



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 5C RESOLUTION REGARDING MAYOR BOWSER'S HOMEWARD DC OMNIBUS FACILITIES PLAN & PROPOSED WARD 5 SITE

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 5C (ANC 5C) heard of any plan to locate a new homeless shelter in ANC 5C 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 5, located at 2266 25th Place NE; and

Whereas, with only 2 days' notice, on February 11, 2016, the Mayor held community forums on the Plan, including one in Ward 5 at New Canaan Baptist Church; 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; 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 5; 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 only hosted one hearing on the proposed Legislation, on March 17, 2016 at which the proposals for all Wards was 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 location of the Ward 5 site as unsuitable for the families that would be hosted there;
- the lack of any transit options beyond one bus route; and
- the environment of the proposed shelter site, which is surrounded by CSX-owned rail tracks, a WMATA bus barn, and is just a few blocks away from two trash transfer stations, and three nightlife establishments (Echostage, Bliss, and Stadium Nightclub); and

Whereas, no ANC, including ANC 5C, which represents the neighborhood in which the proposed Ward 5 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, there's an over-concentration of homeless shelters alongside New York Ave. in Ward 5 already, and the Homeward DC plan does not take it into account;

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) ANC 5C endorses the goals set by the Homeward DC Plan to end chronic homelessness among individuals and families and increase the supply of affordable housing. ANC 5C 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) ANC 5C 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 proposal warrants and assure that all proper procurement processes are followed as specified in the DC Code Section 2-352.02;

(3) ANC 5C 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) ANC 5C 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 5 would include assessing:

- 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;
- The feasibility of including ground-level retail, a community room, and modifying the proposed design to look less like a warehouse;
- 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;
- How to responsibly address and resolve any legitimate concerns raised regarding the financial proposal and LOI for the Ward 5 site;
- Evaluate the risk of long-term respiratory issues and to provide precedent and implementation measures for CO2 offsets;

(5) ANC 5C 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;

(6) ANC 5C 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;

(7) 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.

This resolution was presented and approved at a properly noticed and regularly scheduled meeting of Advisory Neighborhood Commission 5C on

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In support of Resolution:

Opposing Resolution:

Abstaining:

Not Present:

Introduced by: **Commissioner Walter Deleon, SMD 5C02**

Signed by: **Chair, Commissioner Jacqueline Manning**

Signed by: **Secretary, Commissioner Gail Brevard**

Date:
