

1 **DRAFT COMMITTEE PRINT**  
2 **Committee of the Whole**  
3 **May 17, 2016**  
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10 A BILL

11 21-620  
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15 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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20 To authorize the Mayor to use designated funds, appropriated for the purpose of developing  
21 replacement shelter facilities for the D.C. General Family Shelter and for the apartments  
22 used for temporary shelter at 1433 and 1435 Spring Road, N.W., to acquire specified  
23 parcels of land, including through the use of eminent domain, and to construct 7 new  
24 facilities, in Wards 1, 3, 4, 5, 6, 7, and 8, to provide temporary shelter for families  
25 experiencing homelessness.

26  
27 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
28 act may be cited as the “Homeless Shelter Replacement Act of 2016”.

29 Sec. 2. The Council finds that:

30 (1) On a given night in the District, more than 7,000 men, women, and children  
31 experience homelessness.

32 (2) Each day, the DC General Family Shelter houses approximately 250 families  
33 experiencing homelessness.

34 (3) The DC General Family Shelter is antiquated and inadequate, and its current  
35 conditions limit the District’s ability to provide necessary services and support to families  
36 experiencing homelessness.

37 (4) Best practices suggest that children and families do best when short-term  
38 housing is provided in smaller-scale, service-enriched, community-based settings, and it is in the  
39 best interest of the District to replace the DC General Family Shelter with a series of facilities  
40 that provide temporary shelter throughout the District.

41 (5) The apartments used by the District to provide temporary shelter to families  
42 experiencing homelessness at 1433 and 1435 Spring Road, N.W. (the “Spring Road Shelter”),  
43 also are antiquated and in need of replacement and the District’s lease of those apartments is  
44 expiring.

45 (6) In order to close DC General Family Shelter and replace the Spring Road  
46 Shelter, the District needs to construct new facilities that are safe and dignified spaces for  
47 families experiencing homelessness.

48 (7) It is in the best interest of the District to construct these new temporary-  
49 shelter facilities on District-owned land, to avoid the disruption to the provision of services in the  
50 continuum of care that can be expected to accompany the eventual expiration of a lease.

51 (8) The majority of the new shelter facilities will be constructed on District-  
52 owned land; however, in certain cases, the District will need to acquire the necessary property;  
53 doing so will advance the important goals of ensuring that the District owns the land on which  
54 each of the facilities is constructed and that each of the facilities is located in a different Ward,  
55 which in turn will allow the District to provide small-scale, community-based temporary housing  
56 services throughout the District.

57 Sec. 3. (a) The Council authorizes the Mayor to use designated funds, as provided in this  
58 section, to provide temporary shelter for families experiencing homelessness by acquiring land,  
59 including through the use of eminent domain, if necessary, and construction of 6 facilities

60 containing DC General Family Shelter replacement units, as defined in section 2(11A) of the  
61 Homeless Services Reform Act of 2005, effective October 22, 2005 (D.C. Law 16-25; D.C.  
62 Official Code § 4-751.01(11A)), to replace the D.C. General Family Shelter, and construction of  
63 1 facility containing apartment-style units, as defined in section 2(3) of the Homeless Services  
64 Reform Act of 2005, effective October 22, 2005 (D.C. Law 16-25; D.C. Official Code § 4-  
65 751.01(3)) as follows:

66 (1) The Mayor is authorized to use funds appropriated for capital project  
67 “XXXX-Ward 1 Homeless Shelter,” to:

68 (A) Acquire parcels of land located at 2105 and 2107 10th Street, N.W.,  
69 and 933 V Street, N.W., Square 358, Lots 5, 6, and 802, including, if necessary, through the  
70 exercise of eminent domain in accordance with the procedures set forth in subchapter II of  
71 Chapter 13 of Title 16 of the District of Columbia Official Code; and

72 (B) Construct a facility to provide temporary shelter for families  
73 experiencing homelessness containing 29 2- and 3-bedroom apartment-style units on land to be  
74 acquired by the District pursuant to subparagraph (A) of this paragraph; provided, that the  
75 contract for the construction of the facility shall be awarded pursuant to a request for proposals to  
76 be issued by the Department of General Services;

77 (2) The Mayor is authorized to use funds appropriated for capital project  
78 “XXXX-Ward 3 Homeless Shelter,” to construct a facility to provide temporary shelter for  
79 families experiencing homelessness containing 38 DC General Family Shelter replacement units  
80 on District-owned land at 3320 Idaho Avenue, N.W., Square 1818, Lot 0849; provided, that the  
81 contract for the construction of the facility shall be awarded pursuant to a request for proposals to  
82 be issued by the Department of General Services;

83 (3) The Mayor is authorized to use funds appropriated for capital project  
84 “XXXX-Ward 4 Homeless Shelter,” to:

85 (A) Acquire the parcel of land located at 5505 Fifth Street, N.W., Square  
86 3260, Lot 54, including, if necessary, through the exercise of eminent domain in accordance with  
87 the procedures set forth in subchapter II of Chapter 13 of Title 16 of the District of Columbia  
88 Official Code,; and

