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|  | <p style="text-align: center;">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i> <i>MASSACHUSETTS AVENUE HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p> |
| <p>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> | <p style="text-align: right;">P.O. Box 4966 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org</p> |

ANC 3C Resolution No. 2016-013
Resolution Regarding Mayor Bowser’s Homeward DC Omnibus Facilities Plan

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 (Council); and

Whereas, the first notice any member of Advisory Neighborhood Commission 3C (ANC3C) heard of any plan to locate a new homeless shelter in ANC3C occurred on the evening of February 8, 2016, when District officials informed two individual Commissioners that the next morning Mayor Bowser would announce details of a plan to place emergency homeless shelters for families in each Ward, including one in Ward 3, located at 2619 Wisconsin Avenue NW; and

Whereas, with only 2 days’ notice, on February 11, 2016, the Mayor held community forums on the Plan, including one in Ward 3 at Metropolitan Methodist Church in American University Park; and

Whereas, this community forum was the first time that any details of the Plan were provided to the community and the information then provided did not include an explanation of site selection, documentation regarding the authorizing legislation, details of the proposed shelter structure, or full range of services to be provided; and

Whereas, on February 11, 2016, emergency legislation to implement the Plan, the “Homeward DC Omnibus Approval of Facilities Plan for Persons Experiencing Homelessness Act of 2016,” was introduced in the DC Council (B21-0620), along with temporary and permanent legislation (the "Legislation");

Whereas the Legislation includes: (1) an omnibus approval of the Letters of Intent (“LOIs”) with developers for all six sites that involve authorization to enter into leases and pursue construction contracts; (2) a waiver of the procurement rules which otherwise would require the leases and contracts to come back to Council for a review of details and approval; and (3) a sense of the Council Resolution urging approval of all necessary zoning changes;

Whereas, the only documentation accompanying the Legislation are the LOIs with developers for the six new sites, including the site in Ward 3 (the LOI for the Ward 3 site is appended to this Resolution); and

Whereas a community meeting organized by Ward 3 Councilmember Mary Cheh was held at Stoddert School on March 5, 2016, at which hundreds of residents attended to ask questions regarding the Legislation and Plan; and

Whereas the details in the Ward 3 LOI are inconsistent with presentations made at the community meetings regarding key details concerning the proposed shelter at 2619 Wisconsin Avenue, including, for example, the number of units, the number of floors, the security program, and interior design of a shelter intended for use by families with small children; and

Whereas, when the site selection process was finally disclosed in response to community questions, concerns were raised that the process was developer driven, in that developers selected sites based on their willingness to acquire property and that the City did not actively and independently pursue sites based on their suitability for fulfilling the mission of the Plan; and

Whereas the Mayor's plan to close DC General and replace it with smaller ward-based shelters, represents a dramatic shift in a multi-million dollar District program, without a comprehensive plan or a template for implementation, without normal Council review, without public input from important District agencies, such as the MPD or DCPS; and

Whereas the Council has scheduled only one hearing on the proposed Legislation, for March 17, 2016 at which the proposals for all Wards will be considered; and

Whereas, a number of concerns have been raised regarding the Legislation and Plan, including, but not limited to:

- the requested exemption from usual oversight processes, which would suspend all regulations regarding contracts and procurement, including the "clean hands" requirement for all contractors with the District,
- the enormous costs of the plan and the portion of those costs allocated for lease payments to developers,
- the design of the dormitory-style units, with shared bathrooms intended for use by families with young children;
- the lack of any details regarding the programmatic elements of the shelters; and
- the suitability of the sites selected, including the site in Ward 3; and

Whereas, no ANC, including ANC3C, which represents the neighborhood in which the proposed Ward 3 shelter is to be sited, was given any input into identifying, evaluating, or advising on any proposed shelter site or the program at that site; and

Whereas, the proposed shelter sites in each Ward raise individualized, specific concerns that should be addressed before the Council approves the Legislation:

NOW THEREFORE BE IT RESOLVED that:

- (1) ANC3C endorses the goals set by the Homeward DC Plan to end chronic homelessness among individuals and families and increase the supply of affordable housing. ANC3C recognizes that the current facilities and programs at DC General are inadequate and supports the intent of the plan to close DC General and locate smaller facilities within all eight Wards;
- (2) ANC3C requests that the Council should not consider the Plan and the Proposed Legislation as emergency legislation, but instead give the Plan the careful review that such an ambitious, historic, and precedential proposal warrants and assure that all

proper procurement processes are followed as specified in the DC Code Section 2-352.02;

- (3) ANC3C requests that the Council ask the Council Budget Office and DC Auditor's office to review the proposal process and financial aspects of each project, including the LOI's accompanying the Legislation, and provide its assessment before Council votes;
- (4) ANC3C requests that the LOI for Ward 3 be modified to prevent assignment of the lease and to accurately reflect the number of units, cost per unit, number of floors and bathroom configurations and to correct other inconsistencies before Council votes;
- (5) ANC3C requests that the Council review the merits and all supporting documentation, feasibility, and suitability, of each site on an individual basis and vote on each site separately, as well as review the potential for successful implementation of the program as proposed in each site, which in Ward 3 would include assessing:
 - whether the size of the proposed shelter should be reduced to be more in line with the small, residential neighborhood in which it is to be located and its long-established zoning status which could be accomplished by selecting an additional site or sites within Ward 3;
 - whether this shelter will be permanently reserved for families with pre-school children to address the issues of overcrowding and limited resources at the potentially impacted DC public school, Stoddert Elementary School,
 - the feasibility of including a comprehensive day care and child development program in the shelter or nearby, as well as the possibility of including a Head Start program as part of the wraparound services;
 - what means are available to assure that the site will not be repurposed during the lease or at the end of the lease without due process;
 - the creation of a local advisory board to include one representative from ANC3C, ANC3B, the Massachusetts Heights Citizens' Association, and the Glover Park Citizens' Association, as well as one or two others from both communities who will be kept informed through the development of the project and engaged in matters pertaining to its operation, and whose recommendations will not only receive serious consideration, but will be implemented when feasible;
 - how to responsibly address and resolve any legitimate concerns raised regarding the financial proposal and LOI for the Ward 3 site;
- (6) ANC3C requests that the Council not become involved in the zoning reviews of proposed sites by recommending expediting zoning decisions, approving zoning waivers, or otherwise urging approval of variances or other zoning changes, which are the purview of the Board of Zoning Adjustment and Advisory Neighborhood Commissions;
- (7) ANC3C requests that each proposed site should be considered by the Council and the BZA as separate applications, and not in the aggregate, so that issues peculiar to each site may be given the standard and proper review;
- (8) ANC3C requests assurances that at the completion of the lease all zoning changes, use variances, or other modifications to the R-1-B zoning will cease to be valid and the property will revert to the original R-1-B status;

- (9) Each ANC should have the opportunity to review the plans through usual ANC procedure, including review by appropriate Planning and Zoning Committees and full ANC review.

Be it further resolved that the Chair, and the Commissioner of ANC3C Single Member District 08 or their designee be authorized to represent the Commission on this issue.

Attested by



Carl Roller

Chair, on March 14, 2016

This resolution was approved by a roll-call vote of 8-0-1 on March 14, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.