

District of Columbia Interagency Council on Homelessness



**Design Principles for DC General Replacement Units
September 30, 2015**

Scope/Charge of Work Group

- ▶ Mayor's Order 2015-255 establishes a ICH work group "to provide input and feedback to the Mayor on design guidelines for replacement units for the DC General Family Shelter."
- ▶ Report due to the Mayor by October 16.
- ▶ Subsequent Meetings:
 - Wed, 10/7 from 9a-11a (TBD)
 - Wed, 10/14 from 9a-11a (TBD)
 - Additional activities/meetings planned as needed.

Today's Agenda

- ▶ Setting the Stage
 - Asks of this Group
 - Timeline
 - Remembering the Big Picture: Homeward DC
- ▶ Key Drivers Related to DC General Replacement
- ▶ Rolling Up Our Sleeves: Design Principles
 - Bathrooms
 - Dining Space/Food Storage
 - Study Space
 - Recreation Space

My Asks of You...

- ▶ Please participate. Share your perspective and expertise.
- ▶ But, don't dominate.
- ▶ Be positive and keep an open mind. Together, we can find solutions within our constraints.
- ▶ Respect the expertise that others bring to the table.
 - Direct client service
 - Facility design
 - Construction Management
 - Program development
 - Budget/finance
 - Trauma
 - Childhood development
 - Systems change

My Commitments to You

- ▶ Fair, open, and flexible process
- ▶ Capture the conversation and recommendations as accurately as possible; provide members opportunity to review report before submission.

Why Do We Need to Move Fast?

- ▶ Interdependencies between decisions on facility configuration/design and moving forward with specific properties.
 - Rolling solicitation issued by DGS in Sept 2014.
 - All 8 ward strategy is important.
- ▶ Homeward DC: We have to effectively execute year 1 actions or we risk losing year 2 funding.
- ▶ Hearing October 13/Report Oct 16
 - You will be able to testify and share your perspectives
 - Final report will done before mark up.

Remembering the Big Picture: Homeward DC

Homeward DC

- ▶ Plan is about comprehensive systems change.
 - Moving from shelter based strategy to Housing First strategy focused on rapid stabilization and reconnection to permanent housing.
 - All components of the system are critical and serve a specific function.
- ▶ Length of Stay is a key driver.
 - Only by reducing length of stay will we be able to contract our spending on shelter and redirect resources to housing.
 - In the short-term, we need to invest in both (shelter and housing). But that will not remain possible indefinitely.
- ▶ Have committed to looking for efficiencies throughout the system.

Program Models Framework

“Front Porch” Services

- ▶ Daytime Service Center/Coordinated Entry
- ▶ Street Outreach
- ▶ Prevention & Diversion

Interim Housing

- ▶ Outreach Beds
- ▶ Emergency Shelter
- ▶ Transitional Housing (therapeutic, communal environment for certain populations)

Permanent Housing

- ▶ Rapid Re-Housing
- ▶ Targeted Affordable Housing
- ▶ Permanent Supportive Housing

Emergency Shelter

▶ Program Description

- Shelter for households that have lost their housing and need a safe, stable setting as a platform to regain permanent housing.

▶ Timeframe

- 60 days by 2020

Emergency Shelter

► Essential Program Elements

1. Meets Basic Clients Need

- Year-round placements.
- 24-hour access.
- Provision of meals.
- Allows for hygiene needs to be met (showers, laundry).
- Allows for safe storage of important belongings.

2. Clients Supported to Establish Housing Stabilization Plan

3. Constructive and structured milieu

- Customer service orientation; trauma-informed.
- Structured group activities (employment, health, peer)

System Conversion: Families

Program Type	2014 Inventory/Actual (Baseline)	FY2016 Inventory/Projected Need	FY2017 Inventory/Projected Need	FY2018 Inventory/Projected Need	FY2019 Inventory/Projected Need	FY2020 Inventory/Projected Need	Difference (2014 to 2020)
Prevention/Diversion	160	184	184	184	184	184	24
Emergency Shelter*	15	677	565	454	343	215	(700)
Transitional Housing	420	294	294	220	220	220	(200)
Rapid Re-Housing	682	847	664	664	664	664	(18)
Rapid Re-Housing Intensive	0	220	220	220	220	220	220
Permanent Supportive Housing	765	897	1,029	1,161	1,293	1,425	660
Targeted Affordable Housing	0	147	287	419	545	665	665

Length of Stay Assumptions In Homeward DC (Appendix 9)

