

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

ROUNDTABLE
DISCUSSION ON
EXPANDING THE NUMBER AND KIND OF PERMITTED
USES IN THE CM ZONE DISTRICT
(COMMERCIAL LIGHT MANUFACTURING)

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THURSDAY
SEPTEMBER 23, 2004

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The Roundtable discussion of the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, Northwest, Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
GREGORY JEFFRIES	Commissioner
KEVIN HILDEBRAND	Commissioner
	(Architect of the Capitol)
JOHN G. PARSONS	Commissioner
	(Commissioner, National Park Service)

THIS TRANSCRIPT CONSTITUTES THE MINUTES FROM THE
ROUNDTABLE DISCUSSION HELD ON SEPTEMBER 23, 2004

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COMMISSION STAFF PRESENT:

Alberto P. Bastida, Secretary, ZC
Sharon Schellin, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

Maxine Brown-Roberts, Office of Planning
Jennifer Steingasser, Office of Planning

D.C. OFFICE OF CORPORATION COUNSEL:

Alan Bergstein, Esq.

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CALL TO ORDER:

Carol Mitten 4

COURT SERVICES AND OFFENDERS SUPERVISION AGENCY:

Cedrick Hendrix 8

NEIL O. ALBERT, DEPUTY MAYOR FOR CHILDREN, YOUTH, FAMILIES, AND ELDERS:

Lynn E. French 13

DIRECTOR, DEPARTMENT OF HUMAN SERVICES:

Yvonne Gilchrist 45

ANC 6-C:

Daniel Pernell, III 48

COMMITTEE OF 100:

Barbara Zartman 52

CATHOLIC CHARITIES OF WASHINGTON, D.C.:

Chapman Todd 57

MIRACLE HANDS COMMUNITY DEVELOPMENT CORPORATION:

Cornell Jones 63

CERTIFIED CLINICAL CRIMINAL JUSTICE SPECIALIST:

Jonathan Ricardo Howard, Sr. 68

Darryle A. Carter 70

WARD 7 RESIDENT

Laura Richards 71

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P-R-O-C-E-E-D-I-N-G-S

6:39 p.m.

CHAIRPERSON MITTEN: Good evening, everyone. We are going to have a little bit of a different feel to our hearing this evening, our roundtable, and part of it will be because the microphones aren't working so you are going to have to speak into a hand-held mike like I'm doing, and there's one on the table in front of us.

My name is Carol Mitten, and I'm the Chair of the Zoning Commission of the District of Columbia.

And, joining me this evening are Vice Chairman Anthony Hood, and Commissioners Kevin Hildebrand, John Parsons and Greg Jeffries.

We have people here tonight from the Office of Planning, Jennifer Steingasser and Maxine Brown-Roberts, and we have our staff, Alberto Bastida and Sharon Schellin, and then from the Office of the Attorney General we have Alan Bergstein.

The Commission is holding a roundtable this evening to discuss the issue of expanding the number and kind of permitted uses in the CM Zone District, which is Commercial Light Manufacturing. Specifically, what we are interested in hearing this

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1 evening are your views as to whether emergency
2 shelters and adult rehabilitation homes, both of which
3 are community-based residential facilities, should be
4 permitted in the CM Zone District.

5 In addition, the Commission has become
6 aware that the Federal Bureau of Prisons has solicited
7 and awarded contracts to providers to house inmates
8 who are in the final months of their sentences. These
9 facilities, known as Community Correction Centers, may
10 house more than 100 such persons, but are smaller and
11 less restrictive than traditional prisons. Community
12 Correction Centers are intended to facilitate the
13 transition of their residents into the larger
14 community through training, employment and other
15 similar activities.

16 We are also interested in your views about
17 locating Community Correction Centers in the CM Zone.

18 With respect to all of the facilities
19 mentioned, the Commission is interested in receiving
20 general information concerning such issues as siting,
21 compatibility with surrounding uses, and external
22 impacts of such facilities if located within existing
23 CM Industrial Zone Districts.

