



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

P.O. Box 4966
Washington, DC 20008
Website <http://www.anc3c.org>
Email all@anc3c.org

ANC 3C Resolution No. 2016-031
**Resolution Regarding Homeward DC Plan for an Emergency Family
Shelter in Ward 3, 3320 Idaho Avenue NW**

WHEREAS, on February 9, 2016, the Mayor announced the details of her Homeward DC Plan (the “Plan”) at a meeting with the Council of the District of Columbia (the “Council”), which included the construction of transitional housing shelters for families experiencing homelessness in seven of the city’s eight wards, including one in Ward 3; and

WHEREAS, on March 14, ANC3C adopted a resolution which expressed, among other things:

- Support for the closure of D.C. General and an eight-ward approach to establishing smaller shelters better suited to the purpose;
- An Objection to the lack of notice to any affected ANC about the plans reflected in B21-0260 and the lack of consideration of the views of any affected ANC, including this ANC;
- A Recommendation that the Council examine numerous issues relating to the selected sites; and

WHEREAS the Council has not responded to ANC3C’s resolution, thereby denying it the great weight to which it is entitled under D.C. Code § 1-309.10(d)(3)(A) *et seq.*;

WHEREAS, on April 13, Councilmember Cheh wrote to the Department of General Services (“DGS”) and asked for a feasibility study of three sites as alternatives to the Mayor’s, one of which was 3320 Idaho Avenue NW and, on May 2, Councilmember Cheh described DGS’s analysis of those sites as flimsy and inadequate;

WHEREAS, on May 16, without notice to the ANC or any opportunity for affected residents to comment, the Council had its first vote on a plan to change the location of the transitional housing shelter in Ward 3 to the 3320 Idaho Avenue location, co-located with the Metropolitan Police Department’s (“MPD”) Second District Police Headquarters;

WHEREAS, on May 26, Chairman Mendelson, Councilmember Cheh and Director Laura Zeilinger of the Department of Human Services (“DHS”) hosted a community meeting, open to all Ward 3 residents, at which some questions were answered, but many key questions, such as those concerning enrollment at John Eaton Elementary School and the currently

inadequate supply of permanent affordable housing, were left unanswered or the details were incomplete;

WHEREAS, on May 31, just one business day after the meeting on the 26th, the Council unanimously approved in a second vote its shelter plan and the Mayor signed the bill on June 14;

WHEREAS, if constructed and implemented as proposed, the shelter at the Ward 3 Idaho Avenue site would:

- Be built atop land that is currently being used as a parking lot by the officers and staff of the Second District Police Headquarters;
- Include John Eaton Elementary School as the in-boundary elementary school which of-age residents of the shelter would be able to attend as a matter of right;
- House up to fifty families for a period of sixty to ninety days, and, per the Director of DHS, approximately 89% of the children at that shelter would be of grade school age or younger;

WHEREAS, there was no notice to the public that the Council itself was considering the 3320 Idaho Avenue site, no consultation with ANC3C, no impact or feasibility studies of using the site, and no opportunity for informed input from the surrounding community;

WHEREAS, the decision to locate a transitional housing shelter at the Idaho Avenue Site, which is currently used exclusively by the MPD and, even under the existing zoning, would require a special exception from the Board of Zoning Adjustments, constitutes an additional or change in “the use of property owned or leased by or on behalf of the government” within the meaning of the ANC Act, DC Code, Section 1-309.10;

WHEREAS, ANC3C hosted its own community forum on June 14 at which it heard from many constituents who expressed concern about the proposal, and has received many emails from constituents some of which expressed support for the proposal while the vast majority expressed concerns with the process, the lack of specific details behind the multi-shelter strategy, and the suitability of the site location;

WHEREAS, neither the Council nor the Mayor have obtained an independent, thirty-party analysis of the suitability of co-locating a transitional housing shelter with a major police station that also serves as a fuel depot for the city’s emergency vehicles, and ANC3C is not aware of consultations with MPD regarding placement of the shelter on police station land;

WHEREAS, no information has been made publicly available about the DGS process for selecting sites;

WHEREAS, there has been no independent study or evaluation of alternative sites within Ward 3, and the only study conducted by DGS was described by the Ward 3 Councilmember as inadequate;

WHEREAS, it appears the laudable goal of ending chronic homelessness has supplanted the equally important responsibility of the city to provide its residents with notice and opportunities for informed input;

THEREFORE BE IT RESOLVED, ANC3C:

(1) Reiterates the findings presented in its Resolution 2016-013, including:

- An endorsement of the goals of the Homeward DC Strategic Plan to end chronic homelessness;
- Finding that the facilities and programs at D.C. General are inadequate and that smaller facilities should be sited within each of the eight wards;