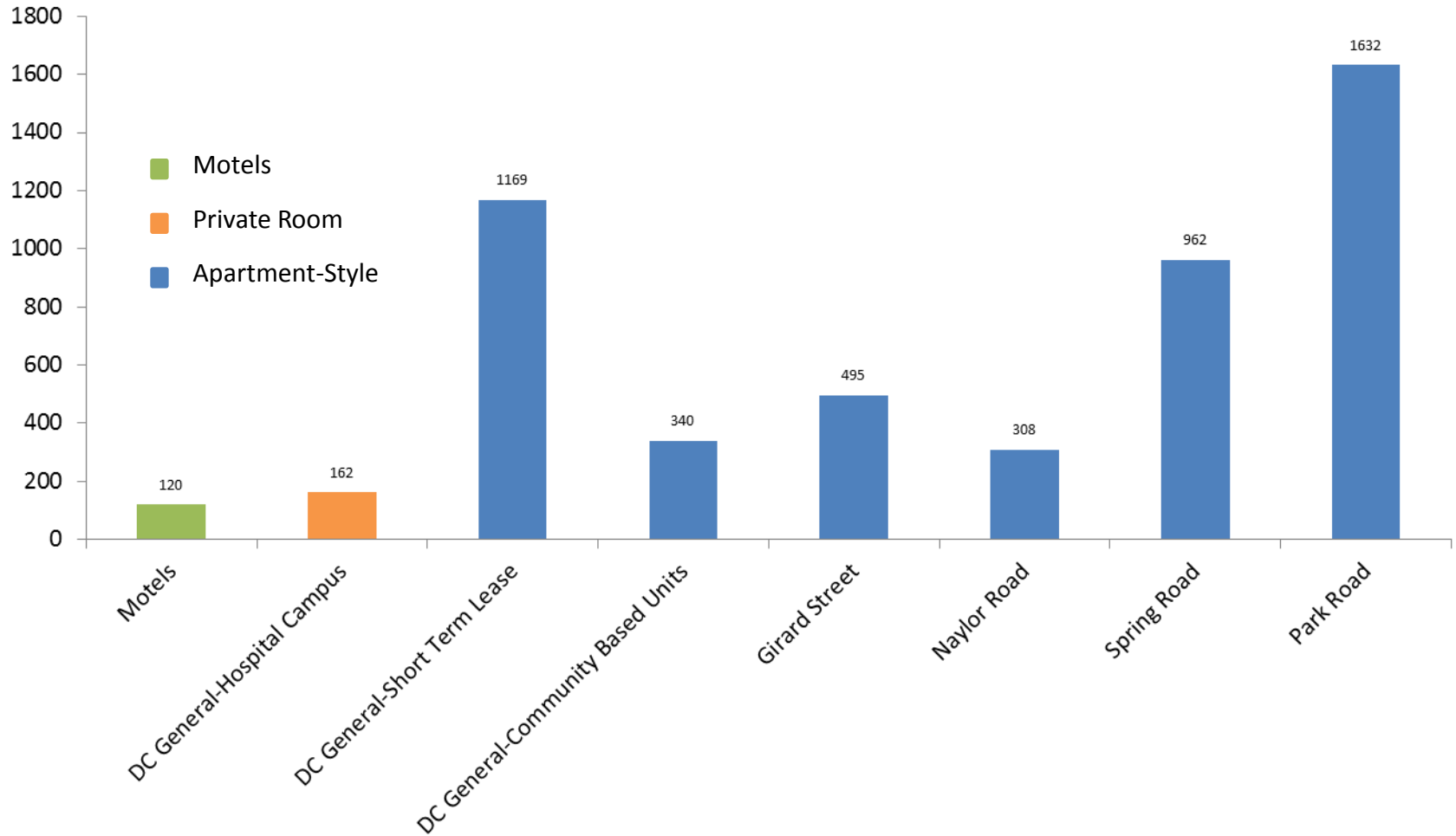
- ▶ 2016 = 6 months
- ▶ 2017 = 5 months
- ▶ 2018 = 4 months
- ▶ 2019 = 3 months
- ▶ 2020 = 2 months

