Metro Station. The city does not NEED to SELL and/or Lease the 67 acres to developers.

Second- The city already has the budget. TODAY the city spends OVER \$53K annually per homeless unit and Plans to continue to spend over \$53K. NOT including private bathrooms or kitchens or transportation to schools and jobs.

The city CAN choose to provide emergency housing in a private mobile/modular home with private bathrooms, kitchen and laundry for Less than \$50/day. The additional \$100 /day can go toward counseling, job training, and child care, and recreation. For a real emergency or urgent short term solution , with the help of the US National Guard or other experienced professionals, this approach can be implemented within 7 days. NOT weeks NOT months Not years.

Finally, The city CAN Request and review proposals for short and long term solutions from the numerous qualified DC residents, architects, and urban planners. AND from OUR homeless veterans, and the moms and kids experiencing homelessness.

YES, we can provide people experiencing homelessness with three meals a day for their bodies, education and culture for their minds, and dignity, quality, and freedom for their spirits.”

Yes We can embark on a new mission to collaboratively solve the housing problem better, faster, and more cost effectively. TODAY.

We just need to try harder and collaborate with amazing and talented citizens of our Great City.

Thank you.

Marie-Louise Murville
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B21-0620 - Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016

Respectfully submitted by Marie-Louise Murville, Washington DC.

Page 2 of 2

Jennifer Speight Testimony
DC General Council Hearing
4/17/16

Good afternoon, my name is Jennifer Speight. This bill is very important to me because myself and my 5 year daughter found ourselves homeless due to a diagnosis of cancer which resulted in my inability to work. We were evicted and were placed in Camp Springs, MD motel through Virginia Williams, for a few months before being transferred to DC General Family shelter where we stayed for the past 11 months, from April 2015 to February 2016. 3 weeks ago we moved into our permanent housing. My experiences at DC General have forced me to want to create change. I got involved with Washington Interfaith Network to advocate for myself, my family and stand up alongside other residents to help make system wide changes on how homeless families are treated. Homeless families are still Washingtonians and we all deserve better.

DC General is so old and decrepit that it not only houses residents but animals. We share the building with raccoons, bats, rats and other rodents. We have had issues with moldy food, unresponsive management, and had serious safety concerns inside and outside the facility, including drug sales and drug use right outside our building and NOT from DCG residents but from outsiders. The conditions in the shelter are unacceptable and no family, homeless or not, should have to call this home.

I know many Washingtonians have some concerns about the plan and we also want to see the smaller family emergency housing facilities well managed and to be the best possible. But if everyone knit picks this proposal, I am concerned that the plan will fall apart and DC General family shelter will still be standing with families living in horrible conditions. This is a price that we cannot afford to pay as a city. I ask my fellow Washingtonians to *not just knit pick* but take responsibility as citizens to create and offer alternative proposals that will still allow the closure of DC General on time....on budget....and to open the smaller family emergency housing in each ward.

I would like to thank the Mayor and her team for making this proposal as well as Director Zeilinger for her continued support and efforts in seeing this proposal through to the end. With these newer facilities comes hope that when a family falls into homelessness we will have dignified, efficient and effective services for all families in the city that will ensure homelessness be rare, brief and non re-occurring. Moving forward I will fight for, alongside WIN and others, to create the best facilities possible, including: better case management, facility management, and programs put in place to further enrich residents' skills for sustainable careers with a living wage. Passing this bill is not a cure-all but is a necessary first step to improve upon our city's system. This is our opportunity to build a safe, vibrant, and flourishing Washington for ALL who reside in it. Thank you.

PREPARED COMMENTS OF FRANCES E. FRANCIS
BEFORE CITY COUNCIL ON Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term
Housing for Persons Experiencing Homelessness Act of 2016
March 17, 2016

My name is Frances Francis. I am a long-time taxpayer of the District and have been a resident of the Massachusetts Avenue Heights neighborhood for over 20 years. I appear today to state the obvious. The Mayor's proposal to locate a family homeless shelter in our small residential neighborhood of Massachusetts Avenue Height that is zoned R-1-B is a very bad decision. Whether viewed as the outcome of a faulty process or independently, the Ward 3 shelter proposal is unworkable and disproportionately out of scale to the neighborhood, adding a potential of 200 individuals (rotating every 60 days with another set of 200 different individuals, or potentially 1200 individuals a year) to live in a neighborhood that only numbers 420 people. It is extremely costly, legally committing the City and its taxpayers by contract to very high costs (over \$100,000 per unit per year for rental, wrap around services and tax abatement) for up to 20 years, when better, cheaper alternatives are available. When the long-term negative impacts of siting such a large building on a small neighborhood are added in any reasonable balancing of the benefits and costs of this proposal, there is little or nothing to justify the construction proposed at the Edmunds Street site. The few details disclosed to us, to date, on the District's latest proposed homeless shelter project demonstrate a callous treatment for the basic needs of homeless families, as well as the rights of the residents in the impacted areas of the proposed shelter.

These shortcomings could have been avoided if the DC Government had (1) followed its own regulations and best practices by providing public notice of its plans; (2) engaged the public, including those who have been and are homeless, in a conversation of where and how to best assist homeless families in the District; and (3) taken seriously the concerns expressed before issuing a plan. Given these shortcomings, the District government now asks Council to grant it the power to circumvent normally applicable reviews and standards to enable it to proceed with its flawed proposal.

Why are such extraordinary legislative measures needed at this time? It appears the District government chose to set false and inflexible deadlines for itself, worked in secret, and now needs this omnibus legislation to excuse its shortcomings if it is to proceed. How bad is it? The District admits it does not even have a plan yet for the Ward 3 facility, showing the dimensions of its outer size and its internal or external layout. It's a phantom building! The site simply can't meet all the R-1-B requirements, as a representative recently claimed. Despite this impossibility, the District Government requests Council's approval—with no further supervision—to create this yet unknown facility, with no protection through zoning regulations for the neighborhood, no protection through procurement policies for taxpayers, and no protection for the public through further hearings and notice.

The only clue we have as to the design of the Edmund Streets facility in Ward 3 is the already-executed Letter of Intent. That document provides for a minimum of 50 units, with beds. Yet, we have been told that there will be 38 units at the roll-out meetings. Which is it? The residents—families with small children—are to use common bathrooms. This raises a pretty basic question. Can a single parent manage to care properly for her children, which may include infants, when she has to send her child to a

bathroom outside their unit each and every time Mother Nature calls? Surely, at a minimum a commode and a sink with running water should be a part of every unit. Individual dignity—which the District’s program states is an objective, demands this minimum design, but it is not provided. Other troubling issues of servicing the facility only through a single alley used by residents and their children remain undiscussed and unresolved.

The District Strategic Plan supporting the 8 Ward homeless proposal intends solely to use the proposed 8-Ward proposal to empty out DC General, which now shelters 248 homeless families. If the District then ends its chronic homelessness by 2017, as stated in the Strategic Plan, it will presumably have upwards of 8 shelter facilities to be re-purposed. The Ward 3 temporary shelter unit will not be completed until 2018. Why is so much money being committed to so many temporary shelters when all the current literature supports a focus on providing immediate affordable housing rather than serial shelters, to the homeless? Why couldn’t the same funds be spent on more long-term affordable housing? Why can’t programs be activated now to permit this? Is the 8-Ward proposal even minimally cost-efficient and were any reasonable alternatives considered? We do not know, from what has been disclosed to date. What is going to happen that is different under this 8-Ward system than what should be capable of happening now at DC General to improve the process to provide the homeless families faster access into mainstream activities and provide for basic necessities like affordable housing and support? The most tangible impact to date is that multiple buildings are being leased or constructed and the District’s revenues for up to 20 years out are being committed.

It is not enough to ask the taxpayers and residents to trust the agencies involved enough and to discard their rights as citizens. A review of both the report and the subsequent audit of this City’s own Auditing Department on Homeless Services should be required reading. As recently as 2014, the Auditor’s Office found inadequate supervision of contractors, who essentially are the ones running the various homeless shelters and their associated programs. The net result is, as a community or resident, we have no basis at all to simply trust the District’s representations that it now knows and can handle the homeless shelter problem. Furthermore, this Council does not know, for example, what total resources the City of Washington has to provide for its homeless. For example, it was wrong, in my opinion, for the DC Government to ignore every homeless shelter that was not funded or received District funds, when it responded to a recent request by this Council’s Chairman for the number of the total number of sites and beds available to the City to serve the homeless. Bottom line: neither we citizens nor this Council, at this point in time, appear to have adequate information to make informed decisions.

I ask Council not to go backwards in the progress the District has made to create a more open, transparent government and to pass regulations to encourage a diversity of land uses, including those residential uses that encourage families with children to settle here in the District. I would admonish that the agency or agencies responsible for the homeless work to give dignity to those families who are temporarily without housing and to be mindful of balancing all our City’s needs in a way that considers all reasonable costs and benefits, something those agencies have yet to provide to this Council.

Thank you for the opportunity to present comments.

Thank you Chairman Mendelson and members of the Committee of the Whole for this opportunity to provide testimony on Bill 21-620. My name is Carlos Davis and I am President of the Woodridge South Community Association the community within Ward 5 where the proposed short-term housing site is situated at 2266 25th Place NE. I wish to state for the record that we wholeheartedly support the Mayor's intention to close the DC General Family Shelter as well as the plan to place Short-term Family Housing in each of the eight Wards.

On February 11 2016, Mayor Bowser and City Administrator Young held a meeting within the Woodridge South community to present the overall plan for addressing Short-term Family Housing and the proposed site for Ward 5. At that meeting, my statement to the Mayor and the City Administrator was essentially this, if the proposed site selection is still fluid, we, as a community will work with you to develop criteria-based alternative sites within Ward 5 for consideration. However, I went on to say, if the proposed 25th Place site is approved, we as a community will provide you with another list. That being a list of necessary and recommended improvements to the site environs that must also be put into place to make it "safe and dignified" for families. It is those *necessary and recommended improvements* that are the focus of my comments today.

As an integral part of the eight Ward strategy, we understand that the 25th Place site may be approved. If approved, a zoning variance must be requested and granted. And, if granted, the zoning variance will provide the foundation to *transform* the building usage from warehouse to residential. Given this *possible* sequence of events, we request a concurrent *transformation* of the area in and around the proposed shelter such that the **external effects**—the negative consequences of the site selection—are made null by:

- (1) Creating a healthier environment through landscaping to include new tree plantings and green spaces to help filter the air and serve as a buffer to the CSX railway and other industrial impacts for a 2-mile radius around the site;
- (2) Addressing the need for safety by installing additional street lighting along 25th Place, 24th Street and Bladensburg Road;
- (3) Helping temporary shelter families integrate into and connect with the community by expanding public transportation to include a new Circulator route connecting the area with Ivy City, Union Market, Brookland and other revitalized areas of Ward 5 and beyond;
- (4) Maintaining the dignity of families through incentivizing businesses to provide *quality* shopping amenities such that whether one is homeless, homeowner, or somewhere in between, our corner of the city, within Ward 5 becomes a model for integrated industrial and urban development; and,
- (5) Establishing a working relationship with the 5C Advisory Neighborhood Commissioners to ensure that going forward, collaboration and citizen input is captured and addressed.

In closing, calling upon the words of the late President John F. Kennedy, "Some see things as they are and ask, why?"Why place families in that location under those conditions? However, President Kennedy went on to say, "I see things as they could be and ask, why not?" ...Today, I too ask why not? If the 25th Place site is approved as the Ward 5 temporary housing location, **why not** also transform and uplift the entire area in which it will reside into a model for exceptional industrial land transformation? If it must be done...let's do it right! Thank You.

Carlos D. Davis is a life-long resident of Washington, DC and has resided in Ward 5 for 35 years. He is a retired Federal Senior Executive and holds a Bachelor of Architecture (B. Arch) degree from Howard University; a Master of Science in Engineering (M.S.E.) degree from The Catholic University of America; and has completed Doctoral Studies in Organization Development and Leadership with the University of Phoenix.

Joseph Gavrilovich, Senior Policy Analyst, DC Alliance of Youth Advocates
Testimony to the Committee of the Whole
Public Hearing on B21-620
Thursday, March 17, 2016

Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016

Thank you, Chairman Mendelson, members of Council, and staff. I am Joseph Gavrilovich, and I am here today as an 8-year resident of the District in Ward 1, and also on behalf of my organization, the DC Alliance of Youth Advocates, a coalition of over 130 youth-serving organizations in DC.

Homeward DC is the culmination of an impressive collaboration across sectors that has included leaders of DC government, nonprofit human service providers, individuals experiencing homelessness, and the local advocacy community. This inclusive, community-wide effort has resulted in a coalition that includes DCAYA¹ and which is working to ensure an end to long-term chronic homelessness in the District of Columbia by 2020.

With only a few recommendations, we stand united behind the District's plan to close D.C. General and move families experiencing homelessness into stable, safe and dignified housing in all eight wards. We believe that the housing these families will receive, along with improved access to local amenities and on-site case management services, will have life-changing results for their children well worth this effort and its capital expenditures.

Ward 5

While we stand in strong support of the plan as a whole, we do also recognize that families must be moved into housing that is safe and stable, and includes settings that promote physical health. As such, the Ward 5 site is a bit concerning. We are confident that the access issues² can be improved upon, and we support recommendations that are being put forth by fellow advocates with regard to environmental quality.

We ask that DHS or the appropriate agency execute an environmental impact study (that includes an air quality analysis) of the Ward 5 site to better understand the risks. We would further ask, as a condition of this plan's approval, that any findings and recommendations for remediation be made public, and to be clearly acted upon prior to the site's final development. We are confident that this request can be met without delaying progress in the plan's full implementation.

Ward 1

I'd like to use the remainder of my time to speak as a resident of Ward 1 and address both the Council and my neighbors on 10th Street NW. I live just one block from the site of family housing planned for 10th and V, and stand in full support of the District's 30-year ground lease for family housing on my street. That particular site is receiving elevated criticism, ostensibly because of its cost to taxpayers. The flyer that I found in my doorway on Tuesday says the lease "may cost taxpayers over \$38 million," money which the District will have spent on "rent alone and will own nothing."

The fact is neighborhood-based housing for those experiencing homelessness is nothing new to DC or my neighborhood, nor is the District's right to shelter. I believe that the taxpayers which this flyer references surely understand that ending homelessness will cost money in the millions of dollars, so the question is, what's the wisest way to spend that money to get to where we want to be?

D.C. General is already – as we sit here discussing this – costing taxpayers \$17 million to shelter and serve about 250 families annually. And if there’s any consensus among the witnesses here today, it’s that D.C. General is not doing the job of ending homelessness or offering safety, stability or dignity to families.

The reality is that large contracts and development plans, put together on the timeline we as voters demanded of this administration are complex and nuanced, and shallow analysis of the costs without a full understanding of the variables is dangerous. I believe that over the life of this plan we will not only see an overall *reduced* per-unit cost to taxpayersⁱⁱⁱ, we’ll also have more residents who are in school, or employed and paying taxes. In social services, we call this a success story. In business negotiation, it’s called a “win:win”. Further, I am confident that this sentiment stands true of all the identified sites.

In that spirit, I suggest that this taxpayer investment in Ward 1 is not merely for “rent alone,” but one which will grant close proximity we take for granted to schools, transportation, food security and employment opportunities, to 29 families at a time.

So let’s be clear. The District won’t “own nothing” as an outcome of the strategy to close D.C. General. In fact, we’ll *own up* to a community value which was embedded into this city long before many of us moved here. Because ultimately it’s the people experiencing homelessness who will have to create more life change than anybody else. They need to know and believe that they have their neighbors and the public behind them, and that the resources needed to achieve lasting stability and success for their kids are within their reach.



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ENDNOTES

ⁱ “a coalition that includes DCAYA” – DCAYA’s executive director (Maggie Riden) is an appointed member of the Interagency Council on Homelessness; and I (Joseph Gavrilovich) co-chair the ICH’s Youth Working Group.

ⁱⁱ “access issues” – to food, transportation, schools

ⁱⁱⁱ “over the life of this plan we will...see an overall reduced per-unit cost to taxpayers” – Let’s assume the \$38 million figure is accurate and break that down. Over a 30-year lease (accounting for annual increases, and 5 year rental resets) averages \$1.3 million annually, for 29 units. This breaks down to an average (over 30 years) per-unit cost of approximately \$44,800. Meanwhile, D.C. General costs taxpayers \$17 million annually to provide 250 emergency units, which roughly translates to a cost of \$68,000 per-unit per year.

Testimony for March 17th Regarding Homeless Shelter Proposal

Good Morning, I am Marie Bibbs, a 4th generation Washingtonian. I grew up in Ward 8, and have been a resident of Ward 3 for 35 years. I am here today to ask the Council to reject the Mayors proposal to lease new homeless shelters around the City. The proposal achieves the laudable goal of closing DC General, but it is far too expensive, leaves too many questions unanswered, but worse, it continues a dated public policy that has already failed, here in DC and around the country.

The bill before you today only addresses the real estate issue to deal with homelessness in DC. The site selection process was shrouded in secrecy and seeks to approve letters of intent and then bypass procurement for the subsequently negotiated leases. The letters of intent were executed without council and community input, and as I understand it, without ANC review. This plan has been rushed and presented to Council before we know all of the details as to how the shelter plan would be implemented.

There is nearly universal agreement that the public policy of warehousing massive numbers and different types of homeless families and individuals at DC General has failed. We all support the closure of DC General. But let's not compound one public policy failure with another. The current proposal at best, achieves the goal of closing DC General, but will do little to resolve homelessness in DC. Closing DC General is a means to an end... it is an objective, not the goal. Our goal is to help families in distress to get back on their feet and into the economic and social mainstream. We can permanently shrink homelessness, close DC General even sooner, and cut the cost by half if we adopt a different approach. Let me first address the economics and then focus on the public policy shortfall.

The Economics: Based on the letters of intent I have reviewed, in the first year, the Mayor's proposal will cost DC taxpayers nearly \$10 million in lease costs alone, just for the planned shelters in Wards 1-6. With the annual escalation in lease costs plus the cost of operating the shelters, by year 10, the shelters will cost between \$20 - \$25 million a year. Sadly, when the leases expire, the developers, not the District, will own the properties and they will convert the buildings to a use of their choice. In spite of the enormous amount of money spent, we will not have gained an asset and the City will be right back here again, trying to find a way to shelter homeless families at massive taxpayer expense. District taxpayers rightly expect a far better return on their investment.

I have seen the Letter of Intent with Glover Park Developers, LLC to build a new shelter on Wisconsin Avenue. The exorbitant cost of the proposed Ward 3 shelter is irresponsible, and will cost more in lease costs alone for a room without a bathroom or kitchen, than renting an apartment with full kitchen and bathrooms just across the street from the site. As currently proposed in the letter of intent, the shelter in Ward 3 will offer 50 sleeping rooms without bathroom or kitchen facilities in the leased facility at a cost of \$31.5 million over the 15 year lease term. In the first year of the lease, that translates to \$2.1 million a year, or a lease cost of \$3500 a month per room - a cost that is far above average market rent rates. The Mayor has stated that the Ward 3 shelter will actually house only 38 families, and if that is the case, the per unit lease cost would be even higher, growing to \$4605 per month. Once operating costs are included, expenses for the shelter will likely double. In spite of the huge cost of this plan, it does not solve the issue of homelessness - residents will be limited to stays of 30- 90 days and

then be forced to seek alternative housing arrangements. The plan is essentially a re-boot of the failed DC General policy, just spread out over more facilities. And due to its massive costs, it is not sustainable.

After a very quick internet search (trulia.com) I found dozens of available market rate apartments near the proposed Ward 3 site that are far cheaper than the lease costs for the proposed new shelter. These are standard apartments with kitchens and bathrooms vs. the shelter rooms that do not offer bathrooms and kitchens in each unit. At 2255 Wisconsin, one bedrooms rent for \$1900 per month, 2 bedrooms for \$2750. Tenley Hill at 4600 Wisconsin Avenue offers one bedrooms for \$2295 per month, 2 bedrooms are \$3775 per month. That new building is directly across the street from the Tenley metro. Adams View at 3201 Wisconsin rents studios at \$1500 per month, 1 bedrooms for \$2250, and 3 bedrooms at \$2950. It includes a washer and dryer and is directly across the street from a new shopping center anchored by a Giant Foods and CVS. Calvert House, which is located at 2401 Calvert Street at the Woodley Park metro, rents studios for \$1555 per month, 1 bedrooms for \$1950 and 2 bedrooms at \$2955. Located at the Cleveland Park metro, Quebec House, 2800 Quebec Street, rents studios for \$1635 and one bedrooms for \$2065 per month. Again, these units are much cheaper than the proposed shelter lease costs of \$3500 - \$4600 per month, and these units are available and on the market now.

This brings me to the public policy issue - Lets use our limited tax dollars to find more viable solutions for homeless families and individuals by providing them with long term housing that is safe, affordable and more cost effective. Cities like New York, Los Angeles, San Jose, Portland, Seattle, Denver; counties like Santa Clara, California and states such as Utah, Rhode Island and Illinois, have shifted the paradigm for solving homelessness with a public policy of *Housing First* which offers permanent affordable housing to homeless families and individuals that want it, no questions asked. Housing First is becoming standard in Denmark and Finland, and is being tried in over a dozen other European countries, as well as Australia, Canada and Japan. This policy reverses the old paradigm to deal with homelessness – rather than rewarding people with housing after they receive social services and counseling, homeless people are first provided with permanent housing, and then provided with a full array of supportive services if they want it. Housing First programs have proven that having suitable housing helps people to achieve stability and overcome social and economic problems, rather than the reverse. The results of this approach have been stunning – in Utah, 88% of the chronically homeless people who were housed under the Housing First program were still in their apartments five years later. And it is much cheaper than the shelter with services policy, thus more sustainable. There, the cost of the program is between \$10,000 - \$12,000 per person annually, about half of the \$20,000 per person it costs to care for and treat homeless people on the street. In Denver, Colorado, the most challenging homeless segment – those with long term substance abuse and mental illness issues, cost taxpayers \$37,000 a year, but since implementing a housing first policy, including intensive support from social workers, its costs were cut in half. Calgary, the first Canadian city to use a housing-first approach, saw average annual savings of more than \$30,000 per person by providing housing for its most acute cases.