(2) Objects to the failure of the Council to provide advance notice to the community and an opportunity for ANC3C to provide recommendations regarding the Council's selection of the Idaho Avenue site prior to the Council's adoption of B21-0620;

(3) Recommends that the development of the proposed shelter at the Idaho Avenue site should not proceed until the Council provides all affected ANCs with an opportunity to comment on the proposal and accords "great weight" to any comments that are provided;

(4) Recommends that an independent study be conducted, and interim results be reported to ANC3C within 120 days from the date of this resolution, as to the suitability of co-locating a shelter of the type proposed at 3320 Idaho Avenue and that the study should address the concerns raised by the community, including, without limitation, the following items:

- The potential impact of police officers in close proximity to the shelter may have on the residents, many of whom may not have positive associations or relationships with the police, and whether such presence may create an environment of tension, a perception that there is a lack of trust and criminalization of homelessness, a resultant lack of dignity and deleterious effect on the residents' relationship with the staff and case workers of the shelter;
- The appropriateness of the site generally due to police and city operations at the location, including concerns raised about the testing and sounding of sirens on police cruisers prior to deployment on patrol and the presence of a fuel depot used by the city's emergency vehicles, including the environmental and health impact of the fuel depot on residents;
- The feasibility of designing a residential facility that is consistent with the character of the neighborhood while still providing for a large parking structure beneath it, as required for the police officers and staff of 2D as well as the staff and residents of the shelter;

- Assessing the cost of constructing the proposed facility at 3320 Idaho Avenue, including the incremental cost of accommodating the parking, fueling and operational needs of the 2D police station;
 - Whether those incremental costs plus the long-term costs arising from the changes in police operations, such as increasing the window of time for the rotation of officers from 30 minutes to an hour, will offset the claimed savings of locating the shelter on city-owned land; and,
 - Whether there are alternative city-owned or privately owned sites on which the proposed facility could be built at equal or lower all-in cost without the risk of adversely affecting police or other health and safety operations.
- (5) Recommends that the Council hold a hearing with the appropriate agencies at which residents may express their views to the Council, as a public participatory process has not been provided;
 - (6) Recommends the creation of a Community Advisory Committee to provide residents with meaningful and ongoing opportunities to engage with the process, and that the committee should include representatives from ANC3C, John Eaton Elementary School's Local School Advisory Team, the MPD's Second District Headquarters, DHS, DGS, the Cleveland Park Citizens Association, Cathedral Commons, Vaughan Place, the McLean Gardens Condominium Association, and residents of the Cathedral Heights neighborhood, including but not limited to the 3300 block of Idaho Avenue NW.
 - (7) Requests a meeting with the Mayor, Deputy Mayor for Public Safety, and MPD about how the Second District Headquarters and its operations will be reconfigured and how the level of police services will be impacted by the proposed co-location;
 - (8) Requests that the Council require every agency involved with developing plans concerning the 3320 Idaho Avenue shelter site include ANC3C in the planning process, and that the Council review in six months the status of agencies' involvement of ANC3C;
 - (9) Objects to the lack of a well-defined strategy for a potential increase in enrollment at John Eaton Elementary School, which is already at 124% enrollment with neglected infrastructure and urges DCPS to institute, in consultation with ANC3C, a well-defined strategy to address a potential increase in enrollment at John Eaton Elementary School;
 - (10) Urges DHS to evaluate, under the Council's plan, how best to support families who elect to maintain their children's enrollment at their original schools, day care and child-development programs so that transportation time (both waiting for buses and in transit) is not unduly long, stressful or burdensome;
 - (11) Requests, consistent with Paragraph (i)(1) of the ANC Act, the Council provide copies of all official documents and public data, or identify those documents and their

custodian(s), related to the Idaho Avenue Site and any other sites in Ward 3 that may have been considered by the Council in advance of its adoption of the Council's Plan, including without limitation all documents and public data related to the evaluation, analysis or consideration of any of the following:

- the total cost of developing, operating and maintaining a shelter at the Idaho Avenue Site;
- the effect on police operations at MPD's Second District of developing and operating a shelter at the Idaho Site;
- the suitability of the site for a shelter, including the burdens placed on residents of the shelter;
- alternatives to the Idaho Avenue Site;
- the effect of developing and operating a shelter at the Idaho Avenue Site on the surrounding neighborhood and local schools; and,
- the extent to which the development of the planned shelter on the Idaho Avenue Site is consistent with existing land use policies and objectives related to the site.

BE IT FURTHER RESOLVED that the Commissioner for SMD 3C06, the Chair or their designees may represent the Commission on this matter.

Attested by



Carl Roller

Chair, on June 20, 2016

This resolution was approved by a roll-call vote of 8-0 on June 20, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.