Transforming Our System

Key Drivers for DC General Replacement

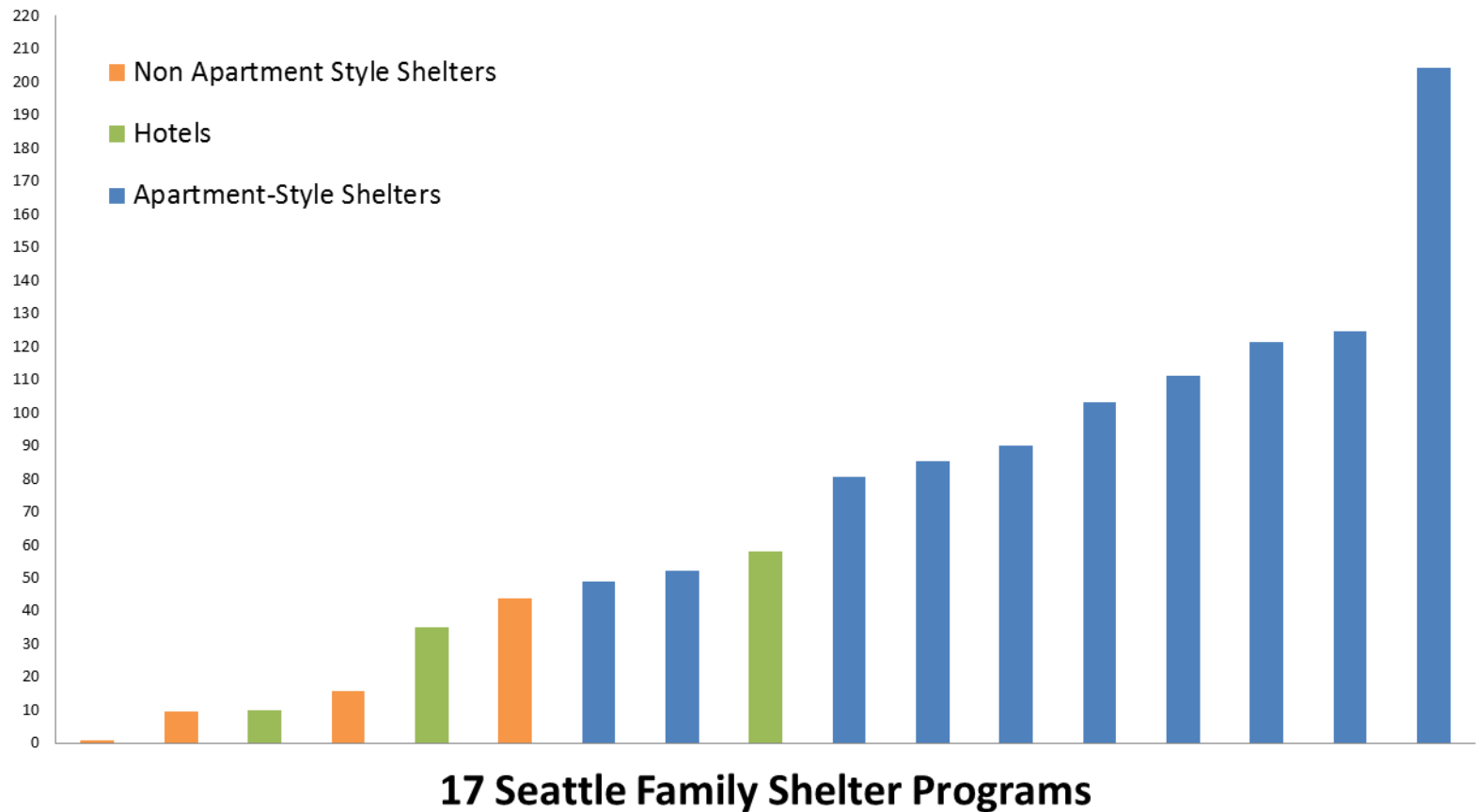
Data from the District of Columbia

Average Length of Stay of Families who Exited Shelter to Permanent Housing in FY 2015