According to a September 2014 report in The New Yorker... I am quoting here, "*Housing First isn't just cost-effective. It's more effective, period. The old model assumed that before you could put people into permanent homes you had to deal with their underlying issues—get them to stop drinking, take their medication, and so on. Otherwise, it was thought, they'd end up back on the*

streets. But it's ridiculously hard to get people to make such changes while they're living in a shelter or on the street. "If you move people into permanent supportive housing first, and then give them help, it seems to work better," Nan Roman, the president and C.E.O. of the National Alliance for Homelessness, told me. "It's intuitive, in a way. People do better when they have stability." Utah's first pilot program placed seventeen people in homes scattered around Salt Lake City, and after twenty-two months not one of them was back on the streets. In the years since, the number of Utah's chronically homeless has fallen by seventy-four per cent."

I recognize that dealing with homelessness is a complex and difficult challenge, and that the homeless population is very heterogeneous... one size may not fit all. But lets not continue with a policy of warehousing homeless families and individuals that has already failed, and is too expensive to sustain. We could close DC General even faster, more quickly integrate homeless people and families into permanent affordable housing at a lower cost, and reduce the number of homeless families and individuals in our City if we change our policy to focus on increasing the availability of affordable housing, not just build more expensive and short term warehouses for the homeless.

The proposal before you only partially addresses the real estate issues associated with building new shelters, and was driven by developers, who are entirely motivated by profit, and stand to make millions of dollars at taxpayer expense. Ironically, the real key to supporting homeless families and individuals lies in the provision of affordable housing complemented by supportive services, the availability educational options for the children, adequate transportation, access to consumer goods and services, and this proposal does not address these issues at all. **WE CAN AND WE SHOULD DO BETTER!**

Please do not approve this plan that is divisive and woefully inadequate. It only maintains the status quo. I implore the Council to only act on a comprehensive plan to relocate families from DC General, that is compassionate and cost effective; a plan that offers options for permanent affordable housing, includes the delivery of appropriate human services, provides adequate transportation, educational access, and a path back into the economic and social mainstream of our great City.

Thank you very much for your consideration.

Sincerely,

Marie Mann Bibbs

**Testimony on Bill B21-620: Homeward DC Omnibus Approval of Facilities Plan
for Short-Term Housing for Persons Experiencing Homelessness Act of 2016
Chairman Phil Mendelson
Council of the District of Columbia**

March 17, 2016

By Sarah Novick

Jews United for Justice

Good afternoon and thank you Chairman Mendelson and councilmembers for the opportunity to testify today. My name is Sarah Novick and I am a community organizer with Jews United for Justice, a DC-based volunteer-driven organization that represents thousands of people in the local Jewish community who are working to improve life for all of our city's residents.

We applaud the mayor's commitment to preserving and producing more affordable housing, to ending chronic homelessness, and to supporting individuals and families experiencing homelessness. We appreciate the immense time, energy, and effort we know it took Laura Zeilinger and her team to develop such a comprehensive plan to facilitate the closure of DC General. And that is what we want—to close DC General and replace it with smaller dignified service-enriched short-term family housing around the District. That is the goal.

We support the broad strokes of this shelter replacement plan and *want* to support it in its entirety. However, we can't in good conscience support the proposed location of the ward 5 replacement shelter. The selected site just does not match up with the strength of the sites found in other wards. It seems to us that it does not even meet the administration's own criteria for site selection, which include being situated in a residential community with access to services and transportation.

The proposed ward 5 site is remote. It is on a single bus line and the nearest metro is 2 miles away. Compare that to ward 6 where the proposed shelter location is on 9 bus routes and is a half mile away from the metro. Whereas the proposed ward 3 site is a little more than half of a mile from a grocery store and a public school, the proposed ward 5 location is about 2 miles to the closest grocery store and 1 mile to the nearest public school. The ward 5 location does not have necessary appropriate access to services or transportation.

Jewish tradition teaches that each person is made *b'tzelem Elohim*—made in the image of God. When we think about treating one another as though we were made in God's image, we are reminded that every human being has value and worth and should be treated with loving-kindness, respect, and dignity. As Jews, we at JUFJ believe that housing is a human right and that each person deserves access to a safe, stable, secure, and habitable home. And we believe

that a person's home – however long the duration of stay – should allow them to live full and dignified lives.

We agree with Mayor Bowser that in a city as prosperous as ours, we need to do better by our homeless families—and that means closing DC General, and closing it as soon as possible. We are confident that changes or modifications can be made regarding the proposed ward 5 site while moving forward for an expeditious closing of DC General.

Thank you Chairman Mendelson and members of the Council for the opportunity to testify today.

Testimony
Bill 21-620, Homeward DC Omnibus Approval of Facilities
Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016ng

March 17 2016

William Jordan
1337 Newton ST NW
Washington, DC
whj@Melanet.com
202 500 0699

Mr. Chairman and Council Members, my name is William Jordan a resident of Ward 1's Columbia Heights neighborhood. I am urging the Council and Mayor to treat this proposed Homeless Shelter plan with the seriousness and due diligences that the Soccer Stadium, Reeves Center Swap Plan was handled. We should not fear fixing this flawed plan. The foundation of this plan needs to be reworked from an approximate \$300M shelter program into the being of a citywide fair housing and economic development program. We can make DC General and need for most of these family shelters obsolete if we today ended Discrimination in DC's Housing policies against primarily Black and Latino children and their families and ended our economic development policies which rely on corporate boondoggle subsidies. If DMPED today ended bedroom size discrimination in just 4 of the current projects that it controls and influences we could permanently house 250 DC General Families in two years without building a single new family homeless shelter. We could then focus today's \$300 million on additional affordable housing development and job creation. Not so much like the \$60M Advisory Board \$100K Job Creation and Douglas Development Bailout Act , but business development that will bring jobs accessible to low and moderate income families. Keeping them out of shelters for good.

Recommendations

1. Eliminate Ward 7 & 8 sites from the homeless plan build as permanent mixed income housing.
2. Rework current DMPED projects to maximize 2 & 3 Bedrooms units in 0-30AMI range, create at least 250 0-30 AMI units
3. Shift DDOT subsidies in DMPED projects to the affordable housing component
4. Converts all except the proposed Ward 2 site into permanent mixed income housing projects.
5. Audit the Ward 2 project to determine how city subsidizes and policies led to the market valuating a homeless shelter at \$883/sqft.
6. Kill current luxury apartment/condo tax abatements, shift resources to Job creation (\$30K to \$60K range)

- 7. Wizards Facility Boondoggle should be bid out, but at least must hire at least 50 DC General Residents.

**Bill 21-620, Homeward DC Omnibus Approval of Facilities
Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016ng
March 17 2016**

ATTENTION
LEGISLATIVE STAFF
WASHINGTON, DC
info@dcbudget.com
202.555.2622

Project	Affordable Units	DC General Friendly (> = 2 Bedroom)	City Subsidy
965 Florida Ave	104	2	\$ 27,000,000
Hill East	106	25	\$ 20,000,000
3929 Georgia	7	0	\$ 600,000
Spring Road	180	0*	\$ 2,000,000
Totals	397	25	\$ 49,600,000

* Originally would have created about 20 such units

**Bill 21-620, Homeward DC Omnibus Approval of Facilities
Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016ng
March 17 2016**

ATTENTION
LEGISLATIVE STAFF
WASHINGTON, DC
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202.555.2622

Site	Annual Lease	Monthly Cost Per Unit
Ward 1	\$ 700,000.00	\$ 2,212.00
Ward 3	\$ 2,100,000.00	\$ 4,375.00
Ward 4	\$ 1,340,000.00	\$ 2,233.00
Ward 5	\$ 2,040,000.00	\$ 3,407.00
Ward 6	\$ 2,250,000.00	\$ 3,750.00
Ward 7	TBD	
Ward 8	TBD	
Wizards Practice**	\$ 250,000.00	\$ 694.00

** Assumes 15 players on Wizards & Mystics for a total of 30

Dan N Balotescu
112 G St SW Square 0540 Lot 2183

Statement

In addition to the arguments presented by Mr. Robert Hall in the open letter dated February 29, 2016 which I totally support, I would like to add some other concerns related to the inappropriate location of the shelter on 700 Delaware Ave. SW.

My concerns are related to the protection of children and youths.

The planned building will be located in close vicinity, practically fence to fence to the West with the old church where the Blindewhino SW DC Art Center operates now. A lot of young people and children gather there for their activities. Further to the west is the Capitol Park IV children play ground.

On the East side of the planned shelter, also fence to fence, a new soccer stadium recently finished in the fall of 2015 is located. Following the soccer field there is a baseball field, and across is the SW public swimming pool.

In the same area inside a radius of less than 150 yards there are four tennis courts, four basketball courts and a newly built children play ground.

Across on I ST SW in front of the Randall building there is a preschool day care center.

As we all unfortunately know homeless shelters are always related to alcohol, drugs and crime and we don't want to have our children exposed to such dangers.

There is a rule that around schools a 200 feet drug and alcohol free zone is mandatory and that should apply also for sport and recreational areas frequented by children and youths.

Having presented these arguments, I consider that the proposed location of the shelter on 700 Delaware Ave SW is totally inappropriate and against common law.

Dan Balotescu

03.14.2016



A Place to Stand

a holistic, sustainable approach to eradicating
homelessness and hunger

To: Phil Mendelson, the Honourable Council Members and Whom It May Concern

From: Gordon Brown
Co-founder, Director of Operations for A Place to Stand

Re: Testimony in Response to Bill 21-620, Homeward DC Omnibus Approval of
Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness
Act of 2016

Though not currently a resident of the district, I was born in DC, I met my wife in DC, my son was born in DC, in short, my love for DC runs deep. In the 1990s as a teacher in DCPS, that love began to extend to the homeless residents, as we got to know many of our students who were on the streets, in group homes, and/or living in near-homeless situations.

So, first, I want to thank this administration for the bold statements, specifically, the banners on the mayor's web site, pledging to end homelessness and close DC General. I am also thankful to see that these bold statements have been accompanied by actions in the form of the current attempts to address this problem from a number of angles, including protecting affordable housing and the plan for smaller shelters that is the topic of this hearing.

My wife and I have been studying issues of urban poverty and homelessness since our days as teachers in DC about 20 years ago. Starting about 8 years ago, we began more directly working with the homeless population in a variety of capacities and institutions. About 3 years ago we began benchmarking effective programs from North Carolina to New York. Based on our research and work, I'd like to offer a few suggestions.

1. Rather than creating more temporary emergency shelters, consider making these smaller sites permanent community housing or permanent supportive housing, where families can transition-in-place. Arbitrary time-lines generally lead to recidivism.
2. If all this gets approved and goes as planned, these sites will provide shelter for approximately 305 families by 2018. Last I checked, which was just several weeks ago, there were more than 350 families at DC General, and more than double that in overflow, at motels, etc. In other words, there are approximately 1000 homeless families in DC. By 2018, there will be another 250 homeless families. Thus, these new sites are about 950 families short. Please, do not

close DC General until all our homeless families have shelter. If you are homeless, some place is better than no place.

3. In addition to the current administration, this city has an incredible stock of effective organizations and wonderful people working to ensure that citizens have their basic needs met, such as, Unity Health Care, DC Central Kitchen, Bread for the City, as well as education and job training programs through DCPS and the consortium of universities. When you add institutions such as the Smithsonian and Kennedy Center that provide art and education programs, the opportunity for collaborative impact is phenomenal. Encourage and support organizations, like *A Place to Stand*, that access and harness the potential collaborative impact on communities.
4. On that note, after spending years researching and working the problem, a number of us started a non-profit, *A Place to Stand*, with a mission to eradicate homelessness and hunger in urban neighborhoods by operating small permanent housing facilities, very much like the ones in this proposed plan. We'd be happy to work with any of the ward leaders and/or developers to assist in any way we can.

Again, thank you for working to address this problem: in a nation of plenty it's criminal to allow fellow citizens to go without basic human needs. Moreover, it's a relatively simple problem to solve: no new ideas nor technologies are necessary in order to provide all of our citizens with a decent place to live and enough to eat. We have plenty of space, money, and food, we just need the political will and a few people who want to help with some of the last mile work as needed.

B21-0620 the “Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016”.

Testimony in support of the Bill

**Melissa E. Clarke, MD
Black Mental Health Alliance
Director, Population Health**

March 17, 2016

“Of all the forms of inequality, injustice in health care is the most shocking and inhumane.” — Martin Luther King, in a speech to the Medical Committee for Human Rights, 1966

Because of the gaping holes in society’s safety nets, many people end up in emergency departments across Washington DC area. And the largest of these holes through which people fall is that of housing instability. I can say this as an Emergency physician for over 20 years, practicing in the District, who has cared for countless individuals who are without shelter and whose illnesses have progressed to the point of crisis because of it – diabetic coma, skin infections, pneumonia, hypothermia, just to name a few.

Studies bear out this observation. Individuals who are homeless are three to six times more likely to become ill than housed people (National Health Care for the Homeless Council, 2008). Homelessness precludes good nutrition, good personal hygiene, and basic first aid, adding to the complex health needs of homeless people. Additionally, conditions which require regular, uninterrupted treatment, such as tuberculosis and HIV/AIDS, are extremely difficult to manage among those without adequate housing. Individuals without a home who are ill and need treatment do not ever receive medical care. Barriers to health care include lack of knowledge about where to get treated, lack of access to transportation, and lack of identification (Whitbeck, 2009). Psychological barriers also exist, such as embarrassment, nervousness about filling out the forms and answering questions properly, and self-consciousness about appearance and hygiene when living on the streets. The most common obstacle to health care is the cost (Whitbeck, 2009). Without health care, many homeless people simply cannot pay. As a result, many homeless people utilize hospital emergency rooms as their primary source of health care. Not only is this not the most effective form of care for them, since it provides little continuity, it is also very expensive for hospitals and the government.

In the United States, more than 95% of health care spending is dedicated to the provision of direct medical services. However, medical care accounts for only a fraction of population health status in the United States. A far greater share of health outcomes, as much as 70%, can be attributed to the interplay and influence of social, physical, and economic environments. These factors—often referred to as the social determinants of health—include influences as diverse as early childhood development, employment opportunities, food insecurity, air and water quality, transportation, educational attainment, public safety, and very importantly, housing.

With the proposed legislation to open seven new shelters cross the city, now is the time to take an innovative approach to providing care for the residents of these shelters - an approach that

adheres to the principles of patient-centered care and the concepts outlined in the Accountable Health Communities (AHC) project from the Center for Medicaid and Medicare Innovation (CMMI). The principles behind these models promote an ecosystem, whole person approach to care that is:

- Accessible for the consumer
- Comprehensive - in addressing those factors that impact health but have not traditionally been addressed in a clinical setting – housing/utilities, employment, education, transportation, and food access
- Integrated with behavioral health and substance abuse services
- Coordinated with other services
- Compassionate and non-judgementally meets the patient where they are
- Outcomes oriented – focused the quality of care and measuring success at improving the overall health of the individual

It is only through these models of care that we can make significant inroads into addressing the health needs of vulnerable individuals who fall through the healthcare and society's cracks. What would this whole-person ecosystem models of care look like for residents of the proposed shelter?

The healthcare system proposed in support of Mayor Bowser's shelters emphasizes an organized and pragmatic approach to collecting health outcome data and providing one-stop healthcare services for individuals and families with children to include: (1) comprehensive behavioral health, substance use disorder and physical health services onsite, (2) employment and social service needs screening, (3) computer labs and remote after school mentoring and (4) NGO and business community wraparound services (transportation, food, clothing, and school supplies assessment) accessible under one-roof.

Specifically, in a 24 hour on-site clinic at each site, staffed by a healthcare clinician with electronic medical records, there would be connectivity to health information exchanges such as CRISP and social service databases to integrate care. A team of community health workers and a care coordinator at each site would have the sole charge of screening for behavioral health and basic social services needs and coordinating care and referrals to other providers if and when needed. The capability exists to link patients to mental health service professionals and local hospitals and social services through televideo which has been used in primary care, prisons, schools and other institutions to make care convenient, minimize loss of patients to follow-up, decrease costs, and avoid needless transfers. Finally marshalling the resources of organizations like the Leadership Council on Healthy Communities – a consortium of 70 DC based churches who will testify today – to provide the wrap around social services would ensure that along the housing needs, that the factors accounting for 70% of health outcomes are addressed.

This approach will (1) save money through decreased emergency room and hospitalization costs, (2) improve outcomes for patients typically disconnected from primary care, mental health and social services, and (3) improve both patient and health plan satisfaction through advanced population care. It is undergirded by robust technology that tracks outcomes and costs in order to support efficacy.

We are already seeing examples of these kind of whole-person ecosystem models of care right here in DC. You will hear testimony from Dr Edward Chapman and Howard University about their **Urban Health Initiative** which has used this very model in a primary care setting to provide comprehensive mental health, social service and substance use disorder services to

vulnerable populations in Ward 6. The **Black Mental Health Alliance** is leading a consortium of stakeholders, working closely with Councilmember Alexander's office to implement this model in schools in Wards 7 and 8 to expand behavioral health services. Finally it will be in line with and support the efforts currently underway in the city, lead by **DC Primary Care Association** to be funded by CMMI to implement the Affordable Health Community Model for the DC's current Medicaid and Medicare beneficiaries. The funding from CMMI will allow communities across the country to determine on a broad scale whether systematically identifying in a primary care setting and then addressing housing instability and quality, food insecurity, utility needs, transportation, mental health, and interpersonal violence will decrease health care costs and improve health outcomes.

I am confident that now is the time to move forward to providing shelters for our cities less fortunate residents, and at the same time, using this opportunity to provide the conditions that will make this intervention have long term effects on health, well being and their ability to thrive.

Melissa E Clarke, MD
BHE Consulting Group
Black Mental Health Alliance, Director of Population Health

17 March 2017

Dear Councilmembers and Chairman Mendelson.,

My name is Francis X. McGuigan, I am an orthopaedic surgeon and naval veteran of 20 years. During the last five of those years I had the honor of treating Marines who were gravely injured defending the rights of all Americans. My current practice includes a large number of the homeless that live in this city. I live in Ward 3 in the Massachusetts Heights neighborhood, the site of the proposed shelter.

I will not comment on the questionable use of an estimated 350 million dollars on temporary housing that does not correct even the basic safety and crowding issues that prompted a call for closing DC General Shelter. I would rather speak to the rights of DC citizens, in particular those of the Ward 3 site, the only residential site in the proposed plan. We are a country, city and people of laws. Laws are intended to protect the individual, from the political and social oppressive tendencies of the majority and the powerful. The DC Council, as representatives of the citizens of Washington, has already spoken clearly and unequivocally on the subject of group housing and maintaining neighborhoods. In passing the **Comprehensive Plan**, the DC Council has set into law regulations under **Maintain Community Standards, Policy LU 2.2** and **Group Housing LU-3.4**. The intent of these policies is to protect individuals and neighborhoods from the desires of developers, the Mayor and other city officials. The **Comprehensive Plan** also codified neighborhood categories in the **Future Land Use Map**. The **Comprehensive Plan** was approved by this Council in 2010. The document was also approved by Congress. The Mayor's proposal is in direct violation to the spirit and letter of these policies and regulations. It is the Council's responsibility to prove that it is not just a paper document, but rather a viable instrument to protect communities and the individual from an Executive branch that would violate its provisions.

The regulations and policies violated by the Mayors's proposal are contained as an appendix to my testimony. I will summarize the regulations violated by the proposal below.

225 FUTURE LAND USE MAP AND CATEGORIES

“The Future Land Use Map is part of the adopted Comprehensive Plan and carries the same legal weight as the Plan document itself. The Map uses colorcoded categories to express public policy on future land uses across the city. Preparation of this map is explicitly required by DC Law; its purpose is to “represent the land use policies set forth in the proposed Land Use Element,”(Please see the attached Map)

Note that the document is marked FUTURE not PAST. The site to be occupied by the shelter is clearly marked low density (only single family homes). Addition of the shelter would unnecessarily convert this area to a Moderate or Medium Density Residential Area thereby violating public policy. The area most clearly appropriate for the shelter in Ward 3 is either on Connecticut Ave or isolated areas bounded by Massachusetts Ave and New Mexico Ave.

Policy LU-2.2.1 “Recognize the importance of consistent, effective, and comprehensive code enforcement to the protection of residential neighborhoods”...” maintain the general level of residential uses-densities and height”

The shelter will violate this policy by increasing the population of our neighborhood by 40% with the addition of a 4 story building in a community of two story single homes.

Policy LU2.2 317.4 “limit the siting of new group homes within 1,000 feet of existing group homes in a single family zone”.

This Mayors plan puts the shelter within 500 feet of an existing shelter at St Luke's Mission Center..

“involve the community in siting decision”

We were not consulted.

“fairness and equity, given the fact that some neighborhoods have many group homes while others have none”

We have 80 percent of shelter beds in Ward 3. With this proposal we will have 99 percent.

Policy LU-3.4.1: Reasonable Accommodation of Group Homes

“ensure that the District planning, zoning and housing codes make reasonable accommodation for group homes without diminishing the character or fundamental qualities of its residential neighborhood”

“The concentration of group homes or creation of excessively large group homes in a manner that would threaten the residential character of any one neighborhoods should be strictly avoided.”

The Mayor's proposal fails this test completely.

“Care should be taken to locate particular special needs populations where they can best receive services and support”

The Mayor's proposal fails this test.

Policy LU-3.4.5: Design Compatibility of Group Homes

“Encourage the design and appearance of group homes to be consistent with the character of the surrounding neighborhood and to blend with adjacent structures to the maximum extent possible.”

The shelter is not consistent with a low density residential neighborhood.

Policy LU-3.4.6: Communication on Group Home Operations

“the use of community advisory boards and task forces to mediate operational and siting issues, including the size of the facility”

No such consideration was given

Policy LU-3.4.7: Licensing and Group Home Code Compliance

“enforcement programs to ensure compliance and take prompt, effective action in the event of violations.”

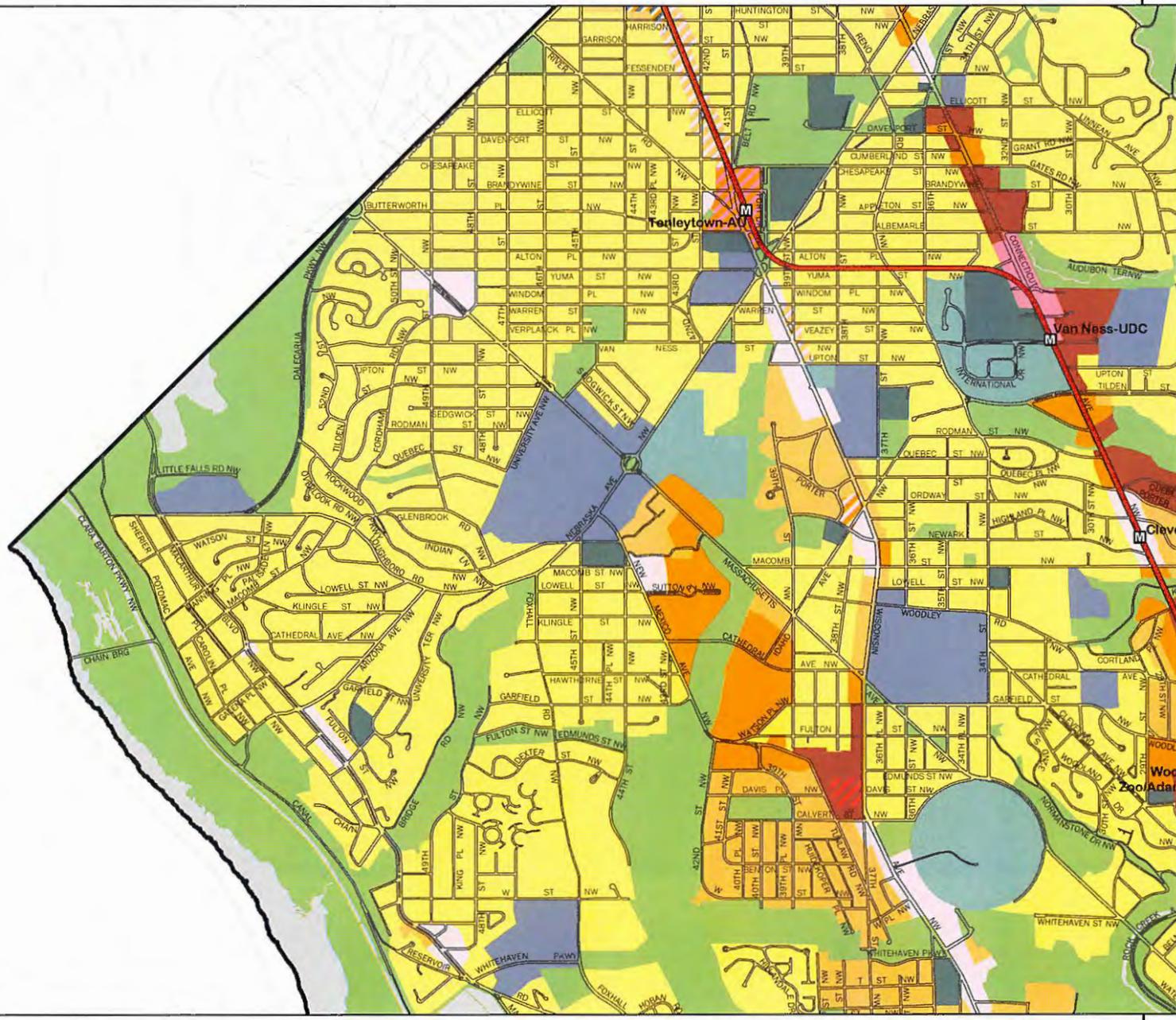
The Mayor’s proposal violates this policy on multiple levels.

The proposed shelter in Ward 3 is in clear violation of the District of Columbia’s policy and regulations approved by the representatives of the citizenry of this city. You know that and I know that. The Council created these policies as the voice of the people. The law is clear. The question is whether it is absolutely necessary to violate those laws, when better and less expensive alternatives are available. The Mayor’s plan is a false choice, her way-her sites, her developers, her contracts- or no way. It is not right. The problem of homelessness can be solved, but should be done so in keeping with our laws and the need for all communities to participate in the solution. We are a group a few hundred people in a city of over seven hundred thousand. No member of the Executive or the City Council lives in our neighborhood or in a community near a proposed shelter, so Ward 3 does not have an advocate. If the roles were reversed, however, I assure you that I would stand and defend your rights. I implore you to take a stand today to protect the character of our neighborhoods, the authority of the City Council and the rights of our citizenry. Do not barter away these rights. The Marines, whom I treated gave their lives and livelihoods to preserve individual rights and the rule of law, the basic foundation of our country. They would not understand a vote that would undermine those rights. As you vote, remember that rights freely given away are no rights at all.

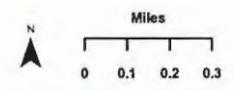
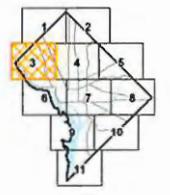
Very Respectfully

Francis X. McGuigan, MD
3633 Fulton St, NW, Washington, Appendix

Comprehensive Plan Future Land Use Map 3



- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Government of the District of Columbia
Office of Planning ~ January 2013

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

225 FUTURE LAND USE MAP AND CATEGORIES

225.1 Purpose of the Land Use Map

The Future Land Use Map is part of the adopted Comprehensive Plan and carries the same legal weight as the Plan document itself. The Map uses color-coded categories to express public policy on future land uses across the city. Preparation of this map is explicitly required by DC Law; its purpose is to “represent the land use policies set forth in the proposed Land Use Element,” using “standardized colors for planning maps.” (1-246, D.C. Code). 225.1

225.2 Definitions of Land Use Categories: Residential Categories

Four residential categories appear on the Future Land Use Map, as follows: 225.2

225.3 Low Density Residential: This designation is used to define the District’s single family neighborhoods. Single family detached and semi detached housing units with front, back, and side yards are the predominant uses. The R-1-A, R-1-B, and R-2 Zone Districts are generally consistent with the Low Density Residential land use category, although other zones may apply. 225.3

225.4 Moderate Density Residential: This designation is used to define the District’s row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations. 225.4

225.5 Medium Density Residential: This designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 225.5

310 LU-2.2 MAINTAINING COMMUNITY STANDARDS

310.1 "Community standards" encompasses a broad range of topics relating to the physical appearance and quality of the city's neighborhoods. The District maintains planning, building, housing, zoning, environmental and other regulations and codes aimed at protecting public safety and keeping the city's neighborhoods in excellent physical condition. However, instances of neglected and abandoned properties, illegal uses, unpermitted construction, and code violations are still common in many parts of the city. Despite dramatic improvements in code enforcement during recent years and a 50 percent drop in the number of vacant properties since 2000, more effective and responsive enforcement remains one of the most frequently raised planning issues in the District today. 310.1

310.2 Policy LU-2.2.1: Code Enforcement as a Tool for Neighborhood Conservation

Recognize the importance of consistent, effective, and comprehensive code enforcement to the protection of residential neighborhoods. Housing, building, and zoning regulations must be strictly applied and enforced in all neighborhoods of the city to prevent deteriorated, unsafe, and unhealthy conditions; reduce illegal activities; maintain the general level of residential uses, densities, and height; and ensure that health and safety hazards are promptly corrected. 310.2

317 LU-3.4 GROUP HOUSING

317.1 Group housing accommodates District residents with a wide variety of special needs, including persons with physical and mental disabilities, terminal illnesses, foster children, parolees, recovering substance abusers, victims of domestic violence, the elderly, and others. Such homes have become increasingly common due to the closure of large institutions and greater recognition of the social benefits of group living arrangements. Group housing can provide a family-like environment, aid in the development of life skills, and foster the integration of persons with special needs into society. Yet such housing is among the most difficult uses in the city to site due to public concerns about neighborhood impacts. 317.1

317.2 The District's zoning regulations recognize many types of group housing, including adult rehabilitation homes, community residence facilities, emergency shelters, health care facilities, substance abuser homes, youth rehabilitation homes, and youth and youth residential care homes. Other types of group housing also exist. Their impacts are substantially different depending on their size, location, and the population they serve. 317.2

317.3 Recognizing the distinction between the different types of group housing is important because different licensing procedures and zoning requirements apply based on the number and characteristics of residents served. These requirements are guided by the federal Fair Housing Act, particularly 1988 Amendments limiting the degree to which zoning may restrict group home location, placement, and operation. Under federal law, all state and local governments are required to make "reasonable accommodation" to house persons with disabilities. Interpretation of this standard has been the subject of litigation in cities across the country for almost two decades. 317.3

317.4 The District's geographic information system (GIS) includes a partial inventory of group housing in the District; this is shown in Map 3.7. While this is not a complete inventory, it clearly illustrates that such housing is more heavily concentrated in some parts of the city than others. This is the result of a number of factors, including land costs, proximity to supportive services, and the density and character of housing in the city. The District's Zoning Regulations permit most categories of group homes with six residents or less as matter-of-right uses in all residential zones. However, some categories of small group homes- including those for recovering substance abusers and adjudicated felons-are subject to Special Exception requirements from the Board of Zoning Adjustment, as well as distance separation standards. Minimum distance standards also apply to youth residential care and community residence facilities with nine to 15 residents. These standards limit the siting of new group homes within 1,000 feet of existing group homes in single-family zones and within 500 feet in moderate and higher density zones. 317.4

317.5 The licensing, monitoring, and management of group homes also have been raised as community concerns. Similarly, the need to more effectively involve the community in siting decisions, and to provide better notification of siting requests has been raised. Despite zoning standards, there are still concerns about neighborhoods becoming more institutional in character as group homes are established. There are also concerns about fairness and equity, given the fact that some neighborhoods have many group homes while others have none. Resolving this particular dilemma is complicated by the soaring cost of real estate, which tends to shift demand to the most affordable parts of the city. 317.5

317.6 Map 3.7:Locations of Group Homes 317.6

http://planning.dc.gov/planning/frames.asp?doc=/planning/lib/planning/2006_revised_comp_plan/3_lan_duse.pdf.

317.7 In the coming years, the District will strive to locate group homes in a manner that balances neighborhood concerns while meeting the housing needs of all residents. Additional examination of the District's zoning regulations, improvement of zoning definitions, and clearer siting standards for the different categories of group homes are recommended. Increased coordination between the agencies responsible for licensing and monitoring all community housing facilities should be achieved. Greater community involvement, including advisory committees, good neighbor agreements, and more rigorous monitoring procedures, should be used to improve operations and address land use conflicts. 317.7

317.8 Policy LU-3.4.1: Reasonable Accommodation of Group Homes

Recognize the importance of group homes to providing a positive, healthy environment for many residents of the District of Columbia. Ensure that the District's planning, zoning, and housing codes make reasonable accommodation for group homes without diminishing the character or fundamental qualities of its residential neighborhoods. 317.8

317.9 Policy LU-3.4.2: Promoting More Equitable Distribution

Encourage a more balanced distribution of group housing in the District of Columbia. The concentration of group homes or creation of excessively large group homes in a manner that would threaten the residential character of any one neighborhood should be strictly avoided. Such concentrations are inconsistent with the objective of integrating special needs populations into the larger community. Care should be taken to locate particular special needs populations where they can best receive services and support. 317.9

317.10 Policy LU-3.4.3: Small Group Housing for the Disabled

As required by the federal Fair Housing Act, allow group homes with six or fewer residents (excluding staff or caregivers) serving persons with disabilities in all residential zone districts. Zoning requirements for such homes that are more restrictive than those applying to other residential uses are unlawful and shall not be permitted. 317.10

317.11 Policy LU-3.4.4: Larger Group Housing and Group Housing Serving Non-Disabled Populations

Permit larger group housing (with seven or more residents) and group homes serving non-disabled persons with special needs (including youth and adult rehabilitation homes) in all residential districts, subject to Board of Zoning Adjustment approval and siting standards that discourage excessive concentration and that comply with federal housing laws. The Special Exception process should be used to ensure public notification and involvement and to establish conditions that improve the compatibility of group homes with surrounding uses. Siting standards for such housing shall be contained in the Zoning Regulations. 317.11

317.12 Policy LU-3.4.5: Design Compatibility of Group Homes

Encourage the design and appearance of group homes to be consistent with the character of the surrounding neighborhood and to blend with adjacent residences to the maximum extent possible.

317.12

317.13 Policy LU-3.4.6: Communication on Group Home Operations

Increase coordination and communication between the District, group home operators, and area residents in order to improve operations, address community concerns such as parking and public safety, and more fully integrate group home residents into the community. Consider the use of community advisory boards and task forces to mediate operational and siting issues, including the size of the facility.

317.13

317.14 Policy LU-3.4.7: Licensing and Group Home Code Compliance

Ensure that the permitting, licensing, monitoring, and operation of group homes meets all applicable codes and standards. Improve enforcement programs to ensure compliance and take prompt, effective action in the event of violations. 317.14

Testimony on Homeless Bill

Kevin Sampson

Ward 1

Background

"I am writing out of concern over the latest incident outside of the Catholic Charities Shelter that resulted in death... I stopped by the shelter un-announced and was shocked by the conditions of the programmatic approach. .. I have repeatedly raised concerns with the programmatic model"

Councilman Grosso letter to City Administrator and Director of DHS



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

DAVID GROSSO
Councilmember At-Large
Chair, Committee on Education

Committee Member
Finance and Revenue
Health and Human Services

November 16, 2015

Rashad Young, City Administrator
District of Columbia
1350 Pennsylvania Ave NW, Suite 513
Washington, DC 20004

Laura Zeilinger, Director
D.C. Department of Human Services
64 New York Avenue, NE, 6th Floor
Washington, DC 20002

City Administrator Young and Director Zeilinger,

I am writing out of concern over the latest incident outside of the Catholic Charities shelter at 1355 New York Avenue, NE, which resulted in a death. In September of last year, I stopped by the shelter unannounced and was shocked by the conditions and programmatic approach there—over 300 men are warehoused in the building overnight with only a security guard or two; there are no services available; and the men are only allowed in at 7pm and must leave at 7am.

I repeatedly have raised concerns with this programmatic model in public hearings at the Council this year, as well as during a meeting that I had with Director Zeilinger in March. During that meeting she indicated her agreement with my analysis, and reported that DHS was working with developers in the area to redevelop the building into a multi-use space that would include a renovated shelter with wrap-around services. In August of this year, I heard from a concerned business owner about problems with the shelter and the lack of services. When I wrote back to the business owner, I copied both of you, asking for you to take action.

Throughout this year I have consistently spoken about the need to transform our shelter system, a stance shared by the Interagency Council on Homelessness, and the Bowser administration. I have repeatedly stated that we should admit families to shelters year round, keep shelters for individuals open twenty-four hours a day, and ensure quality wrap-around services on-site for all of our shelters. I am disappointed that despite myself and others noting the problems with the program model at the New York Avenue site, the government has not taken action. Instead, another person has needlessly lost his life.

Please send me an update on the redevelopment plans for this site, including a detailed timeline, as well as the changes, if any, that have been made to the programmatic model or contract for this site. I would also like to know if other resources have been brought to bear on this issue, or what plans there are to do so. The status quo is clearly unacceptable, has been unacceptable for far too long, and needs to change.

Sincerely,


David Grosso
Council of the District of Columbia
Chairperson, Committee on Education

This is a crisis, 700 days is too long

A **displaced person** (sometimes abbreviated **DP**) is a person who has been forced to leave his or her home or place of habitual residence, a phenomenon known as forced migration.

DC parallels refugees from Syria and Nigeria

Given most sites require zoning variances and new construction, it could be years. Colonel Brooks in Brookland is a recent example.

Exercise

What would you do differently if a family member or friend was in DC general and the only way you could help was through your action as a councilperson

Education and Homelessness

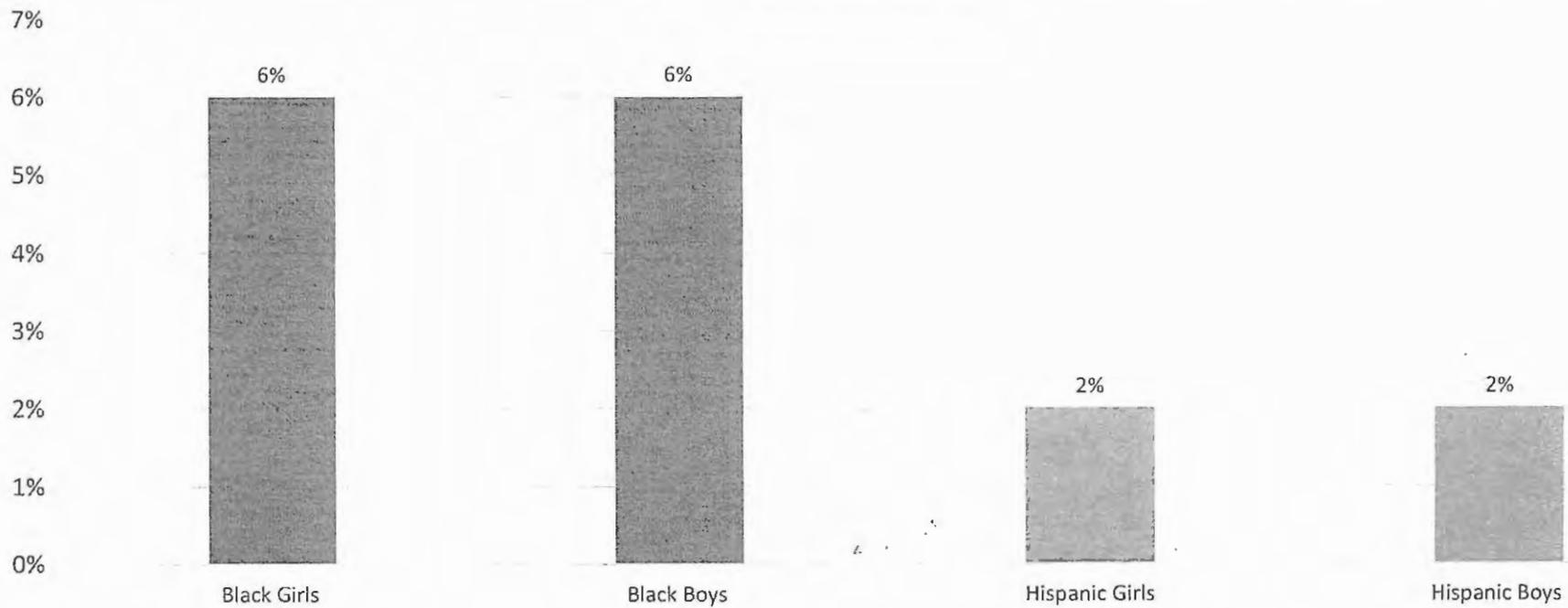
“Do you know what it’s like to look to someone to for support and care only for them to betray that trust? Unfortunately, I do, and I learned this at a very early age. When I was 14 years old, I was raped by my stepfather.

When I turned 17, my stepfather decided that once my eighteenth birthday arrived, I was no longer welcome in his house. I had no family or friends to stay with, so I was in danger of being homeless. One day in June of 2009, I found Sasha Bruce and started going through the interview process needed to get in. The very next day my life began to change. and in one year, I graduated from high school an honor roll student, got my first job, started saving money, and applying for college. “

DCAYA Report

Roughly 6% of Black students, and 2% of Hispanic students were identified as homeless in SY14-15

% Students Homeless



According to the 2012 District of Columbia Youth Risk Behavior Survey...