24 Specifically, as to Community Correction

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Centers, the Commission would also be interested in understanding the similarities and differences such facilities have with smaller adult rehabilitation homes and larger traditional detention facilities, particularly, with regards to their operation, neighborhood impact, security, and role in the criminal justice system.

Although the roundtable will focus primarily on the CM Zone District, we are also interested in receiving the public's views as to whether Community Correction Centers would be compatible with a less restrictive zone.

Please take the following into account. This roundtable will not focus on any specific projects, due to potential future hearings. Such exchange of information at this time could be considered ex parte communication. So, if anyone starts to talk about a specific facility I will cut you off, so just be mindful of that, and that's one of the ground rules so don't be surprised if I do that.

We are going to have some time limits that I'll tell you about in a second. I just want to remind you that we have a little bit less informal atmosphere tonight than we do in our regular hearings,

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1 but in spite of that I'd just ask everyone to be
2 respectful of other people's opinion, turn off all
3 beepers and cell phones, and I would also remind you
4 that we are being recorded by the court reporter so we
5 have a record of the roundtable, and we are also being
6 web cast live.

7 The following time constraints will be
8 adhered to for organization representatives, as well
9 as individual persons. These time limits will be
10 adhered to so that everyone has a chance to speak.
11 Each organization or ANC, and it will be one
12 representative per organization, will be allotted five
13 minutes, and then other individuals who may or may not
14 be members of organizations will be allotted three
15 minutes, and no ceding of time is allowed.

16 In case there's not ample time for any
17 individual to complete your statement within the
18 allotted time, everyone is encouraged to submit a
19 written copy of your statement for the record. The
20 Commission will leave the record open for a period of
21 two weeks to allow for the submission of additional
22 written testimony.

23 Now, we have a few folks who are here with
24 us this evening to help us frame the issues at hand,

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1 and they will not be limited in the amount of time,
2 although I'm sure they will be conscious of the fact
3 that other people are here to speak. And, I'd like to
4 invite forward ? I don't know who we have representing
5 the Court Services and Offenders Supervision Agency,
6 is there someone? Mr. Hendrix? Okay. If you'd like
7 to come to the table, and Ms. French representing the
8 Deputy Mayor for Children, Families and Elders.

9 So, you just have to hold the mike when
10 you speak, and I will let you guys decide who goes
11 first.

12 MR. HENDRIX: Good evening.

13 My name is Cedrick Hendrix, and I'm an
14 Associate Director at the Court Services and Offenders
15 Supervision Agency for the District of Columbia. We
16 are a federal agency responsible for the community
17 supervision of individuals that are on parole,
18 probation or supervised release.

19 We have about 15,000 individuals on
20 community supervision here in the District of
21 Columbia, about 5,000 of them are on parole or
22 supervised release.

23 I'm here to make some comments
24 specifically in relation to the siting of Community

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1 Correction Centers. Now, our agency doesn't operate
2 Community Correction Centers, however, we do have
3 staff that work in them to assist those men and women
4 returning from prison and successfully reintegrating
5 themselves into the community.

6 We have a program that we call the TIPS
7 program, that stands for Transitional Intervention for
8 Parole Supervision, and through an agreement with the
9 Federal Bureau of Prisons we have been able to put
10 staff at the various halfway houses to conduct
11 assessments and do release planning for the
12 individuals coming home, so that when they come into
13 our jurisdiction, upon receipt of their parole
14 certificates, we have a plan in place to implement
15 during the general supervision experience.

16 Now, that program has been in place since,
17 I think, May of 1998, and it's a program that we
18 believe is quite successful.

19 Now, we have more recently undertaken the
20 establishment of one residential facility that is not
21 a Community Correction Center of sorts, but it is a
22 program that we have called the Assessment Orientation
23 Center. It is located on the grounds of D.C. General
24 Hospital in a building known as Kerrick Hall. That

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1 program is a substance abuse assessment and pre-
2 treatment program, where individuals go for a period
3 of about 30 days, and after the completion of the
4 assessment they are referred, typically, to a
5 residential substance abuse treatment program
6 somewhere in this area. That program is undergoing
7 some expansion, in that we received funding to grow it
8 from, essentially, a program with about 20 beds to a
9 program in excess of a 100 beds. That was funding
10 that came from the Congress, and we are currently in
11 the process of doing building renovation in order to
12 grow the program. It's a building that we lease from
13 the District of Columbia Government.