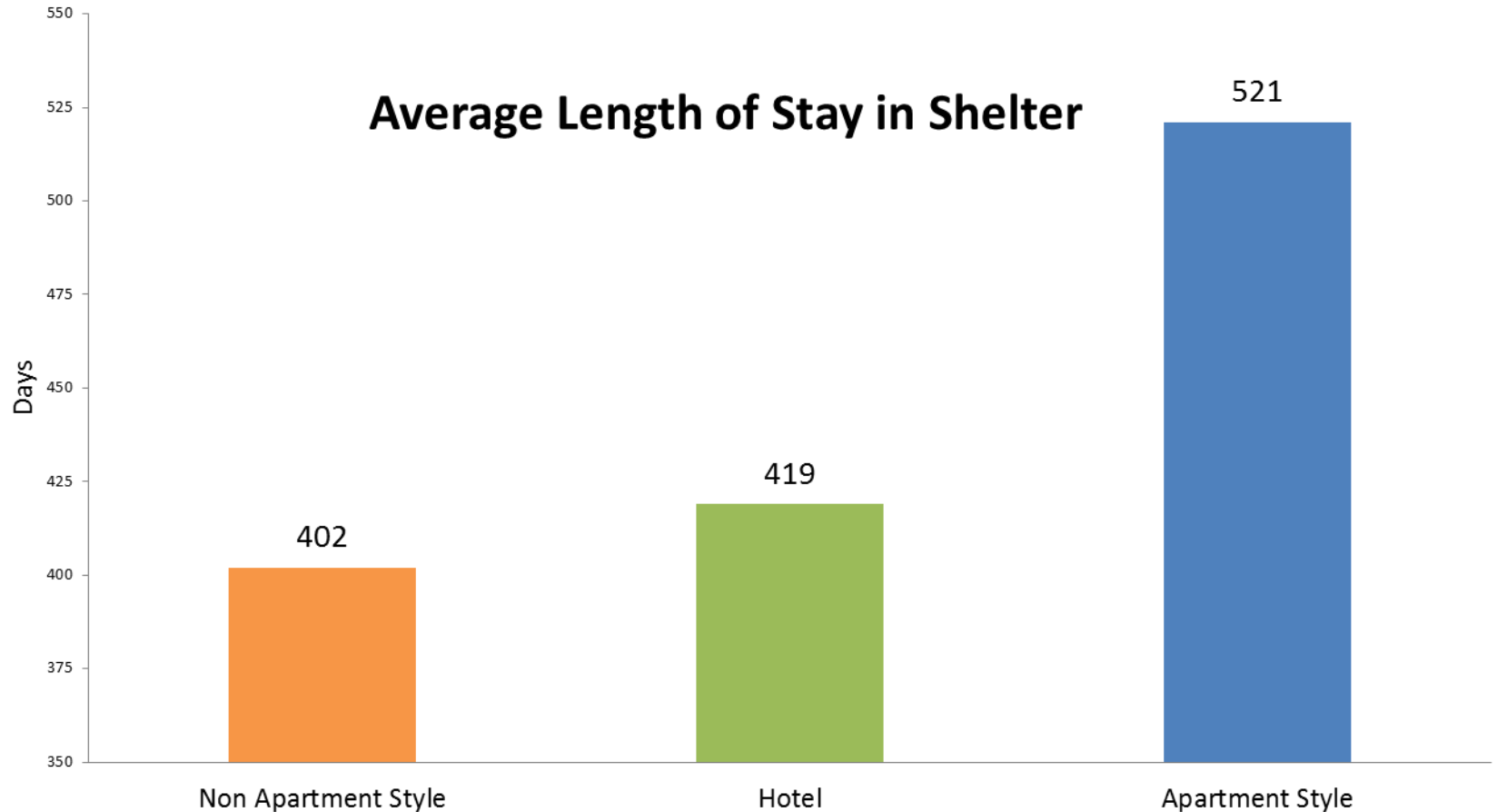


Data from Other Jurisdictions: Seattle

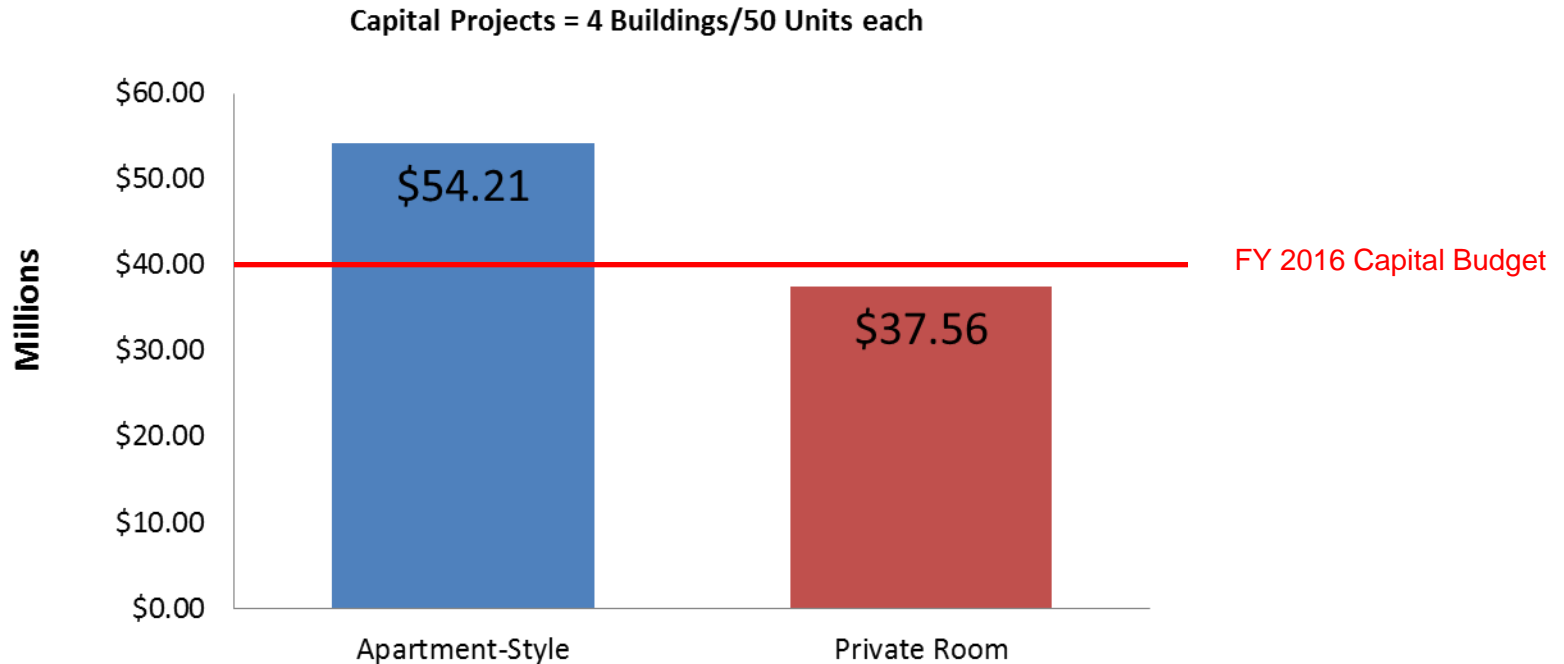
Average Length of Stay in Shelter



Data from Other Jurisdictions: New York City



Achieving our Goals with Limited Resources



Unit type	Approx. SF	Cost/sf to Develop*	Cost/Unit	Cost of 50 units	Relative cost of building
Common spaces	10,700	\$333/sf	--	3,563,100	
Private Rooms	350	\$333/sf	\$116,550	\$5,827,500	\$9,390,600
Apartment-Style	600	\$333/sf	\$199,800	\$9,990,000	\$13,553,100

Cost Drivers

- ▶ Upfront Capital Costs
- ▶ Number of buildings required to close DC General
- ▶ Most importantly, number of units needed in our system if we cannot reduce LoS.
 - Based on analysis for Homeward DC, with a 6 month average LoS, our system would need 900+ units.
 - \$54,000/unit/year

Thinking through the scenarios

Scenario 1: We move forward with private room facilities and we successfully reduce LoS.

- Outcome: Resources get redirected to meet more of the housing needs in out years; continue with plan implementation.

Scenario 2: We move forward with private room facilities and it does not have an impact on LoS.