High School Girls	High School Boys	
31%	19%	...felt so sad or hopeless almost every day for two weeks or more in a row that they stopped doing some usual activities during the past 12 months (p. 6)
19%	10%	...seriously considered attempting suicide during the past 12 months (p. 6)
15%	11%	...actually attempted suicide during the past 12 months (p. 6)
17%	13%	...went without eating for 24 hours or more to lose weight or keep from gaining weight in the past 30 days (p. 7)
48%	62%	...played on a sports team during the past 12 months. That's a drop from the 67% of middle school girls who said the same thing (p. 8)
52%	32%	Percentage of students who were trying to lose weight (p. 9)
47%	62%	...have had sex (p. 10)
12%	33%	...have had sex with four or more people during their lifetime (p. 10)
23%	10%	...who had sexual intercourse during the past 3 months used some type of birth control (hormonal) p. 11
11%	7%	...have been physically forced to have sex when they didn't want to (p. 16)
15%	8%	...who dated or went out with someone during the past 12 months have been physically hurt on purpose by the person they were dating or went out with (p. 16)

OSSE FY13 Performance Oversight			
Homeless Students in DC schools			
School	2011-2012	2012-2013	2013-2014*
DISTRICT OF COLUMBIA PUBLIC SCHOOLS (total)	613	2459	2188
DCPCS (total)	243	992	894
ACHIEVEMENT PREPARATORY ACADEMY PCS	0	3	10
APPLETREE EARLY LEARNING CENTER PCS	0	27	11
ARTS AND TECHNOLOGY PCS	6	8	7
BASIS DC PCS	-	1	0
BOOKER T. WASHINGTON PCS	0	0	0
BRIDGES PCS	0	2	3
Briya Public Charter School	-	-	0
CAPITAL CITY PCS	0	16	14
CARLOS ROSARIO INTERNATIONAL PCS	0	0	0
CEDAR TREE ACADEMY PCS	-	-	6
CENTER CITY PCS	8	54	53
CESAR CHAVEZ PUBLIC PCS	13	29	36
COMMUNITY ACADEMY PCS	19	116	66
COMMUNITY COLLEGE PREPARATORY ACADEMY PCS	-	-	0
CREATIVE MINDS PCS	-	0	0
D.C. BILINGUAL PCS	3	0	0
D.C. PREPARATORY ACADEMY PCS	4	17	19
DC SCHOLARS PCS	-	11	6
E.L. HAYNES PCS	3	28	34
EAGLE ACADEMY PCS	0	11	20
EARLY CHILDHOOD ACADEMY PCS	3	0	2
EDUCATION STRENGTHENS FAMILIES PCS	0	0	-
ELSIE WHITLOW STOKES COMMUNITY FREEDOM PCS	0	2	5
EXCEL ACADEMY PCS	0	11	16
FRIENDSHIP PCS	36	183	160
HOPE COMMUNITY ACADEMY PCS	3	11	6
HOSPITALITY PCS	1	4	3
HOWARD ROAD ACADEMY PCS	6	10	-
HOWARD UNIVERSITY MIDDLE SCHOOL OF MATH AND SCIENCE	0	1	2
HYDE LEADERSHIP/PERRY STREET PREP PCS	13	53	44
IDEA PCS	-	-	2
IDEAL ACADEMY PCS	6	4	4
IMAGINE SOUTHEAST PCS	1	29	21
INGENUITY PREP PCS	-	-	2
INSPIRED TEACHING DEMONSTRATION PCS	0	2	1
INTEGRATED DESIGN ELECTRONICS ACADEMY (IDEA)	0	5	-
KIPP ACADEMY PCS	45	125	134
LATIN AMERICA YOUTH BILINGUAL MONTESSORI	0	10	8
LATIN AMERICA YOUTH CENTER (LAYC) CAREER ACADEMY	-	0	0

MARY MCLEOD BETHUNE PCS	1	4	4
MAYA ANGELOU PCS	8	15	17
MERIDIAN PCS	1	22	15
MUNDO VERDE BILINGUAL PCS	0	0	1
NATIONAL COLLEGIATE PREP	2	20	14
OPTIONS PCS	11	35	32
PAUL JHS PCS	14	1	9
POTOMAC LIGHTHOUSE PCS	12	3	9
RICHARD WRIGHT PCS FOR JOURNALISM AND MEDIA ARTS P.	1	8	9
ROOTS PCS	0	0	0
SEED PCS	3	8	12
SEPTIMA CLARK PCS	3	19	-
SELA PCS	-	-	0
SHINING STARS MONTESSORI PCS	0	0	0
SOMERSET PCS	-	-	3
ST. COLETTA SPECIAL EDUCATION PCS	3	4	4
THE NEXT STEP PCS	0	10	4
THURGOOD MARSHALL ACADEMY PCS	1	12	8
TREE OF LIFE PCS	8	24	18
TWO RIVERS PCS	0	4	8
WASHINGTON LATIN PCS	2	0	0
WASHINGTON MATH SCIENCE & TECHNOLOGY (WMST) PCS	0	20	18
WASHINGTON YU YING PCS	1	0	0
WILLIAM E. DOAR JR PCS	2	10	14
YOUTH BUILD PCS (LAYC)	0	0	0
			*Using 2012-2013 as proxy

Education and Homelessness

- “One of the major consequences of this trend is that homeless children are particularly at risk for poor educational outcomes, which can have lifelong consequences for their future livelihood and economic independence.”
- “If school systems do not provide special educational interventions to address the particular educational barriers that these children face, then it is likely that these children will stay marginalized in the lowest economic rung of society.” (*EDUCATIONAL POLICY AND REFORM FOR HOMELESS STUDENTS*)

DC Government:

- *The District gets McKinney Vento funds for homeless children, but only allocates \$35. – Soumya Bhat Testimony (DCFPI) – 3/5/2015*
- *DHS does not provide transportation vouchers to parents to transport their kids to school – Memo to Councilman Grosso from Director of DHS 2/23/15*

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES

2015 FEB 24 PM 1:59



Office of the Director

February 23, 2015

The Honorable David Grosso
Councilmember At-Large
Council of the District of Columbia
1350 Pennsylvania Avenue, NW, Suite 402
Washington, DC 20004

RE: Fiscal Year 2015 (FY15) Homeless Services Funding

Dear Councilmember Grosso:

I am writing in response to both your restated request from December for a status update on the FY15 funding allocated to the Department of Human Services (DHS) for homeless services and your follow-up questions to the Joint Public Roundtable on "Homelessness in the District of Columbia" held on January 30, 2015. I want to thank you for your commitment to homeless residents and look forward to working collaboratively with you and the Committee around these issues.

Regarding the status request on FY15 funding for veterans and families experiencing homelessness, I share your sentiment that DHS should obligate appropriated funds as quickly as possible. As you may already know, in December 2014, each agency was required to suspend obligation of any new funds, until such time as the Mayor and Mayor-Elect Bowser determined what resources, if any, would be repealed in order to close the funding gap as a result of lower than anticipated revenue in FY14.

As of the date of this letter, the status of the funds is as follows:

1. \$4.68M - Permanent Supportive Housing (PSH) for Homeless Veterans
Status: The Office of the Chief Financial Officer submitted a reprogramming to provide DHS the spending authority it needs to obligate these funds. In order to serve as many veterans as possible prior to the funding becoming available, DHS continues to identify and leverage existing PSH vacancies from DHS and partner with other agencies' resources where we have customers in common.

2. \$2.3M - Permanent Supportive Housing for Homeless Families:
Status: These funds were restricted due to the gap-closing, but have since been released. We are working with the Office of Contracting and Procurement to expand current contracts. The amended contracts are expected to be in place by March 1, 2015.
3. \$250,000 - Coordinated Entry
Status: These funds were restricted due to the gap closing, but have been released. The Community Partnership has identified a staff resource to serve as coordinator and an RFP is being finalized to contract for community-based navigators to assist customers with their housing needs.
4. \$1.5M - Rapid Rehousing for Singles
Status: These funds are a part of a contract modification with Friendship Place; this modification has been executed.

Below are responses to questions you raised in your letter dated February 2, 2015, which I received on February 9, 2015, following the Joint Public Roundtable held by the Committee of the Whole and the Committee on Health and Human Services on “Homelessness in the District of Columbia.”

Education

1. How are [children receiving homeless services] getting to school daily and how are they transported back to the shelter?

Response: Students who are experiencing homelessness have access to transportation resources through their school Homeless Liaison, which is funded by the federal McKinney-Vento Homelessness Assistance Act. DHS and each of the shelter providers work very closely with the schools and Office of the State Superintendent for Education (OSSE) to ensure that children have access to their school’s Homeless Liaison and the transportation resources they need to get to school daily. DHS also ensures that each shelter provider has funding to support the transportation needs of children until their families are connected to their school’s Homeless Liaison.

2. Are there transportation vouchers available to parents so that they are able to transport their children to school?

Response: DHS does not provide transportation vouchers to parents to transport their children to school. DHS and each of the shelter providers work very closely with the schools and OSSE, to ensure that children have access to their school’s Homeless Liaison and the transportation resources they need to get to school daily. Additionally, School Homeless Liaisons will coordinate with OSSE’s Division of Transportation (OSSE-DOT)

if special transportation needs are required for homeless students. For more information, please contact OSSE.

3. If the children are required to wear uniforms, is assistance provided to parents for the purchasing of the uniform and laundry?

Response: Similarly, students experiencing homelessness have access to resources through their federally-funded school Homeless Liaison for assistance with meeting uniform requirements, and shelter providers have resources to fill in any gaps until the family is able to connect to and access the appropriate resources through their school's Homeless Liaison.

4. Are the children frequently assessed to determine what level of needs should be met (i.e., mental health, and other support mechanisms)?

Response: As part of the case management offered at DHS shelters, family needs are assessed, including the needs of children, and families are referred and connected to needed support services. Case managers also provide on-going coordination with other service providers, where appropriate, including the Department of Behavioral Health (DBH). In addition the Georgetown Hoya Clinic, which is located on site at DC General, provides child development and other screenings for children who are homeless.

5. What is the plan for addressing the need for additional case managers for homeless families which the Council included in the budget but remains frozen?

Response: In November 2004, to provide additional behavioral health support to families at the DC General Family Shelter, which was the purpose of the additional case management funds, DHS and The Community Partnership (TCP) partnered with the Department of Behavioral Health (DBH)'s core service agency, Contemporary Family Life Services, which arranged to have four behavioral health specialists on site. These staff specialists provide a full range of assessment, clinical and community support services to families.

6. Are there clear lines of communication between DHS and DCPS and charter schools to foster a holistic support system for homeless students and their families?

Response: Yes. DHS and its funded shelter providers work closely with DCPS and OSSE throughout the year. The Homeless Liaisons for the DCPS and Charter Schools are trained each year at DC General and DHS takes part in this training to educate all staff on the homeless system. OSSE has been a long-time partner with DHS and TCP, and has staff on site at the Virginia Williams Family Resource Center to assist families in addressing school-related needs.

Youth Homelessness

1. Included in the FY14 budget, \$500,000 was allocated to DHS to expand the availability of crisis beds for unaccompanied children under age 18 who do not have a safe place to stay. This funding provided an additional six beds. What is the level of demand for crisis beds during hypothermia season?
 - a. How many calls were made for assistance for a crisis bed?
 - b. How are you tracking the utilization of youth beds?
 - c. What is your plan for building a system of coordinated entry for homeless youth?

Response:

- a. Currently, the six crisis beds have been able to meet the demand for shelter for unaccompanied minors. To date, an average of 9 minors a month are served through these beds, with the average length of stay between four and six days.
- b. Previously, the provider, Sasha Bruce, reported the utilization of the crisis beds directly to TCP. Since January 2015, Sasha Bruce is now tracking utilization through the Homeless Management Information System (HMIS) similar to other homeless service providers.
- c. In the fall of 2014, DHS, in conjunction with the District's Interagency Council on Homelessness (ICH), began work to design and implement a system of coordinated entry for homeless youth by borrowing a strategy from the adult homeless services system and launching a 100 day "Rapid Results" initiative. The objective of the first 100 day initiative was to develop and implement a common assessment tool and referral protocol throughout the system to ensure that unaccompanied youth, i.e., persons 24 years of age and younger, experiencing homelessness were quickly matched with shelter resources in the community. Knowing that the need for assistance may be greater than available resources, the team also established a prioritization protocol that would allow the District to use beds to ensure that youth that had no safe place to stay were the highest priority for shelter resources.

The team focused on shelter placements as the first step, knowing that it is very difficult to engage youth and assist them with the range of services that may be needed if they not have a safe place to sleep. Because not all youth seek services proactively, the McKinney-Vento Homeless Liaisons in our high schools were trained on this assessment tool so they could help us identify vulnerable youth. Among several accomplishments during the first 100 days, service providers and District Agencies:

- Trained emergency shelters for youth on the coordinated entry computer system and began implementation of the system. The group has been meeting regularly to



**From the Streets to Stability:
A study of youth homelessness
in the District of Columbia**

**November 2011
Margaret Riden**

The Research on Transitional

For such weak results, transitional housing is costly: about \$40 to \$149 a night, depending on the city, which roughly translates to \$1,200 to \$4,470, a month (Spellman et al. 2010). Given the high rate of families who exit to other subsidized housing, transitional housing has become an inefficient and costly waiting room—holding families in temporary housing while they complete a series of service requirements that do not increase success rates.

USICH's plan to end family homelessness by 2020 moves away from systems that rely too heavily on shelter and "housing readiness" programs like transitional housing (figure 2), toward Housing First approaches, like rapid re-housing, that help families exit homelessness more rapidly.

According to national data collected through HMIS, the median length of stay in transitional housing is 157 nights, with 13 percent of people in families staying one month or less, 42 percent staying one to six months, and 45 percent staying more than six months during the 12 month reporting period (HUD 2013a).

Source: Rapid Re-housing -**What the Research Says**- Urban Institute – June 2015



RESEARCH REPORT

Rapid Re-housing

What the Research Says

Mary Cunningham
June 2015

Sarah Gillespie

Jacqueline Anderson

Previous Recommendations-ICH

- Identify affordable apts in a more timely manner
- Increase resources for staff to identify affordable housing
- Develop strategies to identify landlords
- Consider landlord incentives
- Expand capacity for inspection
- Cost of short term plan with rapid rehousing 1000 families: \$28.7M vs \$54.7M (DC General)

Source: Strategic Planning of ICH 2014

New facilities not mentioned in the short-term

Plan to Address the Family Shelter Crisis of 2014

A working group of the Strategic Planning Committee of the Interagency Council on Homelessness – including advocates, providers, and government representatives – met to develop a shared strategy and language to address the unprecedented number of families currently at DC General and motels. This document reflects the best thinking and consensus of the group. We hope it will be used as a reference document to continue a community conversation and build further consensus about the most effective way to help families exit homelessness. Note that cost estimates in this plan are based on estimates from advocates and providers. A gap analysis still needs to be done to identify the estimated cost minus the resources that are already in the budget.

Overview: Goal for the System

The community has been working towards a transformed system for families experiencing homelessness that:

- a. Prevents homelessness and increases housing stability for very low-income families through a TANF unified case plan and increased availability of housing assistance expertise and resources throughout the TANF delivery system.
- b. Prevents and diverts families at imminent risk of homelessness through mediation and emergency assistance through the Virginia Williams Family Resource Center, including targeting Emergency Rental Assistance Program (ERAP) resources to those who would otherwise become homeless using a predictive model.
- c. Uses a uniform assessment (F-SPDAT) across the family homeless services system to ensure families get the appropriate level of assistance to end their homeless episode and that the system is informed by consistent data.
- d. Assesses and identifies the appropriate housing plan and resources for families placed in emergency shelter within two weeks of placement, with the goal of exiting within 30 days of placement. Housing options may include returning to live with a family member or friend, one-time assistance, rapid re-housing (RRH), transitional housing, affordable housing, permanent supportive housing (PSH), and any other affordable housing resource available.
- e. Assures that the range of resources and options are available year-round to address homelessness when it happens and to prevent the need for more costly interventions and services for families who have protracted episodes of homelessness.
- f. Provides training and technical assistance for staff across the homeless family system in order to provide a high-quality unified framework to supporting families at risk of or experiencing homelessness and which is informed by data and provider and customer experience.

It was agreed that the plan to address the current crisis in family shelter should support the continued development of this new system.

Short-term Steps To Address Urgency of Situation

1. **Identify affordable apartments in a more timely manner for families experiencing homelessness.**
 - a. Increase resources for staff to identify more affordable housing options and lower-income market-rate housing (for both RRH and PSH).
 - b. Develop strategies to identify more landlords, including communicating with landlords currently working within the homelessness assistance system, and engaging new landlords to bring more units into the system.

Appendix 1 – Details for Cost Analysis

Shelter versus Housing Options

Note: This analysis does not take into account the funds already budgeted for in DHS or other budgets. With that information, it would be possible to determine the gap in funding. These numbers assume a 12 month period for 1,000 families, crossing District fiscal years.

Assumptions		
Number of families in motels and DC General by April 1	1,000	
% assessing for one time assistance	10%	100
% assessing for rapid rehousing	80%	800
% assessing for PSH	10%	100
BUDGET FOR SHORT-TERM PLAN		
<i>1. Find more affordable apartments.</i>		
Housing Specialists	\$ 165,000	Estimate for 3 FTEs.
Benefits	\$ 33,000	
Funds for inspections	\$ 125,000	\$125 per unit.
Subtotal	\$ 323,000	
<i>2. Housing subsidies and support services</i>		
ERAP for one-time assistance	\$ 500,000	Assumes \$5,000 for one time assistance.
Rapid Re-housing	\$ 24,000,000	Assumes \$2,500 per month for 12 months. New families added as families rotate off.
Permanent supportive housing	\$ 3,600,000	Assumes \$3,000 per month. Multi-year commitment.
Subtotal	\$ 28,100,000	
<i>3. Build staff Infrastructure</i>		
3 FTEs plus training	\$ 350,000	Estimate
Total	\$ 28,773,000	

VERSUS

Cost for Families to stay in Shelter	\$ 54,750,000	1000 families in shelter for 365 days per year at \$150/day
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Current Expenses

Key Points:

- “Overall, during FY 2014 DHS overpaid TCP a combined total of \$5,352,115 for the CoC management and sole source contracts.”
- ...raises concerns over the proportion of District funds spent for non-program costs. Program costs made up 70 percent (\$73,087,846) and non-program costs made up 30 percent (\$30,657,486) of the \$103,745,332 in local District funds.

Motel Charges

T&L Hospitality – Days Inn Gateway	\$3,871,197
Silver Hospitality Inc.	\$140,500
Comfort Inn & Suites	\$2,457,483
Sharcon Hospitality of DC 3	\$952,028
Motel 6	\$703,864
Motel room payments made by DHS	\$593,213
Silver Hospitality Inc.	\$140,500
Total	<u>\$8,718,285</u>

Source: DC Audit 2015

Use of resources is a challenge, not resources

Plants vs Pets vs People

Numerous properties are operated by DPR, WMATA, that would be suitable, with no lease cost:

- Shaw Dog Park – Ward 6 – District own entire block – dog park
- 1410-1412 Euclid – Ward 1 - both lots add up to 10000 SF- Ward 1- garden now. Well done development across the street; easy access to Giant, Target, Unity Health at Columbia Hts.
- 1100 Park Rd – Owned by WMATA- Ward 1 – dog park

No zoning issues; all meet size requirements

- What would \$750,000 per year buy(cost of ward 1 lease) – 10 new teachers, 6 psychologist, 8 new policeman



Zoning Report for Square: 2664 Lot: 0031

March 17, 2016



Zoning Data Summary*	
Square/Suffix/Lot	2664 / n/a / 0031
Premises Address	1410 EUCLID ST NW
Zoning District(s)	R-5-B
Overlay District(s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Brianne Nadeau
ANC	1B
ANC Chairperson	James A. Turner
SMD	1B06
Commissioner	Dyana NM Forester

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Layers

Zone Districts	Pending Overlays	Active PUDs	Latitude: NaN, Longitude: NaN
Pending Zones	Baist Index	Pending	Campus Plans
Overlays	Historic Districts	TDRs	CEA

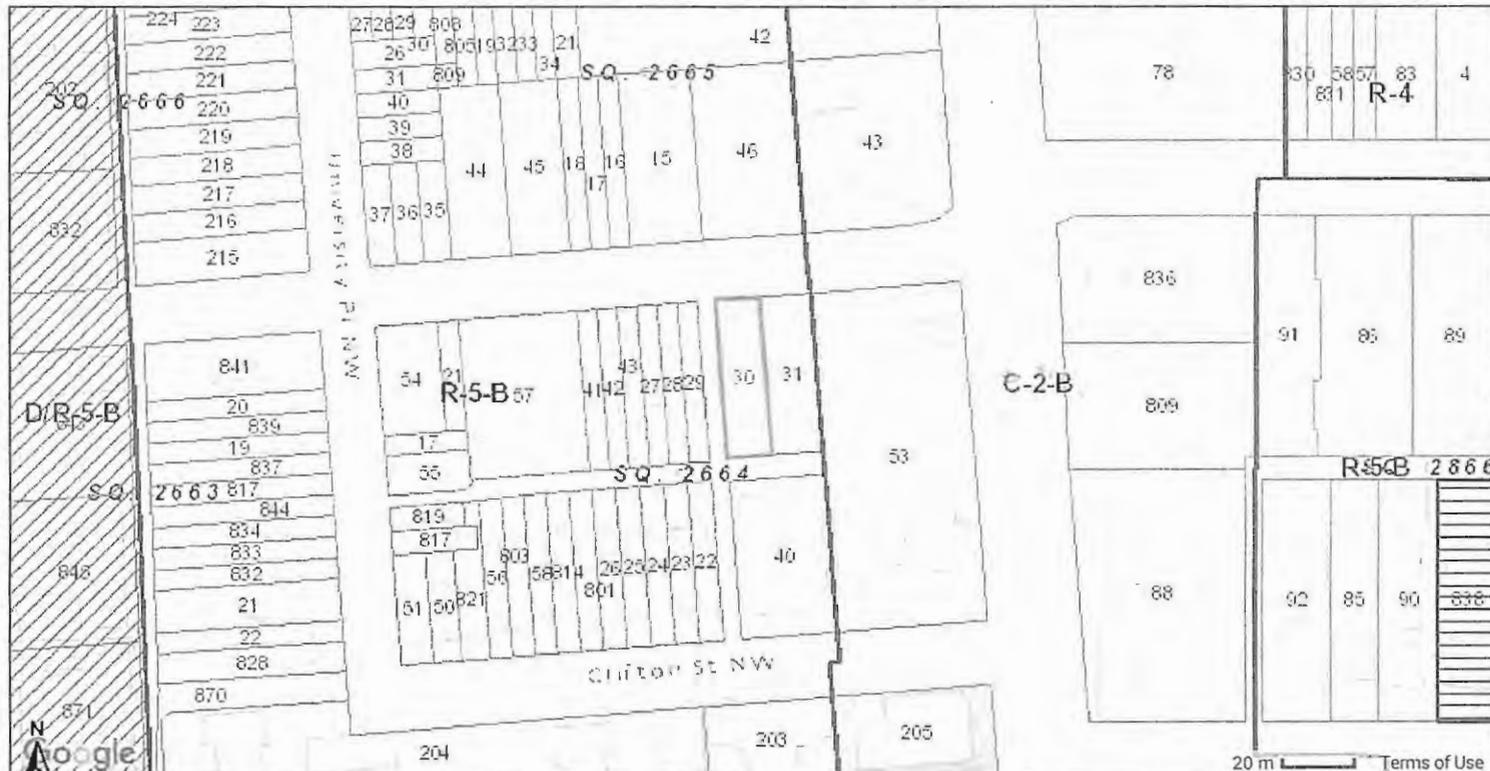
While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.



Zoning Report for Square: 2664 Lot: 0030

March 17, 2016

★ ★ ★



Zoning Data Summary*	
Square/Suffix/Lot	2664 / n/a / 0030
Premises Address	1412 EUCLID ST NW
Zoning District(s)	R-5-B
Overlay District(s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Brianne Nadeau
ANC	1B
ANC Chairperson	James A. Turner
SMD	1B06
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Zoning Layers

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	Pending Zones		Baist Index		Pending		Campus Plans
	Overlays		Historic Districts		TDRs		CEA

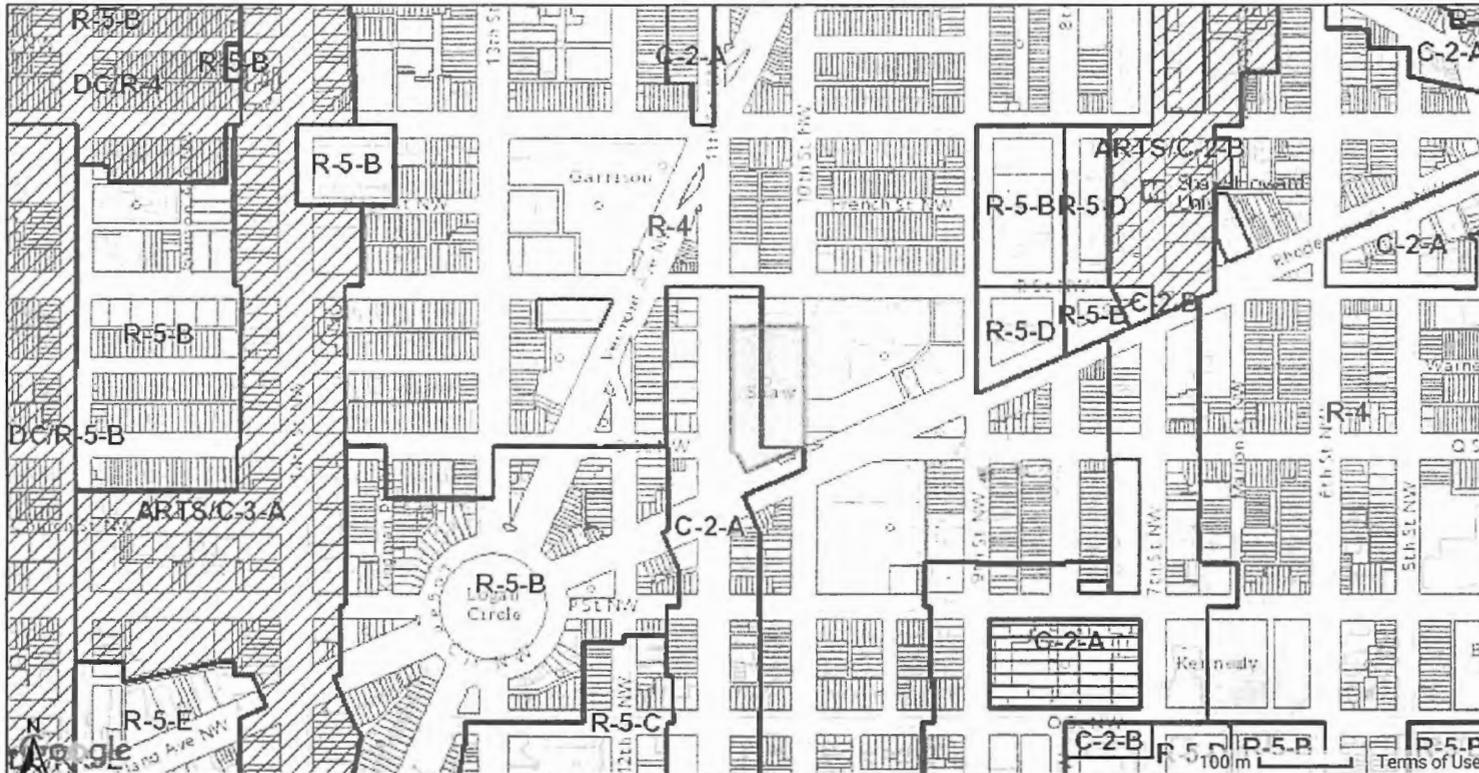
While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.



Zoning Report for Square: 0336 Lot: 0828

March 17, 2016

★ ★ ★



Zoning Data Summary*	
Square/Suffix/Lot	0336 / n/a / 0828
Premises Address	11TH ST NW
Zoning District(s)	C-2-A, R-4
Overlay District(s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	6
Council Member	Charles Allen
ANC	6E
ANC Chairperson	Marge Maceda
SMD	6E01
Commissioner	Alexander M. "Alex" Padro

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Layers

Zone Districts	Pending Overlays	Active PUDs	Latitude: NaN, Longitude: NaN
Pending Zones	Baist Index	Pending	Campus Plans
Overlays	Historic Districts	TDRs	CEA

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How much will it really cost ?

Capital Expenditure

What is the district history as a developer ?

Recent audit report indicated DGS was not able to verify approvals on 169 of 458 budget transfers totaling \$169 million.

Duke Ellington, Dunbar, Roosevelt are all over budget.

Operating Expenses:

Mayor Grays 2014 plan indicated that for:

- +Leased buildings: \$960,000 for 40 units; \$2.96M for Programming
Assumes \$2000 per unit fully loaded.

- +District Owned Buildings: One time cost: \$8.0M; \$80K Opex per bldg;
2.96M Program

This number has grown substantially to almost double to aprox \$4000 per unit



private sector are received, and the schedules that can be negotiated with those private respondents.

Cost Considerations for Leased Buildings

Leased buildings generally offer the District the greatest flexibility, as the renovations are funded through the agency’s operations budget and are amortized over a designated lease period. Furthermore, soliciting and negotiating turnkey leased sites from the private sector can happen relatively quickly. Property owners have an incentive to expedite design, approval and construction; because the District does not start paying rent until the facility is ready for occupancy.

Facility costs may include: the amortized rent, renovation costs, security systems, utilities, and maintenance. Program costs include: administrative staff, program and case management staff, food, security, and other incidental costs. The below chart outlines the per-building costs, which are subject to variations based on SFO responses and subsequent negotiations.

DC General Replacement Budget- Leased Sites (40-50 units)				
Type of Annual Cost (Per Building)	Description	One-Time Costs	Annual Operating Costs (per 40 unit building)	Annual Operating Costs (per 50 unit building)
Facility Costs (40 -50 units)	Total per unit cost is \$2,000/month, which includes: Rent, Renovation, Furniture, Security System, Utilities, Cable/Phone Installation, Maintenance	N/A	\$ 960,000	\$ 1,200,000
Program and Operations	Administrative and program staff, food, security	N/A	2,966,000	2,966,000
Total Cost Per Building		N/A	\$ 3,926,000	\$ 4,166,000
Total Cost for 6 Buildings		N/A	\$23,556,000	\$24,006,000



Cost Considerations for New Construction of District-Owned Sites

To build or renovate a District-owned site, the District would provide funding through the Capital Budget. Typically, capital projects require a longer timeline due to permitting and approval processes. In addition, there are currently few District-owned sites of sufficient size to accommodate the program needs.

In addition to the one-time renovation or construction costs, there would be annual facility costs such as property management fees, utility costs, and maintenance. Program costs would be the same as for a leased building, and would include administrative staff, program and case management staff, food, security, and other incidental costs. The below chart outlines the per-building costs, which are subject to variations based on actual site development considerations.

DC General Replacement Budget- District-Owned Sites (40-50 units)			
Type of Annual Cost (Per Building)	Description	One-Time Costs (Per Building)	Annual Operating Costs (Per 40-50 unit Building)
Facility Costs (40 -50 units)	Property Management, Utilities and Maintenance	N/A	\$ 80,000
Program and Operations	Administrative and program staff, food, security	N/A	\$ 2,966,000
Construction	Construction, including demolition and build out	\$ 8,000,000	N/A
Total One-Time Costs Per Building		\$ 8,000,000	—
Total Annual Operating Costs Per Building		—	\$3,046,000
Total One-Time Costs For 6 Buildings		\$ 48,000,000	—
Total Annual Operating Costs For 6 Buildings		—	\$18,276,000

Takeaways

1. *700 days is too long – review/implement rapid rehousing and recommendations for ICH 2014 strategy*
2. *Determine if transitional housing is the best and most efficient option*
3. *Look at public land again in all 8 wards to reduce capex for other resources like school renovations etc*
4. *Review procurement*
5. *Review innovative ideas- can there be a DC gov intern program for homeless residents where they prep for govt jobs- fireman, police via DOES*
6. *Develop and integrative plan that addresses all – single man and women, LGBT teens, disabled*
7. *Seek public private partnerships*
8. *Reach out to donor community*
9. *Read Frugal Innovation – Navi Radjou*
10. *It's the same pot of money – overspend here less for kids , schools, roads*

B21-0620 the “Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016”

Testimony in Support of the Bill

Edwin C. Chapman, MD, DABIM, FABAM

Private Practice

Chair, Leadership Council for Healthy Communities (LCHC), Multidisciplinary Committee
Vice Chair, Washington Health Justice and Economic Empowerment Committee (WHJEEC and
local affiliate of NAADCP)

Member, Medico Chirurgical Society of DC (local affiliate of the National Medical Association)

Member, DC Health Care Finance HIE Advisory Board

Adjunct Assistant Professor Department of Behavioral Health & Psychiatry, Howard University

March 17, 2016

On January 12, 2016 Dr. Leana Wen, Commissioner of Health in Baltimore, said “only 10% of what determines how long you live happens in the hospital...90% is determined by the neighborhood where you are born and where you happen to be living.” As humans, we live in an ecosystem that requires that every individual must have certain civil and essential services in order to survive with basic access to those goods and services which include: **(1) education and access to information, (2) health care and life saving treatments, (3) food/water/clothing/housing, (4) and access to employment or an income source sufficient to pay for all of the above.** The one thing that keeps this system in balance is **(5) a vigilant government that advocates, oversees, and guarantees equal access to all of the above resulting in the ability to navigate life in a safe and non-toxic environment.** If any one of these basic needs is denied an individual or family... overt or covert violence is sure to follow. Studies have shown that violence of any kind, whether by individual, corporation or government, upsets the balance of this human ecosystem by producing unhealthy mental and physical “toxic stress.” Environmental violence includes: (1) illicit drugs, (2) high unemployment, (3) mass incarceration, (4) absent parents, (5) murder/suicide, (6) poor food sources, (7) unsafe water supply, (8) limited exercise and recreational resources, (9) vermin, (10) domestic violence, and (11) **homelessness.** That violence is expressed in many forms including that that we see visually on the daily news.... as well as that we do not see which quietly manifests itself through life-long health disparities or unexplained poor school performance.... all due to early life post traumatic stress disorder (PTSD).

The accompanying “ecosystem” slides are a visual depiction of the intricate, intertwining relationship that connects us to ourselves, our families, and to the rest of the community. You have heard or will hear from many of my colleagues today including **Dr. Melissa E. Clarke** (population health expert), **Dr. Lorelle Bradley** (pediatrician and adolescent health expert), **Ms. Lafonda Willis** (education and mentoring expert), **Mr. Jay Feldman** (expert in diagnostic psychology), **Judge Arthur Burnett, Sr.** (national executive director, National African American Drug Policy Coalition, Inc.), **Ms. Sullivan Robinson** (executive director, LCHC and a coalition of 70 regional faith institutions), **Mr. Larry Gourdine** (patient advocate), and last but

not least **Dr. Bernadine Lacey, RN**, founder of the 1st nurse managed clinic at the 2nd and D St. Shelter in the early 1990's. I would like to highlight Dr Lacey's work, who while on the faculty of **Howard University**, showed us years ago what we are missing in human potential when we do not fully invest in all of our citizens. Not only did she establish a state-of-the-art, onsite facility at the shelter... she connected with the residents as people... guiding 2 into nursing school who eventually became RNs.

My colleague, Dr Clarke, has or will give complementary testimony fully describing the on-site medical services we envision at these 7 facilities which could easily be augmented and connected to remote specialty care via tele video technology. Therefore, using simple applications of today's technology one could potentially avert a single mother's midnight trek (with several children in tow) to the local emergency department, reduce that family's stress while simultaneously saving money (thru reduced ED and hospitalization costs).

Finally, I turn your attention to the slide titled "Accountable Health Community" or (AHC) which provides a specific role for each person named in my statement above as well as a plug-and-play role for each and every person standing or sitting in this room. Government cannot and should not be expected to do this alone! My colleagues and I treat people medically but also as neighbors we can supply other comforts to those in need including: (1) faith community support through food, clothing, and transportation banks, (2) business community support with free individual family unit internet access and in house computer laboratory for uninterrupted student engagement or job seeking activities, (3) educational support thru on-site mentoring and tele-video remote learning centers, and (4) income maintenance and employment support by the appropriate agencies of the government but also as the responsibility of the **Federal City Council and Chamber of Commerce**. (5) All of us should be advocates for our neighbors fore "but for the Grace of God go I...."

Therefore, I leave you with the wisdom of Matthew 25: 44-45 --

"When, Lord did we ever see you hungry or thirsty or a stranger or naked or sick or in prison, and we would not help you?"

The King will reply 'I tell you, whenever you refuse to help one of these least important ones, you refuse to help me'"

> From: Dr. H. L. Aubrey <drhla1@earthlink.net>

> Subject: Re:

> To: "Satin Doll" <sat1ndoll@yahoo.com>

> Date: Wednesday, March 16, 2016, 12:00 AM

>

>

> A Retrospective Review of the Nurse-Managed Health Clinic at
> a Homeless Shelter in the Nation's Capital.

> Bernadine M. Lacey RN - FAAN, Tina L. Jordan, Anthony T.

> Estreet, Harold L. Aubrey, Andre Stevenson

>

>

> Abstract

>

>

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> clinic. Healthcare access was provided for critically

> disenfranchised individuals. Nursing services included

> physical/mental status assessment; treatment, patient

> education, and drug/alcohol counseling were available

> 24/7. Two years after opening (1988), there were 284

> admissions. Off the street clients walked in. By

> 1992, there were 449 annual admissions. Public and VA

> hospitals (41%), other shelters (24%), another homeless

> healthcare clinic (15%), and community health centers

> referred more. Sustained success of this

> nurse-managed clinic secured a generous three-year W. K.

> Kellogg Foundation grant (1990 – 1993). Three important

> homeless community goals were achieved. They

> were: health maintenance/health promotion service



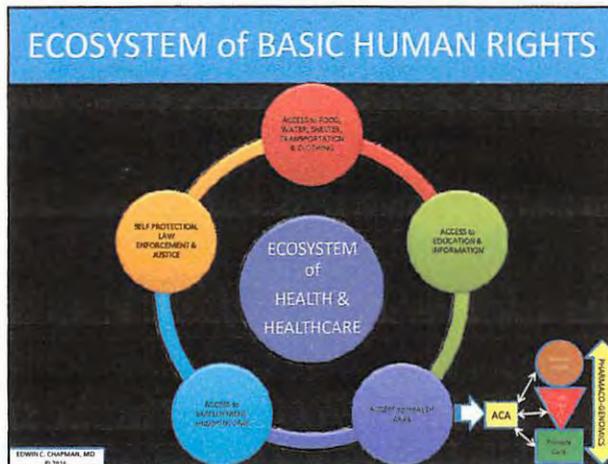
Newsmaker Breakfast with Baltimore Health Commissioner Dr. Leana Wen
 Tuesday, January 12, 2016

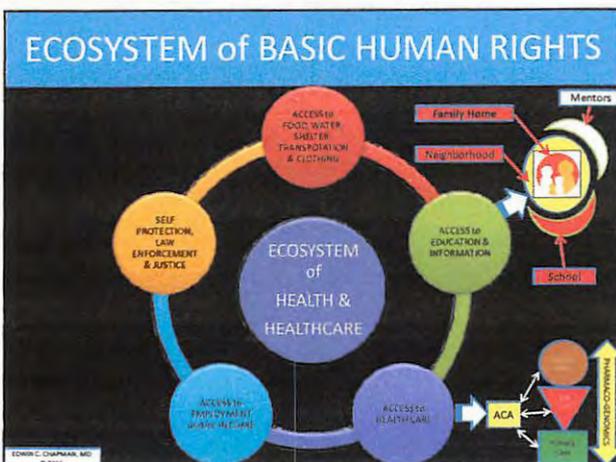
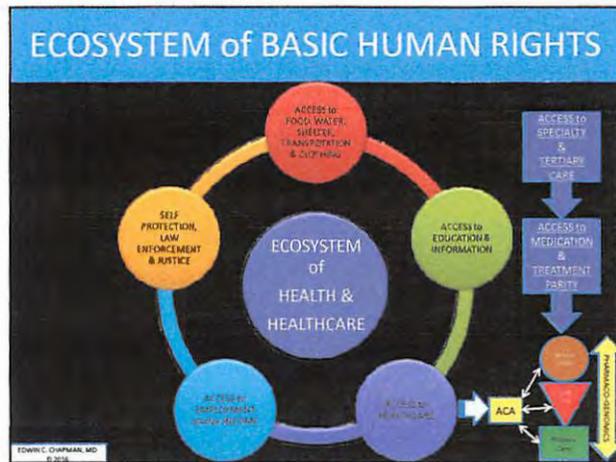
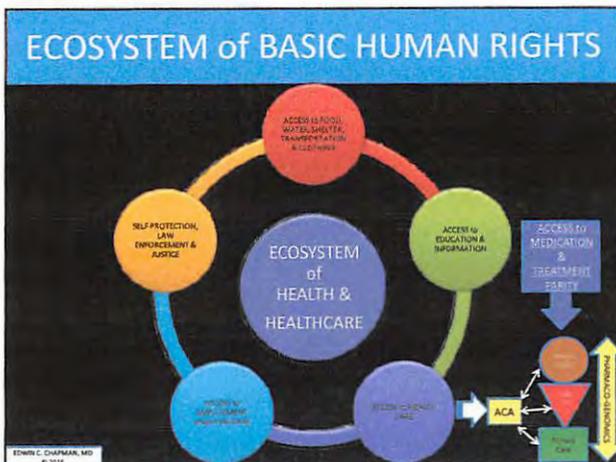
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“Only 10% of what determines how long you live happens in the hospital...90% is determined by the neighborhood where you are born and where you happen to be living.”

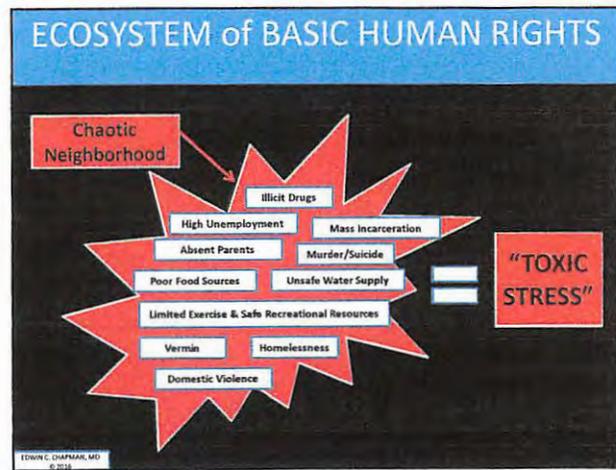
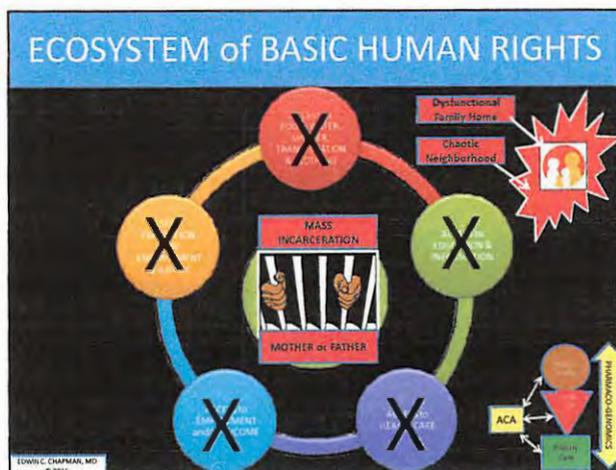
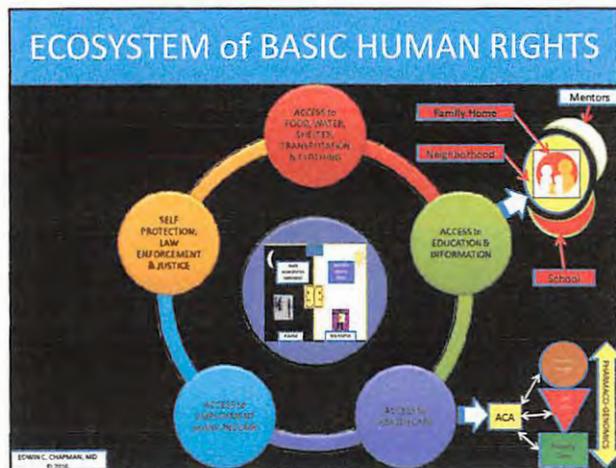
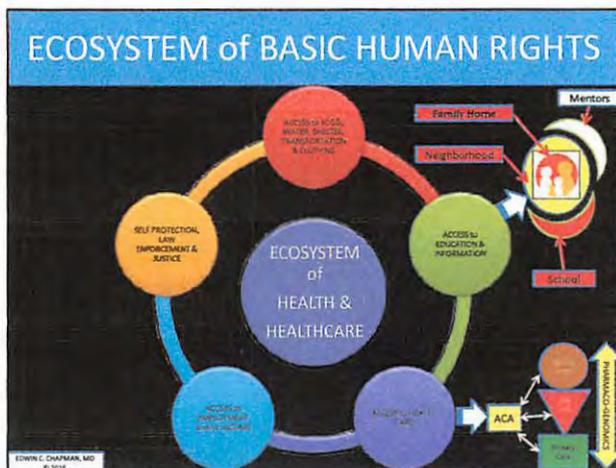
Dr. Leana Wen, Baltimore Commissioner of Health
 January 12, 2016

THE HUMAN ECOSYSTEM:
 ALL LIVING THINGS HAVE BASIC NEEDS REQUIRED for SURVIVAL





FAILURE to ADEQUATELY TREAT DESTROYS the HEALTH ECOSYSTEM



VIEWPOINT Improving Lifetime Health by Promoting Behavioral Health in Children JAMA 04/21/2015

Behavioral disorders of childhood are increasingly recognized as making a substantial contribution to poor physical and behavioral health, not only of children but across the lifespan. Advances in prevention and implementation science offer opportunities to avoid costly and devastating outcomes. Behavioral health for young children represents an opportunity for real advances in population health and health care cost containment.