14 Now, while we have undertaken the
15 renovations, we were able to move the 21 residents of
16 the program out into a location in the community, and
17 that is in the ANC Ward 1-B community, near Cardoza
18 High School. And, I simply want to make the point
19 that we were able to establish that facility there
20 with the concurrence of the community.

21 I have here to share with all of you a
22 copy of a letter from ANC 1-B that's dated October,
23 2003, that reflects a unanimous vote of that ANC
24 speaking to its report for our locating that facility

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1 there in their community. It's located there on a
2 temporary basis for about 20 months while we complete
3 the renovation of the Kerrick Hall facility. But, I
4 offer that simply to make the point that it is not an
5 impossible feat to locate a residential facility of a
6 corrective nature, if you will, in the District of
7 Columbia if you go out and you work hard to inform the
8 community about the nature of the facility, about the
9 importance of the facility, hear their voices, address
10 their concerns, and then do it with their concurrence.

11 In fact, in addition to garnering the
12 support of ANC 1-B, there is something in that area
13 called the South Columbia Heights Neighborhood
14 Association. They, too, expressed their interest in
15 our activity, and we engaged them in a series of
16 meetings, discussions, that involved Council Member
17 Jim Graham, and we were successful in a few weeks in
18 signing an agreement with them expressing their
19 support, too, for our locating this facility in that
20 particular community.

21 So, that is something that we offer for
22 your consideration, as not so much a model, but just
23 evidence of what is possible.

24 And, as I close, let me just mention this.

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1 We have other facilities scattered throughout the
2 communities that are not residential. The one I'm
3 talking about is our only residential facility, but we
4 have what we call field offices across the City. We
5 have, I think, two in Southeast, we have two in
6 Northeast, and several in Northwest. We are currently
7 embarking on an effort, or have embarked on an effort,
8 to site a couple of more field offices in the District
9 of Columbia, and in two instances we were able to
10 garner the support of the ANCs in those communities.
11 I have, as far as a submission for you, letters from
12 those two ANCs expressing their support for our
13 locating field offices in those neighborhoods, and it
14 reflects, essentially, our employment of the same
15 strategy, sitting down with the ANC representatives,
16 talking with them, and, in fact, in one case taking
17 these ANC representatives over to meet some ANC
18 representatives in another community where we have
19 been located and operating a field office for years,
20 and letting them learn from these commissioners about
21 how good neighbors we have been, what assets we have
22 been, in that community.

23 And so, through that kind of information
24 sharing, collaboration, and through, essentially,

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1 employing a practice that respects those elected
2 officials and their prerogatives, we have been
3 successful, and I think these letters attest to that.

4 So, I'll close, and I'll answer what questions you
5 might have for me.

6 CHAIRPERSON MITTEN: Thank you.

7 We'll hear from Ms. French and then we'll
8 ask for questions.

9 Thanks.

10 MS. FRENCH: Good evening.

11 I am Lynn French, and I'm here to
12 represent Neil O. Albert, Deputy Mayor for Children,
13 Youth, Families, and Elders, and I'm before you this
14 evening to testify in support of permitting emergency
15 shelters in CM Districts.

16 The District of Columbia is undertaking a
17 campaign to improve the quality of housing conditions
18 in the City's shelters, as well as the services
19 delivered to shelter residents, and it needs the
20 latitude to select properties in various locations
21 across the City.

22 Please rest assured that we have no
23 intention of implementing a policy to seek sites only
24 within CM Zones. However, given that the District is

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1 not an industrial city, experience has taught us that
2 we could encounter warehouses and other large
3 structures on the edges of CM Zones that may well
4 offer ideal sites at which we might locate shelters,
5 along with offices, classrooms, training sites, and
6 other accommodations for residents seeking emergency
7 shelter.