- Outcome: We have a mix of AS and PR in our inventory, AND we will have to invest in additional shelter facilities to meet need.

Temperature Check...

Design Principles

What we've heard...

Concerns include:

- ▶ Adequate privacy & safety
- ▶ Retraumatization (esp for DV Survivors)
- ▶ Conflict over shared space
- ▶ Appropriateness for Children
- ▶ What else?

Elements for Discussion

- ▶ Bathrooms
- ▶ Dining Space/Food storage
- ▶ Study Space
- ▶ Recreation Space
- ▶ Other Recommendations

Bathrooms: Current thinking

- ▶ Three types on each floor:
 - At least one unit with private bathroom (approx. 10% of replacement units)
 - Multi-fixture bathrooms for men and women
 - “Family” bathroom with door that locks, tub/shower, toilet, etc.
- ▶ Family shelter inventory under this scenario:
 - 121 apartment style (32%)
 - 25-30 rooms w/ private bathrooms (8%)
 - 230 private rooms (60%)

What do we know about HH composition?

- ▶ 44% of HHs have 1 child
- ▶ 32% of HHs have 2 children
- ▶ 14% of HHs have 3 children
- ▶ 10% of HHs have 4+ children

- ▶ 43% have a child under 24 months
 - 19% have an infant

- ▶ 46% of households have adult male