VIEWPOINT Improving Lifetime Health by Promoting Behavioral Health in Children JAMA 04/21/2015

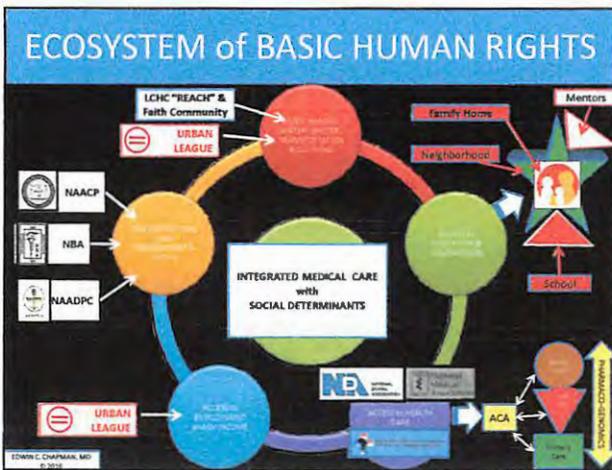
Unrelenting, early life stress as the result of adverse childhood experiences is a major contributor to behavioral disorders of children⁴ and has been linked to poor health outcomes across a broad spectrum of disorders, as well as premature mortality, in adults.⁵ Sources of early life stress that too frequently overwhelm the coping capacity of children, referred to as "toxic stress," include exposure to violence, physical and sexual abuse, neglect, and substance abuse, behavioral disorders, or other factors that substantially interfere with parenting. The knowledge required to interrupt this devastat-



ECOSYSTEM of BASIC HUMAN RIGHTS

The slide displays the same circular diagram as the previous slide, but with a white text box overlaid on the left side. The text in the box reads: 'Health Affairs', 'http://dx.doi.org/10.1377/hlthaff.2015.0393', 'Health Aff January 2016 vol 35 no 1 20-27', 'Formerly Homeless People Had Lower Overall Health Care Expenditures After Moving Into Supportive Housing', and 'Bill J. Wright^{1,2}, Kerri B. Vartzman², Hsin-Fang Li¹, Natalie Kopp³ and Jennifer K. Mazza⁵'. On the right side, there is an 'Abstract' section with a small amount of text. The diagram and header are identical to the previous slide.

EDWIN C. CHAPMAN, MD © 2016



ECOSYSTEM of BASIC HUMAN RIGHTS

ACCESS
to
SHELTER

Health Affairs

content.healthaffairs.org

doi: 10.1377/hlthaff.2015.0393

Health Aff January 2016 vol. 35 no. 1 20-27

Formerly Homeless People Had Lower Overall Health Care Expenditures After Moving Into Supportive Housing

Bill J. Wright^{1,*}, Keri B. Vartanian², Hsin-Fang Li³, Natalie Royal⁴ and Jennifer K. Matson⁵

SAFE HOUSING
LOWERS
HEALTH CARE
EXPENDITURES!!

Abstract

The provision of supportive housing is often recognized as important public policy, but it also plays a role in health care reform. Health care costs for the homeless reflect both their medical complexity and psychosocial risk factors. Supportive housing attempts to moderate both by providing stable places to live along with on-site integrated health services. In this pilot study we used a mixture of survey and administrative claims data to evaluate outcomes for formerly homeless people who were living in a supportive housing facility in Oregon between 2010 and 2014. Results from the claims analysis showed significantly lower overall health care expenditures for the people after they moved into supportive housing. Expenditure changes were driven primarily by reductions in emergency and inpatient care. Survey data suggest that the savings were not at the expense of quality: Respondents reported improved access to care, stronger primary care connections, and better subjective health outcomes. Together, these results indicate a potential association between supportive housing and reduced health care costs that warrants deeper consideration as part of ongoing health care reforms.

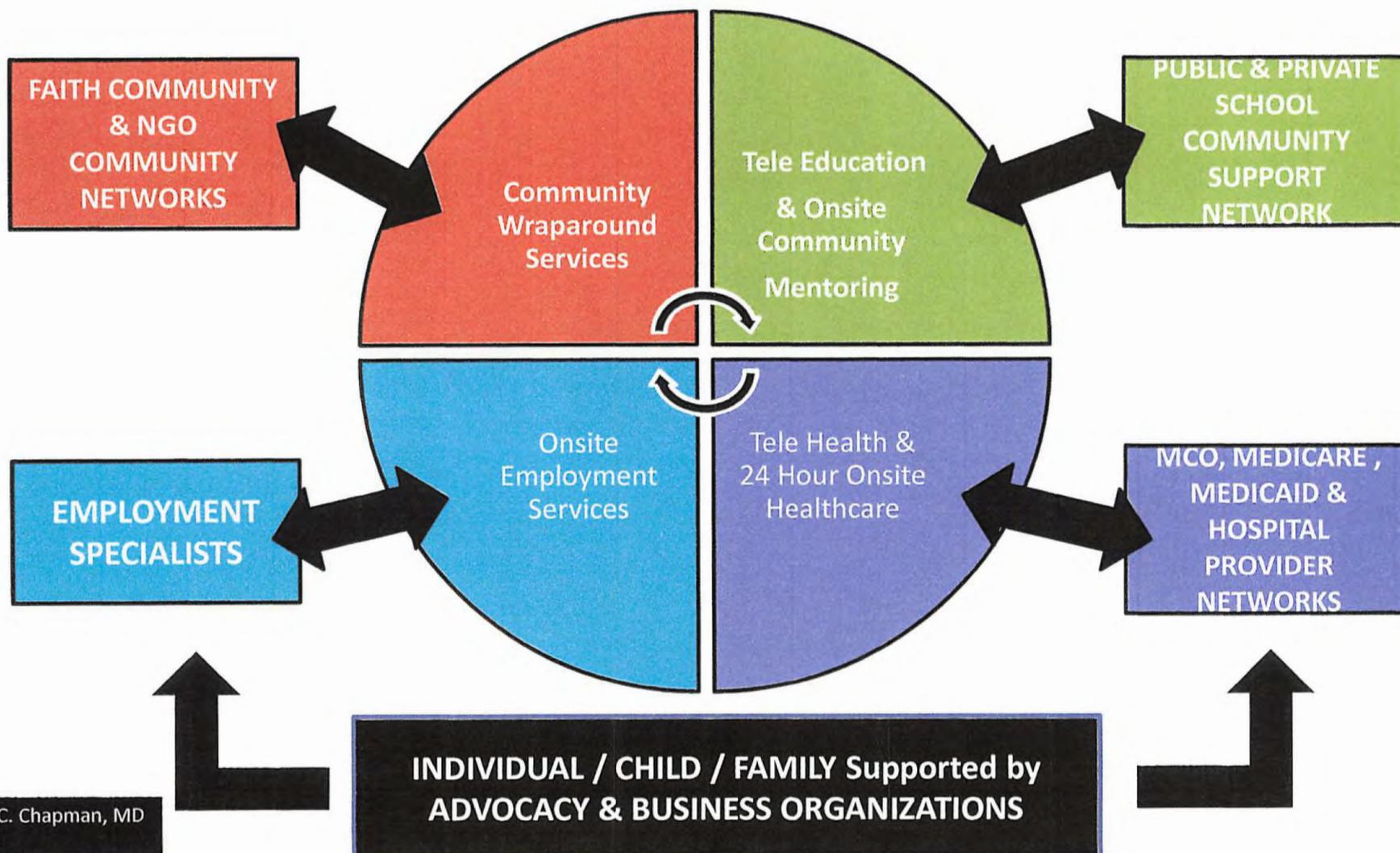
Determinants Of Health Health Reform Health Spending Disparities

ACCESS to
EMPLOYMENT
and/or
INCOME

ACCESS to
HEALTH CARE

ACCOUNTABLE HEALTH COMMUNITY (AHC)*: Washington, DC Pilot Demonstration

* The AHC Model is authorized under Section 1115A of the Social Security Act (added by Section 3021 of the Affordable Care Act)



B21-0620 the “Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016”

Resolution recognizing the District of Columbia as the **Accountable Health Community and Cultural Of Health Model** for the country.

Whereas: In the United States, more than 95% of health care spending is dedicated to the provision of direct medical services. A far greater share of health outcomes, as much as 70%, can be attributed to the interplay and influence of social, physical, and economic environments on health behaviors. These “social determinants of health” include influences as diverse as early childhood development, employment opportunities, nutrition, air and water quality, transportation, educational attainment, public safety, and housing.

Whereas: The Center for Medicaid and Medicare Services (CMS) has established Accountable Health Communities (AHC) model under Section 1115A to address the critical gap between clinical care and community services to determine whether systematically identifying beneficiary health-related social needs reduces total health care costs, while improving total health, and quality of care.

Whereas: The District of Columbia has embraced this initiative by creating *The District of Columbia Healthy Communities Housing Collaborative* to spearhead this effort by bringing stakeholders together to design and implement a blueprint towards making the District of Columbia the national leader in creating an Accountable Health Community and Cultural Of Health Model.

Whereas: This model, the most comprehensive in the nation, focuses its efforts on high cost and high frequency health conditions including, mental health and substance abuse, sexual health and obesity.

Whereas: The District of Columbia is currently implementing its program to increase beneficiary awareness of available community services through information dissemination and innovative linkages to community services for high-risk beneficiaries.

Whereas: The District of Columbia will closely monitor and track the outcomes of recipients that utilize these services to determine the overall impact on the health status and the costs to the health care system and will report that data to the Council.

IT IS HEREBY RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that that the District of Columbia be recognized as the Accountable Health Community and Cultural Health model for the country and that its citizens will greatly benefit from this initiative towards the improvement of the overall health of our community

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> were: health maintenance/health promotion service
> initiation, educational curriculum integration for students,
> and creation of a community-based safe haven providing
> service for homeless medically ill.



Courier

Official Publication of the Nursing Education Alumni Association

Spotlight on Bernardine M. Lacey by Diane J. Mancino

Bernardine M. Lacey (EdD '91) is currently assistant to the dean at the Helene Fuld School of Nursing Coppin State University, Baltimore, MD. Her nursing education began at a segregated Mississippi diploma school of nursing and culminated with a doctorate in nursing education from TC. Her accomplishments are stellar examples of what can happen when mentorship and courage blend to create opportunities. Dr. Lacey's vision for nursing created many great accomplishments which she shares with readers in this interview.

Editor: How did you develop an interest in nursing and what were your early nursing education and career like?

BML: I developed an interest in nursing at an early age after a hospital experience where I was cared for by a Negro nurse. This nurse wore a white starched uniform and a white starched cap and I thought this was the most beautiful dress and hat that I had ever seen. She was also so gentle as she bathed me and spoke so softly. Right then, I decided that I wanted to be like this nurse. Of course, the hospital was segregated and there were only Negro patients on the unit.

Growing up I did not know the different educational levels in nursing. In my home state of Mississippi there was only one nursing program that admitted Negroes. The hospital-based program was forty miles from my home and only a limited number of Negro women were admitted each year. The year that I was admitted, eight Negroes were accepted. The classrooms were segregated: the Negro students had to sit in the back row and the chairs were placed so that there was a distance between the last row of white students and the seats occupied by the Negro students. The Negro students were addressed as "nurse" and called by their last name, and the white students were addressed as "Miss." My classmates and I were not allowed to eat in the hospital cafeteria. We ate in the hospital kitchen with the kitchen and housekeeping staff (all Black at that time). There were bathrooms designated for "Colored" and my classmates and I could not enter the hospital through the front doors; neither could we use the elevators with "Whites." The hospital, of course, was segregated with one small annex building designated for "Colored patients."

During my student days Negro students were never assigned to work on the "Colored" unit which, by the way, was staffed with "Colored nurses" who were

graduates of the hospital's nursing program. The Negro students were only assigned to the unit that served white patients; the only opportunity I could work on the Negro unit was during my junior and senior year. The days that I was off, I could elect one day to work for pay and I would always elect the one day to work on the Negro unit. As a student I experienced being called "n—" by white patients who refused to be cared for by me. I often found myself going to the linen closet to cry and to compose myself before going back to the unit. As I reflect on those times I know that it was the psychological support of my mother that helped me through those difficulties. Discrimination and humiliation were part of daily living in the south. My mother impressed upon me the value of an education. She often spoke to me about leaving the south to seek employment elsewhere.

After graduation my first nursing position was at John A. Andrews Hospital (an all Black hospital) at Tuskegee Institute (now Tuskegee University) in Tuskegee, Alabama. During those years Black nurses were not hired at white hospitals in the south. I soon learned of nursing opportunities in Washington, DC and I applied to, and was hired at St. Elizabeth's Hospital (a federal government mental hospital). Working at St. Elizabeth's was my first experience at working in an integrated facility. It was not long after being at St. Elizabeth's that my supervisor indicated that she recognized my leadership qualities and recommended to the administration that I be afforded financial support to enroll in a local university to obtain my BS degree. I was admitted to Georgetown University and graduated with a bachelor of science in nursing degree. In later years, I was awarded the Georgetown Distinguished Alumni Award.

When I completed my degree at Georgetown I went to work at Howard University Freedman's Hospital. Freedman's had been created to serve "Freed Slaves" and later became a training hospital for Black physicians and nurses. Freedman's Hospital is now Howard University Hospital after being turned over by the government to the university. While at Freedman's Hospital, the Director of Nursing, who was also the director of the diploma nursing program, transferred me to the position of instructor in the nursing program.

Editor: What was involved in the establishment of the first nurse-managed clinic for the homeless at Federal City Shelter in Washington, DC?



BML: Eventually the diploma program was discontinued and Howard University established a baccalaureate nursing program. I was appointed one of the first faculty for this new program. It was during these years that I became connected to a large homeless shelter in Washington, D.C. where I initially served as a volunteer. It wasn't long before I approached the dean of the nursing program to discuss the learning opportunities for students and the prospect of community service. What tremendous opposition I faced from faculty, colleagues and even from my friends. In 1992, I received a note from a colleague who wrote: "Dear Bernardine . . . we all grumbled, it can't be done. We have no business there. You certainly proved us all wrong. Faith plus work lead to success. I'm very proud of you for your commitment and belief in your vision." The W. K. Kellogg Foundation also believed in my vision. I received a \$1.4 million grant from the Foundation to establish the first nurse-managed clinic for the homeless at a federal city shelter in Washington, DC.

The DC City Council awarded the clinic funding after we documented savings to the city by reducing the emergency ambulance runs from the shelter to the hospital.

(Continued on page 2 ➡)



Spotlight on Bernardine M. Lacey

(Continued from front cover)

Courier

A Publication of the
Nursing Education Alumni Association
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Columbia University
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and address changes to:

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Nurse practitioners at the clinic evaluated and often provided the needed services to shelter residents thus decreasing the need to send clients to the hospital. This shelter continues to provide a clinical practice site for nursing students. The Howard University Legacy of Leadership Award was presented to me in recognition of this program.

It was during this time that I was also enrolled at TC. Dr. Patricia Moccia was my advisor and other TC faculty included Shirley Fondiller, Elaine La Monica Ragolosi, Leah Curtin, Elizabeth Maloney, and later Nancy Noel who became my dissertation advisor.

Editor: What attracted you to TC?

BML: I learned about TC's reputation as a leader for nursing education from the dean at Howard University, Dr. Anna B. Coles. I must confess, I never expected that I could or would be accepted to such a prestigious institution. Dr. Coles, who was my mentor and my dean, wrote a letter of recommendation and encouraged me to advance my education. Dr. Coles told me, "One day you will be a dean . . . maybe not here at Howard, but you will be a dean." What a prophecy!

I was in awe of TC. The pictures of Isabel Stewart and other nurse architects and innovators were so intimidating as well as inspiring. I often asked myself, "What am I doing here?" TC it was a busy, bustling, energetic institution when I was a student. Barbara Stevens Barnum occupied the Isabel Maitland Stewart Chair, and it was an honor to be in the same building with her. I learned that TC had a long history of accepting and nurturing Black nurses and that many institutions, especially historically Black colleges, encouraged nursing faculty to seek their education at TC.

I found the faculty at TC to be open and receptive to new ideas. When I discussed my nurse-managed clinic with Dr. Moccia, she was supportive and encouraging. She later told me that she had no idea that I was speaking of a shelter that housed 1,500 homeless residents. At TC, I was encouraged to express my ideas and assisted to shape those ideas into reality. TC provided me with tools in organization, management, adult education and development that I needed as I moved from nursing education to higher education administration. TC afforded me opportunities to meet nursing leaders from whom I could learn and grow. It was during my years at TC that I was inducted into the American Academy of Nursing. What an honor and a privilege—and also a great responsibility!

Editor: How did your career path lead you to higher education administration?

BML: As my career advanced, I was invited to consider the position of Founding Dean of a proposed school of nursing at Western Michigan University (WMU), Kalamazoo, MI. The W. K. Kellogg foundation awarded funding for a model of community-based nursing education. WMU selected me as the first dean for the new school of nursing. One of my greatest career challenges lay ahead as my responsibilities included overseeing curriculum development; hiring faculty and staff; applying for State Board approval; and ultimately seeking national accreditation for the program.

With unwavering support from the faculty and the community (including the two local hospitals, the school system, the faith community, and a local foundation), the W. K. Kellogg Foundation, and the University administration, State Board approval was obtained. In addition, national accreditation was awarded in less than four years. I graduated my first class and made the decision to return home to the DC area. With the school's funding secure and the program nationally accredited, it was now time for someone else to advance the program to the next level. It was time for me to move on.

Toward the end of my tenure at WMU, I was fortunate to meet a lovely couple who were also very wealthy. They were interested in my nursing career and my vision for nursing. Several weeks after my conversation with them I received a copy of a letter to the WMU president that announced that Mr. and Mrs. Edwin Meader awarded WMU 1.5 million dollars to establish the Bernardine M. Lacey Endowed Chair in Community Health Nursing. What a tribute to nursing! Some may say it was a tribute to my leadership and I accept that, however, it was truly a tribute to what nursing education did for me and what the door of opportunity allowed me to do. I am privileged to be a servant leader.

Editor: What guidance do you have for nurses who aspire to higher education?

BML: I advise them to follow their passion; select a program that will allow them to "soar"; seek a mentor early in their career, even as a student; seek academic preparation; and when the door of opportunity opens they need the courage to walk through. Those of us in higher education must be models for future nurse educators. We must present the excitement, the challenges and rewards of a career in higher education. We must put "caring" in nursing education and administration. This concept fits as well with nursing education and administration as it does with clinical practice. (Continued on page 11 =>)



Nursing Education Alumni Association Teachers College Columbia University

**46th Annual
Isabel Maitland Stewart Conference on
Research in Nursing and
Annual Awards Ceremony**

Teachers College Columbia University
New York, NY
Friday, April 24, 2009
8:30 am – 4:30 pm

**Innovations in Nursing Education
and Administration
Call for Best Practices Posters**



The planning committee, co-chaired by Frank Shaffer, EdD, RN, FAAN, and Lucille Joel, EdD, RN, FAAN, invites all nurses to attend this celebratory conference and for nurse researchers to submit an abstract of their best practices for poster presentations.

Guidelines for abstracts:

1. Double Spaced; 250 words; minimum 12 font type.
2. Submit Word attachment via e-mail to Frank Shaffer: fshaffer@crosscountry.com.
3. Include title; author's name(s); credentials; street address and e-mail; telephone and fax number.
4. **Abstracts must be received by January 20, 2009.**
5. All abstracts received by e-mail will be acknowledged upon receipt.
6. Notices of selected abstracts will be notified by e-mail in late February.



(Continued from page 2)

Where do I see nursing education going over the next 10-20 years?

Let me take you on a journey with me as I share the thoughts of one of my mentors. In 2005, the *Journal of Nursing Education Perspectives* reprinted an article by Dr. Gloria Smith entitled, "Looking Forward/Looking Back." The article was first published in 1995 and at that time, Dr. Smith wrote: "Comprehensive community based care and primary care should be the basis of preparation for nursing. The trend and indeed the need to deliver care outside the hospital is a force for nursing's return to the neighborhoods." It was suggested that instead of the traditional method of mapping community needs, problems and deficits, we map in a new way as suggested by Director John McKnight of the Center for Urban Affairs and Policy Research at Northwestern University. Using this new method, we assess and map a community's strengths, resources, assets, and capacities. Dr. Smith goes on to suggest that "the shining gift of nursing is to be able to see the positives, not just the problems in communities. We will enhance this gift should we succeed in diversifying the composition of nursing students." The Kellogg Foundation, according to Dr. Smith, believes that "partnerships between the communities from which a student comes and training institutions will help achieve such diversification by supporting the student(s) academic success."



I believe this is nursing's future and I would like to end with an example to demonstrate this belief through the creation of partnerships as expressed by Dr. Smith. During my tenure with the nurse-managed clinic for the homeless, I identified two homeless women who were bright, energetic, and highly motivated. I worked to form a partnership with Howard University, social services, and a local hospital. With a grant from the Human Resources and Services Administration, these two women were encouraged and assisted to gain admission to Howard University as students in the nursing program. Both students maintained a better than 3.0 GPA during their college years. Both are now registered nurses with BS degrees and gainfully employed by two DC metropolitan-area hospitals. This effort continues and has been successful in graduating other diverse students for practice in our much diversified communities.