8 The agencies within our cluster of the
9 government are responsible for housing the 8,758
10 District of Columbia residents who are either
11 literally homeless or living in supportive housing
12 within the City's homeless continuum of care. You may
13 be interested in knowing that 14 to 15 percent of all
14 persons living in poverty in the District have been
15 homeless at some point over the past two years.

16 We are working hard to not only transform
17 the housing conditions offered within our shelters,
18 but also to integrate social services delivery into
19 them so as to empower people to transform their lives.

20 In prior years, emergency shelters
21 primarily have been located in either surplus schools
22 or reconfigured truck trailers. Both facilities now
23 are outworn and offer less than optimal living
24 conditions, as well as an insufficient number of beds.

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1 We must compete with a variety of
2 interests to obtain new school buildings, yet we are
3 hard pressed to find an adequate number of other new
4 buildings that are large enough to house a large
5 number of people, as well as accommodate offices for
6 social services delivery, classrooms, healthcare
7 delivery, dining and laundry facilities.

8 Emergency shelters represent the first
9 level of accommodations offered within the homeless
10 continuum of care, and their economic feasibility is
11 contented upon a congregate configuration that
12 simultaneously shelters large numbers of people. No
13 zoning designation permits matter of right
14 accommodations for emergency shelters to house more
15 than 15 people, which means that any new facility
16 would have to be approved by the BZA.

17 Although we are seeking new sites within
18 residential zones, and have no policy to change our
19 focus to CM Zones, we have a tremendous need to be
20 able to broadly consider sites across the City.

21 We are mindful of strong advocacy to
22 center our shelters around the downtown core of the
23 City. An old proverb says that, "When the ties that
24 bind are cut, things fall apart." We know that

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1 homeless City residents have roots in neighborhoods
2 across the City, and that they would be well served by
3 the ability to reconnect their ties.

4 Nevertheless, the greatest constraint in
5 siting new facilities is the availability of property.

6 I urge you to remove the CM restriction against
7 emergency shelters, so as to offer it the broadest of
8 options.

9 Thank you.

10 CHAIRPERSON MITTEN: Thank you.

11 Questions from the Commission. You are
12 going to need the mikes, though. Why don't you use
13 the other mike.

14 COMMISSIONER PARSONS: Mr. Hendrix, we have
15 been struggling with this issue for many years here,
16 at least 20 that I know of. The conclusion we've come
17 to in our existing zoning regulations is that size
18 matters, and what I mean by that is, once a facility
19 of this nature grows beyond 20 people it is
20 threatening to a community. And, we have taken a
21 great deal of pain in our analysis of what would be
22 allowed in certain zones to size them property.

23 Now, you reported that there are 5,000
24 people in your program, or in your oversight, if I

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1 understood it.

2 MR. HENDRIX: There are 15,000.

3 COMMISSIONER PARSONS: Five thousand who
4 have recently been released, can you clarify what that
5 means? And then, you referred to a facility of a very
6 small scale, 22 people, which seems perfect to me.

7 So, how is it that the other 5,000 people
8 are housed? Is it by the private sector?

9 MR. HENDRIX: Well, let me explain the
10 process. There are 5,000 people on supervision that
11 are either on parole or supervised release,
12 essentially, with new sentencing laws that went into
13 effect in 2000 parole was abolished in the District of
14 Columbia and a new status called supervised release
15 came into play. But, it's, essentially, for people
16 who were coming out of the institutions, both men and
17 women.

18 Now, not all of those individuals are in
19 any kind of residential facility. Most of them are
20 living next door to you, and next door to you, around
21 the corner from you, and down the street from you.
22 They are scattered throughout this community.

23 However, at the onset of the transition
24 process, in about 50 percent of the cases, these men

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1 and women are transitioned through Community
2 Correction Centers. Those are the facilities that you
3 well know are operated in this town under contract by
4 the Federal Bureau of Prisons. They typically stay in
5 those facilities somewhere in the neighborhood of 45
6 days, and then they leave them and then they go to
7 live at a residence.