89 (B) Construct a facility to provide temporary shelter for families  
90 experiencing homelessness containing 49 DC General Family Shelter replacement units on the  
91 land to be acquired by the District pursuant to subparagraph (A) of this paragraph; provided, that  
92 the contract for the construction of the facility shall be awarded pursuant to a request for  
93 proposals to be issued by the Department of General Services;

94 (4) The Mayor is authorized to use funds appropriated for capital project  
95 “XXXX-Ward 5 Homeless Shelter,” to construct a facility to provide temporary shelter for  
96 families experiencing homelessness containing 50 DC General Family Shelter replacement units  
97 on District-owned land at 326 R Street, N.E., Square 3574, Lot 0032, (Penn Center) or 1700  
98 Rhode Island Avenue, NE, Square 4134, Lot 800; provided, that the contract for the construction  
99 of the facility shall be awarded pursuant to a request for proposals to be issued by the  
100 Department of General Services;

101 (5) The Mayor is authorized to use funds appropriated for capital project  
102 “XXXX-Ward 6 Homeless Shelter,” to construct a facility to provide temporary shelter for  
103 families experiencing homelessness containing 50 DC General Family Shelter replacement units  
104 on District-owned land at 2nd and K Street, N.W., Square 560, Lots 830, 834, and 7000, in Ward  
105 6; provided, that the contract for the construction of the facility shall be awarded pursuant to a

106 request for proposals to be issued by the Department of General Services; and further provided,  
107 that the site also may be utilized to locate a health-services facility serving families experiencing  
108 homelessness and an intake center to replace the services provided at the Virginia A. Williams  
109 Family Resource Center;

110 (6) The Mayor is authorized to use funds appropriated for capital project  
111 “XXXX-Ward 7 Homeless Shelter,” to construct a facility to provide temporary shelter for  
112 families experiencing homelessness containing 35 DC General Family Shelter replacement units  
113 on District-owned land at 5004 D Street, S.E., Square 5322, Lot 0032; provided, that the contract  
114 for the construction of the facility shall be awarded pursuant to a request for proposals to be  
115 issued by the Department of General Services; and

116 (7) The Mayor is authorized to use funds appropriated for capital project  
117 “XXXX-Ward 8 Homeless Shelter,” to construct a facility to provide temporary shelter for  
118 families experiencing homelessness containing 50 DC General Family Shelter replacement units  
119 on District-owned land at 4200 (assumed) 6th Street, S.E., Square 6207, Lots 53, 54, 55, and 56;  
120 provided, that the contract for the construction of the facility shall be awarded pursuant to a  
121 request for proposals to be issued by the Department of General Services.

122 (b) There is authorized to be appropriated sums of money not exceeding \$100 million for  
123 the purposes set forth in subsection (a) of this section.

124 (c) The Mayor is authorized to use funds appropriated for capital project “XXXX-  
125 Homeless Shelter Pool Project” for any acquisition or construction authorized by subsection (a),  
126 the cost of which exceeds the amounts appropriated for capital projects “XXXX-Ward 1  
127 Homeless Shelter,” “XXXX-Ward 3 Homeless Shelter,” “XXXX-Ward 4 Homeless Shelter,”  
128 “XXXX-Ward 5 Homeless Shelter,” “XXXX-Ward 6 Homeless Shelter,” “XXXX-Ward 7

129 Homeless Shelter,” or “XXXX-Ward 8 Homeless Shelter.” There is authorized to be  
130 appropriated sums of money not exceeding \$25 million for the purposes of this subsection.

131 (d) Consistent with section 451 of the District of Columbia Home Rule Act, approved  
132 December 2, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51), the Mayor shall submit any  
133 contract entered into pursuant to this act involving expenditures in excess of \$1 million during a  
134 12-month period to the Council for its approval.

135 (e) Any use of funds appropriated for capital projects “XXXX-Ward 1 Homeless  
136 Shelter,” “XXXX-Ward 3 Homeless Shelter,” “XXXX-Ward 4 Homeless Shelter,” “XXXX-  
137 Ward 5 Homeless Shelter,” “XXXX-Ward 6 Homeless Shelter,” “XXXX-Ward 7 Homeless  
138 Shelter,” “XXXX-Ward 8 Homeless Shelter,” or “THK16C – Temporary and Permanent  
139 Supportive Housing Pool Project” inconsistent with this Act is prohibited.

140 (f) The District shall seek to issue tax-exempt bonds to finance these projects such that  
141 the Chief Financial Officer of the District must be satisfied that the proposed business  
142 arrangements with respect to the use and user(s) of a proposed project will **not** create a private  
143 business use within the meaning of the applicable Internal Revenue Service rules and  
144 regulations.

145 Sec. 4. Fiscal impact statement.

146 The Council adopts the fiscal impact statement in the committee report as the fiscal  
147 impact statement required by section 4a of the General Legislative Procedures Act of 1975,  
148 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

149 Sec. 5. Effective date.

150 This act shall take effect following approval by the Mayor (or in the event of veto by the  
151 Mayor, action by the Council to override the veto), a 30-day period of congressional review as

152 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
153 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
154 Columbia Register.