I believe that the direction for nursing education must be the education and development of nurses from diverse backgrounds to serve their communities as community health advocates. Nurses and nursing can define this role based on the needs of the community. When I was struggling to move the nurse managed clinic forward, a wise old man said to me: "Bernardine, people want to do the right thing; you just have to show them the way."

If we want to know our future, we must create it.

WRITTEN TESTIMONY STATEMENT

ON

B21-0620

**The "Homeward DC Omnibus Approval of Facilities Plan for Short-term
Housing for Persons Experiencing Homelessness Act of 2016"**

TESTIMONY IN SUPPORT OF THE ACT

BY

Honorable Arthur L. Burnett, Sr. Retired Judge

**Vice President of Administration and National Executive Director
of the National African American Drug Policy Coalition, Inc.**

Chairman of the Board of Directors, The 100 Fathers Inc.

President and Chairman of the Board of Youth Court of the District of Columbia, Inc.

March 17, 2016

BEFORE

COMMITTEE ON THE WHOLE

CITY COUNCIL OF THE DISTRICT OF COLUMBIA

I appear here today in multi-capacities having served as a Superior Court Judge hearing cases of individuals from November 1987 to August 1, 2004 and before then serving as a United States Magistrate Judge in the United States District Court for the District of Columbia for more than 15 years, and since August 1, 2004 having served as the Chief Operating Officer of the National African American Drug Policy Coalition, Inc. going back and forth across this Nation for 12 years dealing with issues the proposed legislation addresses in part – I say in part – because Government alone can not solve the problem of homelessness in America, it must have Community support and participation starting with the concept that we need to change the cultural attitude of society to accept that persons who become homeless, or who have substance abuse problems, or mental health issues, and living in poverty should not be rejected as if they were lepers or pariahs on society, for many of them overcome – even those with criminal records – get an education and become social workers and community leaders and enter other professional areas and during the course of a lifetime make greater contributions than those persons who have never fallen from grace and been arrested. They become successful businessmen and women, psychologists, and even lawyers. We read about the recidivists but we hear little about those who become outstanding successful individuals even after a period of imprisonment for a misdeed or wrongful conduct.

I want to focus on the effect of “slamming doors in the face of such individuals” and rejecting them as if they were outcasts. By doing so, we frequently force them to commit crimes to find a place to sleep and break into boarded up warehouses or past residential homes or engage in crime simply to get food by shoplifting or simply walking out of a premises without paying. Only this week we are told the story of a young man who in wanting to commit suicide engaged in a course of conduct leading to an outstanding police officer being killed in Prince George’s County. The Washington Post reported that once previously he took a cell phone from an individual in a robbery so he could get money by selling it to be able to sleep in a hotel room. What is the cost of crime we cause by a rejectionist attitude and not treating these individuals humanely and emphasizing their positive traits and what they can become. Only a couple of weeks ago, Director Thomas Faust testified before the Judiciary Committee that it costs \$162 a day to house an inmate at D.C. Jail.

As a judge I have had cases before me where a homeless individual threw a brick through a store window and waited to be arrested so that he could spend several months in jail for destroying property and get a good meal and adequate medical care. Further, I have had arrested defendants request me not to release them on bail conditions as they can get better medical care in prison than they can get in the community. Is it costing the taxpayers more money in arrest, court involvement, and incarceration costs than the program contemplated by this legislation in providing housing dispersed throughout the City? When we add up the law enforcement costs, the judicial process, and the incarceration, are we spending more money than if we develop the housing program contemplated by this proposed legislation, and then couple it with services for the residents which restores them to functioning human beings to get back on their feet through employing through contract or grants community organizations to assist each one individually to overcome the substance abuse or the mental health issues, and become employable through job training and receiving income where they can find an affordable residence in which to live.

This brings to the issue of substance abuse, I have had cases of defendants who have said they were doing “good” while they were on their meds, but when they cut them off, they relapsed and went back to using illegal drugs. They claim they could not get the drug treatment services in the community that were medically required. Only earlier this week, the CDC cautioned doctors about excessive use of painkillers, but this does not mean in my opinion that a doctor should treat a patient 60% and then cease treating the patient because of some arbitrary time limit on the amount of treatment or time limit for treatment. Individual patients may differ and a course of treatment may not equally apply to all

individuals. A doctor, acting in good faith, should have some latitude in his or her individual medical judgment how much treatment is necessary and for what duration, as long as he or she is convinced that a peer review committee will agree with his or her judgment.

It is my view that these individuals should not just be “parked” in these housing residences, but that each one should be interviewed and assisted to determine what services that individual needs to improve his or her status, i.e. educational level, job and/or trade or vocational training, preparation for employment and self-sufficiency and what government agencies can get that person these services. Beyond what government can do, there are Community Based non-profit organizations that could provide counselors to these individuals and involve them in self-improvement to the extent that they can find and live in affordable housing and hold down employment. Such organizations as the Alliance of Concerned Men, The 100 Fathers Inc., Concerned Black Men, Washington Healthcare, Justice and Economic Empowerment Coalition, Inc., Nabvets, and others need not limit their efforts to juveniles and young adults, but even older adults who could benefit from their shepherding and changing their lives for the better.

Providing these homeless shelters with wraparound services from government agencies and community based non-profits may be far less costly than warehousing these individuals in our jails and prisons, and may turn them into productive taxpaying members, while at the same time making the community where they resided even safer. I recall several years ago where a resident house for former inmates located in an area created a Neighborhood Watch Committee and provided increased security and safety beyond what the police provided with remarkable success. When we do these things in an integrated manner with both government and community organizations working together, we may salvage the lives of many individuals and improve the quality of life for all the inhabitants in a given neighborhood.

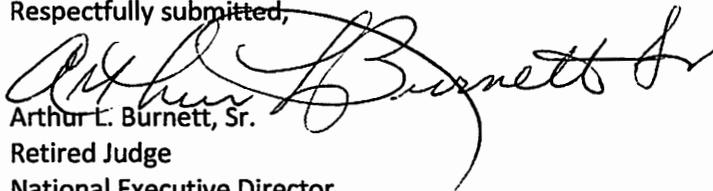
We also see a role for our Churches in emphasizing living your faith in the marketplace. The National African American Drug Policy Coalition, Inc. encourages each of its Chapters in the United States – there are now 21 such Chapters - to establish a liaison relationship with at least three (3) churches to encourage their pastors and leaders to take an inventory of their members as to who are landlords and who are employers and encourage them to live their faith seven (7) days a week by not painting all homeless persons or all persons with criminal records as bad people to be banished and not seen or present but to judge each individual on his or her merit and inner quality and aspirations, and take a chance on providing that person with a rental unit, or with job training and employment. In my travels, I have heard testimonies from employers that a former offender is the very best employee he or she has and has moved up the ranks to even be a supervisor and partially running the business in a more profitable manner than before. This goes beyond “ban the box” on the application for a job, and gets to a deeper evaluation of emphasizing the talents and positive attributes each individual may have, and catering to those attributes to motivate that person to be a successful performer in life and a contributor rather than a taker. Further, churches could provide computer classes or child care classes at night during the week while the mothers prepare for a secretarial job or administrative assistant job, or other type of classes which could lead to employment for residents living in the area where the church is located.

Thus, we recommend that enacting this proposed legislation, provisions be included for community participation and the use of community-based non-profit organizations so that these housing units become far more than places for persons to sleep and eat – they become places to rehabilitate individuals and make their lives worth living and contributing to the welfare of the community in which they live and at the same time make all of our neighborhoods safer for all of us to live in. In this connection

in the budget for such housing, there should be a line item in a reasonable amount for the extent of community-organization involvement as suggested herein.

In conclusion, it is my view based on this extensive experience and exposure over almost 58 years as a lawyer that if we are to avoid these residence facilities being treated as eyesores and havens for wrongdoers which threaten the safety and tranquility of our lives, there must be total integrated approaches as suggested herein where we endeavor to bring out the "best" in the occupant individuals, we treat them humanely and in a religious and caring manner that bring out the value of each human being, and thus we increase the safety of all residents of the District of Columbia and the quality of life for all of its residents, and even the economic advantage at less costs than now incurred in our law enforcement, court costs, and incarceration and the resulting loss of life and harm and injuries to all of our residents and even those persons who visit the Nation's Capital.

Respectfully submitted,



Arthur L. Burnett, Sr.

Retired Judge

National Executive Director

National African American Drug

Policy Coalition, Inc.

Testimony before the Committee of the Whole of the DC City Council
March 17, 2016

Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-term Housing for Persons Experiencing Homelessness Act of 2016

Peter Bishop
volunteer for Washington Interfaith Network
congregation: Washington Ethical Society
Ward 5 Resident

As a ward 5 resident who has attended numerous meetings of the Lamond-Riggs Development Task Force, participating in community response to several development projects at the boundary between wards 4 and 5, I was very interested when the mayor announced the location in ward 5 for temporary housing for homeless families. I heard the concerns raised by my fellow citizens in ward 5. The worst of these concerns were health concerns related to a bus storage facility next door and that it is in an ugly industrial area near two strip clubs.

These issues are not ideal for this facility, but when I went to visit the site with other ward 5 residents, we saw some of the site's advantages. Although the site is in an industrial area with no other housing for blocks, it is at the end of the street, preventing industrial traffic from passing by the facility, and offering some security due to the substantial video surveillance that industrial facilities use in the area, and protect the approaches to the facility. It can be an oasis for homeless families. I was pleased to see that there is easy access to the busses on Bladensburg Road, and there are several local businesses appropriate for use by families. The National Arboretum is a long walk from the facility, but it is also on the Bladensburg bus route.

I would like to ask my fellow ward 5 residents and our council to visit the site and use their imagination. Imagine what would be needed at this site to make it work for homeless families. Some of these elements are already in the plan before the council. The real question is: isn't this site significantly better than DC General?

I see the ward 5 site as an opportunity to do the right thing and shut down the DC General Family Shelter. We must not force a process that takes 5 years or more when we have found sites that provide most of what is needed.

My understanding is that DHS has reached out to the Department of Health and found that there is no air quality problem at this site. To clear up these concerns, we ask that you release an air quality study for the site so that we can all feel more confident about this site location.

For any council person that is in favor of closing DC General, I ask that you not use the concerns about the ward 5 site as a reason to fail to close DC General. Not in my name.

Thank you,
Peter Bishop

Chairman Phil Mendelson
Committee of the Whole Public Hearing
Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing
for Persons Experiencing Homelessness Act of 2016
Thursday, March 17, 2016
Donya Williams Testimony

My name is Donya Williams. I am currently staying at the Coalition for the Homeless, 1433 Spring Rd. Northwest and have been there since the 29th of December, when I was put out of DC general. Prior to relocating, I was homeless for four months. I have one adult son, a 15-year-old son not in custody due to my lack of housing, and one daughter.

I am here to talk about the new shelters for families in DC. I first want to express that one of my concerns is wasting money and think you should finish projects at DC general before starting new projects. I also think that the people who are running the shelters are the problem and would hope the new shelters are run better. Staffs at the shelters are very disrespectful and verbally abusive to people and treat people like they are children. I also think officials should walk around in the facilities and to talk to the residents before making changes and create rules that impact people living there. With this said, I do think that a smaller shelters in safe neighborhoods and embracing community would make all the difference.

I think that access to transportation is almost the number one concern. Safety is first, but transportation is a very close second. Currently, I am housed far from everything and this makes my life and rehabilitation more difficult. I do not want to be homeless, but the current situation makes things difficult. Being near schools is also key, just in case something happens and is related to transportation. You want to be near your child and you want them to be safe. I worry about my daughter's long travel to school and I pray for her safety. But I want to also emphasize that it can't just be any school, it has to be a good one.

I also think the focus of these new shelters needs to be on rehabilitation and stability, if rehabilitation is the real goal of shelters then they can't just be located anywhere. A clean area is key so that people care and are invested in their community. If you live in trash you begin to think you are trash and you act like it. Grocery stores, transportation, and psychiatric services are all critical. It is also very important to have space for children to play inside and outside, but also a place for mothers to gather and to build each other up. You need the whole package to stabilize families.

Lastly, I do think that realistically homeless shelters will bring some problems, particularly if they are not welcomed. I think if the focus is truly on rehabilitation and people are welcomed there will be less problems because people want to be welcomed and they want to be part of their community. I want to stress that I do not want to be homeless. I want to rehabilitate myself and to contribute my community. I want to close with saying that my greatest concerns are oversight, budgeting, and personnel. I hope I can continue to speak up, to help people, and to help the city get this right. Thank you.

TESTIMONY OF KEVIN MULLONE

**PRIVATE CITIZEN AND PRESIDENT OF THE LANGDON PARK COMMUNITY ASSOCIATION
Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for
Persons Experiencing Homelessness Act of 2016**

March 17, 2016

To Council Chairman Mendelson and to all the members on the council, thank you for allowing me the opportunity to speak to you today. My name is Kevin Mullone and I want to speak to you as a resident of Ward 5 and as the President of the Langdon Park Community Association. My home is nestled in the Langdon Park Community which is bounded by Montana Ave. NE to the west/southwest, New York Ave. NE to the south, Bladensburg Rd. NE to the southeast, South Dakota Ave. NE to the northeast, and Rhode Island Ave. NE to the north/northwest. Langdon Park is a subdivision of Woodridge.

I am here today with the hope that I am able to make a compelling case for you close DC General but to also craft a bill that is responsible and requires the kind of fiscal and management oversight, transparency, and accountability that the public demands and that many of you worked so hard to reform.

I first learned of Mayor Bowser's plan to construct homeless centers in seven wards one evening on February 8, 2016, in a meeting with Rashad Young, the city Administrator, other community and civic leaders and Advisory Neighborhood Commissioners. During that meeting, I was informed that Mayor Bowser selected 2266 25th PI NE as the proposed Ward 5 site. My initial reaction to hearing this news caused me to wonder why we were being preempted with what felt like a deep blow. As you can imagine, we all had questions which were postponed until the citywide unveiling of the Mayor's plan at the Community Engagement meeting held February 11, 2016, at New Canaan Baptist Church.

During the community engagement meeting the atmosphere became extremely thick and temperatures rose very high. Many of us walked away that evening feeling like the city would ram this plan down our throats without any transparency, accountability, inclusion, or participation of all the various stakeholders. Soon after hearing the Mayor's plan, Ward 5 residents and residents all over the city were immediately labeled NIMBYs or not in my back yard.

The outcry and public resistance to the Mayor's plan is not because residents oppose closing DC general, we oppose the tactics and methods with which the Mayor kept all of this secret. We oppose the lack of transparency, accountability, inclusion and participation that is necessary to achieve a plan that is smart, fiscally responsible, and rooted in public support.

Notwithstanding, I live in an area of Ward 5 where shelters already exist. We have shelters at 2210 Adams Place NE in my neighborhood, 1355 New York Ave NE, and hotels like the Days Inn, Quality Inn, Holiday Inn, Marriott Fairfield Inn, and Howard Johnson all along New York Ave NE serving as temporary shelters. These sites along with the proposed site at 2266 25th PI NE are an overconcentration of our homeless citizens in one area, at least by

Kevin Mullone | kjmllone@aol.com

the Mayor's standards. In fact, each shelter is just a couple hundred feet apart. The Mayor would have us believe that during her search that only two sites were available in all of Ward 5 that would land them in an area with existing shelters. Irrespective of this fact, the residents of Ward 5 are still willing to do our part and embrace our homeless citizens.

The facility at 2266 25th Place NE doesn't meet the Mayor's own test as being dignified, healthy and safe, and integrated into the community. In fact, this facility is located in an industrial wasteland that is sandwiched between the Metro Bus Barn to the north, CSX railroad tracks and auto body spray booths to the west, and nightclubs, marijuana cultivation centers, Waste Management Trash Transfer Station to the south. The facility is isolated away from the residential community, lacks any green space, is situated in a food desert, has no retail that supply health and beauty aids for personal hygiene, and provides only one bus line. By all accounts, this site is inappropriate for children and families.

There are other options should the Mayor choose to look at the Langdon Park Community. These include the Tree of Life Public Charter School Building located at 2318 18th Place NE, St. Frances De Sales School and Convent located at 2021 Rhode Island Ave NE, the former MPD Youth Division Building at 1700 Rhode Island Ave NE, and the former tourist home located at 2900 Rhode Island Ave NE.

At nearly 2.1 million dollars annually for the next 15 years for the proposed site, I am more than sure the Mayor can and should do better by our homeless citizens. Is it fiscally responsible to pay this kind of money in rent for a building that only cost the developer \$5 million dollars? Is it fiscally responsible to build centers for temporary placement that are more like dormitories with shared bathrooms? Is it fiscally responsible to obtain a zoning variance (which could get tied up in the courts) for a facility that is situated in an industrial wasteland? Is it fiscally responsible to spend resources conducting environmental impact studies to determine the habitability of the area? I ask these questions because we know there are better suited locations in Ward 5 that are integrated into the community, dignified, healthy and safe and provide our homeless citizens with the sort of amenities that will allow them to be self sufficient.

So today, I ask that you reject the omnibus bill and instead create a bill that would allow the council to consider and approve site locations on a case-by-case basis after a thorough analysis costs and habitability. I also ask that you require the mayor to find a more suitable site in Ward 5 that lessens the burden on city resources, bureaucratic red tape and tax dollars. Further, I ask that you reject giving the mayor any exemption from procurement requirements or any requirement that threatens full accountability and transparency to this body and to the general public. Finally, I ask that you require, at a minimum, the Mayor to design and construct facilities that include private bathrooms to prevent the spread of diseases.

Thank you for the opportunity to testify, and I'm happy to answer any questions.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Deputy Mayor for Health and Human Services



Public Hearing: Bill 21-620, Homeward DC Omnibus Approval Facilities Plan for
Short-Term Housing for Persons Experiencing Homelessness Act of 2016

Testimony of
Brenda Donald
Deputy Mayor for Health and Human Services

Before the

Committee of the Whole

Chairman Phil Mendelson

Thursday, March 17, 2016
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, D.C. 20004

Good afternoon Chairman Mendelson, members, and staff of the Council. I am Brenda Donald, Deputy Mayor for Health and Human Services. I am joined today by Laura Zeilinger, Director of the Department of Human Services (DHS) and Chris Weaver, Director of the Department of General Services (DGS). I am pleased to testify before you today on *Bill 21-620, Homeward DC Omnibus Approval of Facilities Plan for Short-Term Housing for Persons Experiencing Homelessness Act of 2016*.

One of the highest priorities of the Bowser administration is to make homelessness rare, brief and non-recurring. Over the past five years, the number of people experiencing homeless in the District has continued to rise. More than 7,000 men, women, and children experience homelessness on any given night. On the campaign trail and throughout the transition, Mayor Bowser promised District residents that she would develop “smaller shelter alternatives and ultimately clos[e] DC General.” She reaffirmed that commitment in her inaugural address and at the State of the District when she said closing DC General means “producing small, safe, attractive transitional emergency housing throughout the District of Columbia’s all eight wards.” On that same night, Mayor Bowser challenged everyone “to be more inclusive of those who need a hand up, in every neighborhood of our city.”

We know what it takes to end homelessness in the District and we have a roadmap to get us there – Homeward DC, the Interagency Council on Homelessness’ (ICH) strategic plan, which was written and approved by community members and Administration officials in March 2015. Ninety days into office, Mayor Bowser celebrated the release of plan with the ICH and committed to “an all eight wards strategy to end homelessness.” In the Fiscal Year 2016 budget, the Bowser Administration with support from all of you made its first down payment on Homeward DC, a historic and unprecedented investment in proven solutions.



Homeward DC also calls for the development of smaller scale, service-enriched, community-based shelters – and the closure of DC General Family Shelter. In a city as prosperous as ours, we can and must do better by children and families experiencing homelessness. It is the right thing to do. DC General is not a place for families. Housing families at this facility does not reflect the values that we share for how to serve and support our most vulnerable residents, especially families with children. We know that DC General is too big and too old. It is deteriorating and located away from many of the community services and supports our families rely on. The legislation before you today demonstrates our shared commitment to close DC General.

Widespread Support

When Mayor Bowser was elected she heard loud and clear from the community that closing DC General was a priority. More than 12,000 residents across the District signed the pledge affirming their commitment to ending homelessness. In signing the pledge, residents agreed with the following principals:

- Homelessness in DC is not an intractable problem – it can be solved.
- When members of our community experience homelessness, we all suffer. Our entire community must be a part of the solution.
- Every neighborhood, and every resident, has a stake in preventing homelessness and supporting people who experience homelessness.
- By committing to action and using proven strategies, the District of Columbia has an opportunity to lead the nation in ending homelessness.



- And finally, as a community, we should close and replace DC General with smaller, more dignified private-room short-term housing for families across the District.

And Mayor Bowser committed to doing just that. In the fall, we worked with you, Chairman Mendelson and your colleagues, to create year-round access to family shelter with the tool of interim eligibility that ensures the safety of families by offering immediate shelter for a limited time in situations when deeper engagement with families is needed to determine when a shelter stay is necessary. We also worked with you to allow private-room style units and to create design standards. And this law brought us one step closer to closing DC General. Next we needed to identify smaller community-based sites to develop as facilities for families.

An All Eight Ward Strategy

We wanted the entire community to be a part of the solution – so we searched for one site in every single Ward. In order to close DC General, we needed a minimum of 270 units – spread across all eight Wards. We needed roughly 30,000 square feet per site, close to public transportation and other services and amenities, and sites that are economically feasible – and able to be developed within a 24-30 month timeline. As my colleagues from DGS will explain in more detail, we started by looking at District-owned properties in the city’s inventory. Once we had exhausted that inventory, we looked for properties to purchase or lease. Each new facility will be small, dignified, and will accommodate anywhere between 29 and 50 families. Because District government had committed to finding a minimum of 270 units, we could not bring the full package of sites to the Council or the public until we had agreements in place for each site.

Community Engagement & Transparency



On February 9, Mayor Bowser shared her plan with you, Chairman Mendelson, and your colleagues at the Mayor-Council breakfast. In the interest of transparency, the Administration transmitted the legislative package that we are discussing today with the Letters of Intent (LOI) that detail the initial framework of each deal. As is required by law, we typically submit leases to the Council for approval after they are executed. We will clarify all the details in the formal leases which will all be submitted to Council for review, but were pleased to be able to share these initial agreements with the Council and the public in advance.

On February 11, 2016, the Bowser Administration held community meetings in all eight wards to share the site plans with residents and respond to questions and concerns. This was the first step in a multi-year community engagement process. Since the initial community meetings, members of the Administration have met with neighborhood leaders, conducted neighborhood safety walks, participated in subsequent community meetings and responded to dozens of e-mails and phone calls to answer questions and discuss concerns. On our website, mayor.dc.gov/homewarddc, we have included information about other sites considered, the LOIs, site renderings, and requests for further information from Council with our submitted responses.

As the projects are developed, we expect to continue community engagement around each site. In early April, we will again host community meetings in each ward where we will share basic layout designs for building interiors with the community, and discuss non-programmatic elements of each site. These features include landscaping and building exterior, and other elements that will impact the neighborhood. The designs will continue to move forward as we go through the Board of Zoning Adjustment (BZA) and the Department of Consumer and Regulatory Affairs (DCRA) approval processes.



We plan to submit to BZA for their review and consideration by mid-April, and to follow with a DCRA submission in mid-May. The BZA determines when to calendar items for their review, and their timeline will directly affect how the projects move toward their final approvals and ultimately, ground breakings.

Council Support

The overall timeline includes the Council's review and approval of the leases and construction contracts that I mentioned earlier. In advance of that, the Administration has submitted the legislation that is before you today, seeking Council's support of the entire package as presented. This legislation provides the public with further opportunity to provide input through the legislative process. Additionally, in order for the Executive to meet the proposed timeline and fulfill the promise to families of closing DC General by 2018, we are asking Council to approve this legislation and demonstrate your continued support of moving this plan forward.

As submitted, the legislation exempts the contracts from Section 2 of the Procurement Practices Reform Act of 2010 (PPRA). I want to clarify that the intent of this provision was to expedite the process, but as indicated in the letter from the Mayor included with the legislation, we had planned to provide the Council with all the information required by Section 2 of the PPRA once the leases and contracts were finalized. We have heard your concerns and are comfortable with striking this provision from the legislation.

Concerns

This is an exciting time. All of the pieces are in place. We have a clear plan. We have committed the funds. We have support from the community. And we have the political will to make this happen. Through our extensive community engagement process, we have heard



concerns from residents about the costs and the potential impact on our neighborhoods. Directors Weaver and Zeilinger will address these in their testimony in more detail, but I want to take a moment to respond to some of the myths.

On costs, first I want to highlight that each of these deals is different simply because we are working with different landlords and developers at each site and all have unique approaches to providing the land and improvements. The Wards 7 and 8 sites will include design and construction contracts, but because the District owns the land, they will not include leases. The typical costs of developing and operating a short-term housing program include: land, financing, construction and engineering costs, architectural costs, operating costs. The costs of operating short-term housing are not comparable to the costs of operating an apartment complex or hotel. Short-term housing, by its nature, has unique operating requirements that drive costs up. One of the biggest differences is the need to provide constant maintenance and cleaning of the facility. In addition to the day porters and on-site maintenance/property management personnel each site provides facilities/maintenance coverage on a 24/7 basis. Additionally, we will incur costs related to programs and services for residents.

On neighborhood impact, I want to be clear – these short-term family housing facilities are residential facilities like your home, condo or apartment. Research suggests that adding a facility of this type to a neighborhood rarely impacts property values or crime. In some cases, adding a facility in a vacant space has increased adjacent property values and decreased crime.

We have spent a lot of time making sure that this housing will be great for the families living there, but also making sure it will fit into each neighborhood. They will be high quality designs and high quality construction. I know you are all familiar with La Casa, a permanent supportive housing site in Columbia Heights for formerly homeless men. La Casa is sandwiched



in between upscale condos and apartments and has won several architectural awards in the past several years. It is an asset in the community. We hope to achieve the same with these new sites. We'll establish a Good Neighbor Agreement with the residents who live nearby to ensure that we are living up to their expectations.

Closing

Before I close, I want to address a few things that have come up repeatedly during testimony today:

1. I spoke earlier about the Procurement Practices Reform Act of 2010 (PPRA). I want to state again that we have heard your concerns and are comfortable with striking this provision from the legislation.
2. I also want to clarify that we have made revisions to the Letter of Intent for the Ward 3 site and have submitted it to you. It now indicates that we intend to build only 38 units.
3. And finally, the legislation asks for a sense of the Council with respect to action by the Board of Zoning Adjustment. We are willing to work with you to revise the language, but we feel strongly that it is important these packages move quickly together as one.

It's critical that the Council shows its support of this plan by passing the legislation before you today, so the Department of General Services will be able to complete negotiations of the lease and advance the process for construction contracts. It is imperative that the District provide our development partners with a demonstrated commitment to ensure their willingness to assume risk for advancing designs, securing financing and initiating predevelopment activities. The more quickly the Council expresses its approval of the replacement facilities plan, the more



quickly and efficiently the District will be able to move the plan improve the quality of life of individuals and families experiencing homelessness. This is one package. It moves together. And we need all eight wards to achieve our collective goal of closing DC General.

Thank you for the opportunity to testify today. I will now turn to Director Zeilinger to talk about the programmatic aspects of the facilities and then Director Weaver to discuss the real estate transactions. We, along with the City Administrator, will then be ready to take your questions. Thank you.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES**



**Public Hearing: Bill 21-620, Homeward DC Omnibus Approval Facilities Plan
for Short-Term Housing for Persons Experiencing Homelessness Act of 2016**

Testimony of
Laura Green Zeilinger
Director of the District Department of Human Services

Before the

Committee of the Whole
Chairman Phil Mendelson

Thursday, March 17, 2016
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004



Good evening Chairmen Mendelson, members and staff of the Council. I am Laura Zeilinger, Director of the District Department of Human Services, and I am honored to testify before you today on Bill 21-620, which represents a real and viable plan to finally close and replace DC General.

As you heard in Deputy Mayor Donald's testimony, closing and replacing DC General is a priority not only for this administration, but for the entire community. Nearly everyone agrees, as we should, that DC General is not a place to raise a child—not even for a short time. It is too big, too old, and too far beyond its useful life as a structure to provide a dignified place for families to stay. DC General runs counter to nearly every value we hold about how a community should care for its most vulnerable residents. Residents of the District of Columbia have rightfully demanded better of this city, and this plan provides the path forward.

First and foremost, this bill is about doing what is right for families. It's about fixing a broken system that has for too long not given our most vulnerable families a fair shot at success. Closing and replacing DC General represents a significant part of the overall systems-change that we must undertake to achieve our goal to make homelessness rare, brief, and nonrecurring.

As it stands, DC General constitutes more than two-thirds of the District's permanent inventory of emergency housing for families. And just as we are implementing solutions that prevent homelessness, and just as we are making historic investments in the housing solutions that end homelessness (like affordable housing and supportive housing) we must also invest in creating a crisis response system that protects families who do fall into homelessness by providing dignified short-term housing. Not only are we obligated to provide this by law, but it is also the right thing to do.

It is important for Council to recognize that families experiencing homelessness have the same traits and characteristics as any family in the District living in poverty. They are faced with being on the wrong side of a real and persistent opportunity gap that has kept their incomes low and job opportunities scarce; the extreme lack of affordable housing has pushed far too many families into severe housing insecurity—where one unexpected bill or life event, or simply the



compounding weight of poverty can suddenly leave them without a safe place to be, tonight. And even though we are making real investments and changes across District government to combat larger issues of poverty, we must at the same time address homelessness head-on.

Families who experience homelessness in DC are overwhelmingly young mothers with infant children. Close to fifty percent of the families we serve in emergency shelter are headed by a parent under the age of 24. Often, a pregnancy or birth of a child is the event that precipitates homelessness, because what was likely a precarious living situation to begin with, now becomes untenable with a small child to care for.

Families experiencing homelessness are also just like any other family in the District, in that they want a safe place to lay their children down at night. By law during hypothermia, the District must provide that safety to families who don't otherwise have it. Since that law was enacted in 1984, the District has served thousands and thousands of families in emergency shelter in places like DC General and DC Village before it. For the families who will need this safety net in the future—for their sake—I hope we learn from our past mistakes as a city and move forward quickly on this plan to replace DC General.

Before I joined Mayor Bowser's Administration, I served as President Obama's lead official in the effort to end and prevent homelessness nationwide, as the Executive Director of the United States Interagency Council on Homelessness. In that role, I traveled to virtually every major US City, working with innovators and thought-leaders from across the country to investigate what strategies work to end homelessness and which ones don't. Coming back to work for the city I call home, I joined my colleague Kristy Greenwalt, Director of the DC Interagency Council on Homelessness and a nationally recognized expert on homelessness, to incorporate those best-practices and evidence-based models from across the country into our five-year plan to end homelessness in DC. With Council's support, we are bringing those solutions to scale, system-wide.

The plan to close DC General and replace it with smaller, more dignified short-term family housing in every part of the city, is borne from those same best practices. We know from



research and experience that families do better when they can navigate the crisis of homelessness in places that are beautiful and dignified, fit into the surrounding community, and reflect the hope and aspirations they have for themselves and their children—which the proposed sites achieve.

We also know that the services and supports that are on-site are just as important as the facility itself. These short-term family housing programs will include on-site wrap-around services in permanent housing programs, housing search assistance, social work staff, early childhood screenings and school liaisons; education, training and employment services, health care, and financial and budget management services.

We will also partner with community service organizations to provide health and wellness services, mentoring and tutoring, and programming and activities for children. The programs will also have 24 hour staffing and security.

We also know that programs work better when they are smaller-scale, where services and supports can be delivered more effectively and with more focus on each unique family and family member. The scale of the proposed sites, 50 families or less, offers the right balance between effective and efficient service delivery and creating a quiet, residential setting where families can operate. Smaller-scale programs also work better for the community. In DC, we have small-scale family programs, roughly the size and scale of what we are proposing in this bill, that integrate seamlessly into the surrounding community. Many neighbors have a lot of pride for the program in their community and play a part in its success. I've also met many people who don't even realize that a homeless program is operating just down the street, or right around the corner—because it's no different than any other residential building.

Additionally, the scale of the proposed sites also attracts more service providers to creatively and thoughtfully compete for contracts to operate the individual programs. In the District, we are blessed to have a community full of innovative and nationally-renowned service providers, and this plan will allow for more of them to contribute to the programs for families.



In contrast, we know and have learned this lesson ourselves in DC, that large facilities or campuses congregating hundreds of families simply does not work. It is costly, ineffective, and often adds the trauma families experience. Large, congregant environments work against both families and service providers in achieving effective outcomes. And the longer we are in a place like DC General, the longer vulnerable families in DC aren't provided with a fair shot at success or dignity. Our threshold for allowing that to continue should be only as long as it takes to develop and open these new sites.

The path forward is clear, and I recognize that most everyone here agrees that closing DC General is the right thing to do—that replacing it with smaller-scale, dignified facilities, enriched with onsite services is the right thing to do. But we cannot close DC General without sites to replace its 270 units. We cannot create the types of programs we all agree are the right programs to have, without specific sites to build them on. This bill and closing DC General go hand in hand. DHS evaluated each and every proposed site—they are all appropriate sites for short-term family housing. I am confident that we can operate programs on these sites that will not only serve our families well, but also be something that neighborhoods are proud of and a part of. I urge the Council to support the bill as proposed and not delay any longer the closing of DC General.

Thank you for the opportunity to testify today. I yield now to Director Weaver.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of General Services



**Hearing on Bill 21-620, the “Homeward DC Omnibus Approval of Facilities
Plan for Short-Term Housing for Persons Experiencing Homelessness Act of
2016**

Testimony of

Christopher Weaver

Director, Department of General Services

Before the

Committee of the Whole

The Honorable Phil Mendelson, Council Chairman

Thursday, March 17, 2016

10:30 am

Room 500

John A. Wilson Building

1350 Pennsylvania Avenue, NW

Washington, DC 20004

Welcome

Good afternoon Chairperson Mendelson, and members and staff of the Committee of the Whole. I am Christopher Weaver, Director of the Department of General Services (DGS). Thank you for the opportunity to testify today about DGS' participation in the overall process to identify and negotiate sites in each Ward to support Mayor Bowser's goal of closing the family shelter at DC General by 2018.

Property Search and Solicitation for Offers

Starting in 2013, the District started searching for feasible locations for new short-term family housing. For over a year, it reviewed District-owned properties in the city's inventory. Realizing the limitations of our portfolio, we worked in partnership with the Department of Human Services (DHS) to develop relevant criteria, and released a Solicitation for Offers (SFO) in September of 2014. Under the Mayor Bowser's leadership, this initiative grew to encompass an all eight Ward strategy. In the summer of 2015, we hired a broker to help us identify sites meeting our criteria in Wards where we had not yet identified feasible sites.¹

All responses to the solicitations were directed to DGS. Upon receipt of the developer's submission of proposals, potential sites were forwarded to DHS for evaluation. In order to close DC General expeditiously, it was the District's goal to secure a total of 270-280 total units, spread across all eight Wards. The District sought roughly 30,000 square feet per site, preferably close to public transportation and other services and amenities, and sites that are economically feasible and able to be developed within a 24-30 month timeline. Using these criteria, DGS consulted with DHS about site qualifications for each potential site submitted.

After the determination that a site met basic site qualifications, DGS arranged a site visit with the developer and DHS. DGS' Portfolio and Planning Divisions, along with DHS' Capital and Operations Management Division and the Family Service Administration (FSA), then visited each site location to determine if the site met all of DHS' programmatic requirements.

Upon the decision that specific sites met both site qualifications and program requirements, DHS made recommendations to DGS to move forward with lease negotiations. DGS prepared a Notice Letter and Evaluation Summary of each site. Respondents were notified if their proposals were either recommended for further consideration or if another respondent's proposal better fit the overall programmatic goals.

In total, we reviewed 28 responses reflecting sites from all eight Wards. This was a rolling process, so sites were evaluated when they were brought forward. Because District government had committed to finding a total of 270-280 units, we could not bring the full package of sites to

¹ Please see Appendix A for the list of reviewed sites

the Council or the public until we had agreements in place for each one; otherwise, we would not have met the 270-280 unit goal, meaning we would not be able to close DC General.

Council Packages and Zoning Requests

Packages for Council’s consideration for the sites will be of two types. For sites that the District owns, we will procure an Architect/Engineer and a Design-Builder to handle the design and construction. As these will be for projects over \$1 million, the contracts will by law come to Council for approval. For sites that are multi-year leases, we will provide the lease terms and a lease copy executed by the Landlord (but not yet the District, as we require Council’s approval), terms of the work agreement, and the Council summary detailing the essential terms of the deal for Council’s review and approval.

Over the next several months, we will hold multiple community meetings in each Ward to further discussions with community stakeholders about each site. We expect to be able to share basic layout designs for building interiors with the community by the beginning of April, and to have discussions with community members regarding non-programmatic elements of each site. These features include landscaping and exteriors, and other elements that will be immediately impactful to the neighborhood. The designs will continue to move forward as we go through the Board of Zoning Adjustment (BZA) and the Department of Consumer and Regulatory Affairs (DCRA) approval processes.

Zoning

All sites are currently in the preliminary design development stage. As each design advances, the specific zoning request will become unambiguous. Once the specifics of each design are known, DGS, DHS and each of the respective teams will meet with both the Zoning Administrator and the Office of Planning to confirm particular zoning relief requests. We are targeting mid-April for each design team to submit packages to the BZA. Each team will hold follow-up community meetings to obtain public comments prior to BZA submissions.

We will likely pursue zoning relief for the various sites ranges from a PUD process to Special Exception or Special Use.

Ward	Site	Units
1	2105 10 th St NW	28
2	810 5 th St NW	213
3	2619 Wisconsin Ave NW	38
4	5505 Fifth St NW	49
5	2266 25 th PI NE	50
6	700 Delaware Av SW	50
7	5004 D St SE	35
8	4200 block 6 th St SE	50

Market

As indicated earlier, throughout the solicitation process, DGS received 28 proposals for locations. The cost of each proposed site is consistent with the proposals we received across the Wards and reflects the current state of the Washington, DC market. Further, the staggered lease lengths of 10-15 years reflect the different landlords and different financing requirements of each individual facility. The District maintains the flexibility to renew those leases and extend our use of facilities, each of which will of course be already well-suited to our work.

The overall price of each leased facility includes the delivery of a turnkey building that is specific to our needs and requirements, and is not merely the cost per room. The price also considers:

- Facility management,
- Snow and ice removal,
- Grounds keeping and landscaping services,
- Amenities such as community rooms, dining facilities, and parking,
- Play spaces/playgrounds for the children,
- Laundry facilities for the residents, and
- Offices/programmatic space to support the residents and the overall program.

Additionally, the cost factors in the furniture, fixtures and equipment (FF&E) for each space, as well as the rooms, meant for short-term housing, which will be turned over an average of at least 4 times a year.

Finally, I would like to note that the process we used to secure these lease agreements is functionally no different from the process used in locating leased space for other District agency use. However, once we finished the initial process of identifying suitable locations, but before any leases are finalized, we want to ensure we thoroughly engage with the Council, the community, and all interested stakeholders. This is an ongoing conversation, but the ultimate result is the closure of DC General by hypothermia season in 2018.

Conclusion

On behalf of the Mayor, thank you again for the opportunity to testify. The Homeward DC initiative, of which this is a part, is of great importance for the District and the hundreds of families that it will support. We appreciate your support to date, your time and your consideration of all aspects of this plan. I look forward to continuing to collaborate with the Council and all our stakeholders as we pursue the goal of closing DC General. I am now available to answer any questions.

APPENDIX A

Following is the list of sites we considered.

Proposals Received				
Company	Address	Ward	Received	Reason for Selection/Rejection
No Opportunity Wasted (NOW)	625 Park Rd, NW	1	9/2/2015	Site not large enough
The Warrenton Group	3619 Georgia Ave, NW	1	12/30/2015	Site not large enough
Morning Bright, LLC	2105 10th Street, NW	1	1/12/2016	Good location, size, access
Thomas Jefferson Real Estate LLC	1724 Kalorama Ave, NW	1	11/25/2015	Unsuccessful negotiation
No Opportunity Wasted (NOW)	1606 17th Street, NW	2	9/17/2015	Site not large enough
URBAN-city Ventures, LLC	4000 Brandywine Street, NW	3	7/10/2015	Developer did not secure site control
URBAN-city Ventures, LLC	4620 Wisconsin Ave, NW	3	7/10/2015	Unsuccessful negotiation
Potomac Holding / Varsity Investment Group	4000 Brandywine Street, NW	3	8/4/2015	Developer did not secure site control
MED Developers	4008-4012 Edmunds St, NW	3	9/9/2015	Partial site withdrawn; remaining site too small
MED Developers	3101 Albemarle Street, NW	3	10/7/2015	Unsuccessful negotiation
MED Developers/ Glover Park Developers, LLC	2619 Wisconsin Ave, NW	3	12/2/2015	Good location, size, access, community amenities
MED Developers	5505 5th Street, NW	4	10/30/2014	Good location, size, access, community amenities
Avanti Real Estate	2385 Rhode Island Ave, NE	5	1/5/2015	Site not large enough

Proposals Received

Company	Address	Ward	Received	Reason for Selection/Rejection
Blue Skye Development	700 Delaware Ave, SW	6	8/30/2015	Developer did not secure site control
Marshall Moya Design	L Street + New Jersey Ave, NW	6	9/7/2015	Site not large enough
Potomac Holdings/Varsity Investment Group	700 Delaware Ave, SW	6	10/7/2015	Good location, size, access, community amenities
Two Eagles Properties	824 48th Place, NE	7	6/29/2015	Site not large enough
City Center Solutions	4318 Sheriff Rd, NE	7	7/20/2015	Site not large enough
New Day Transitional	853 Yuma Street, SE	8	11/13/2014	Site not large enough
Bundy Development	1913 Gallaudet Street, NE	8	1/20/2015	Site not large enough
Bundy Development	1625 Butler Street, SE	8	1/20/2015	Site not large enough
JWE Development Inc.	809-813 Howard Rd, SE	8	3/16/2015	Site not large enough
Cedar Hill Associates, LLC	1941 Naylor Rd, SE	8	4/3/2015	District owned site available
AF Development	1413 Young Street, SE	8	6/15/2015	District owned site available
Donatelli Development	Ainger Rd, SE	8	7/30/2015	District owned site available
No Opportunity Wasted (NOW)	400 550th Street, SE	8	8/12/2015	District owned site available
Douglas Development	2266 25th Place, NE	5	8/25/2014	Size, access

Proposals Received				
Company	Address	Ward	Received	Reason for Selection/Rejection
Rock Creek Development	810 5th St, NW	2	8/25/2014	Completed ²

District/Publically Owned				
	Address	Ward		Reason for Selection / Rejection
DGS	5004 D Street, SE	7		Size, access
DMPED	DC General (B1)	7		Possible other municipal uses, as per PUD
DCHD	1328 W Street, SE	8		Utilized by DHCD to relocate Big K site historic structures
DGS	199 Chesapeake St. SW	8		Possible other municipal use
DGS	6th Street, SE	8		Size, access
Federal	49 L Street, SE	6		Timing of acquisition did not coincide with need and ability to deliver in 2018

² Not a solicitation response as this is a shelter for unaccompanied women.