8 We, at our agency, play a role in that
9 transition process, because we investigate release
10 plans, which, essentially, include the verification of
11 a parole residence, and that would be with a parent,
12 that could be with a spouse, that could even be with
13 someone's child, but we make an assessment, and then,
14 ultimately, a recommendation, as to whether the
15 proposed residence is suitable. And so, what you
16 often see is people spend their time in a Community
17 Correction Center, and then transition out to that
18 approved parole residence.

19 There are cases where people do not have
20 an approvable residence, and, therefore, are paroled
21 to a shelter, or we use something called public law
22 placement, which relies on an authority that the
23 United States Parole Commission has to put people in a
24 Community Correction Center post release, post parole,

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1 for a period of up to 120 days, during which they have
2 to try and find a suitable place to live.

3 Housing is one of the challenges that
4 confronts people coming home from prison, one of the
5 major challenges. Healthcare, education, employment,
6 are among the other challenges that they face. But,
7 housing is certainly a daunting one. You will see,
8 you know, men that are in their 40s and 50s coming
9 home and living in their mother's basement, sleeping
10 on the couch there, or coming home to families. So,
11 it is a challenging situation, but in our view the
12 role that the Community Correction Center can play in
13 the transition process is an important one, because it
14 gives a person time in the community to begin to lock
15 down a viable, suitable, supportive housing
16 environment, and in addition, and, perhaps, equally as
17 important, find stable employment.

18 Now, for those 50 percent that come home
19 from prison not with the benefit of a Community
20 Correction Center transition, they get off the bus at
21 the bus station, often at 9:30 at night, and then they
22 wander off to wherever they are supposed to live.

23 Now, they may have an approved residence,
24 but they hit the street and they are living in the

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1 community immediately, without the benefit of a
2 structured setting in which to address ? begin to
3 address those challenges, housing, healthcare,
4 education, employment, that I mentioned.

5 So, that's the role that we play. Now, to
6 come forward and speak to your question about size, I
7 think what's more important than the issue of size, is
8 it a 20-bed facility, is it a 30-bed facility, is it
9 100-bed facility, it's management and programming.

10 What's critically important for any
11 facility is that there be effective programming there
12 to help a person coming home from prison address those
13 four challenges that I identified. After that, you
14 have people who are, essentially, left to their own
15 devices, to try and tackle those things, in the midst
16 of the temptation presented by drugs, which remain in
17 great availability in the District of Columbia, and
18 it's not unusual to see that sometimes people fail in
19 their effort to make that transition.

20 So, you know, more than the size of the
21 facility, I think it's important to ensure that
22 wherever they are, however large they are, that they
23 have attentive management, staff appropriate to their
24 size, and most important, effective programming to

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1 help meet the challenges of transition.

2 COMMISSIONER PARSONS: It would appear that
3 the Community Correction facilities, which are managed
4 privately, as I understand it, that there is a size at
5 which it becomes economic to operate. In other words,
6 200, 300 people makes more sense than 20. Do you have
7 any experience with that?

8 MR. HENDRIX: No, I don't, because as I
9 indicated earlier our agency does not operate these
10 facilities. We are there through a cooperative
11 agreement with the Bureau of Prisons, and prior to
12 that it was with the D.C. Department of Corrections,
13 before the Bureau of Prisons took over responsibility.

14 COMMISSIONER PARSONS: Well, if you have no
15 experience with that, maybe you could render an
16 opinion in the other direction. I mean, wouldn't you
17 agree that a 200-bed facility would be of concern to a
18 community, as opposed to a 20-bed facility? That is,
19 the critical mass of that many prisoners trying to
20 move through their community to seek jobs and
21 rehabilitation.

22 MR. HENDRIX: Well, let me turn it around
23 this way. What is it, Hope Village is in Southeast
24 Washington, it's in excess of a 200-bed facility. Are

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1 you hearing any concerns from its neighbors about its
2 presence? It's a facility that's been located there
3 for some several years, and continues to provide an
4 important service.

5 COMMISSIONER PARSONS: I not, no, but I
6 think ? so you don't feel size, if properly managed,
7 is a problem?

8 MR. HENDRIX: I think ?

9 COMMISSIONER PARSONS: Larger size.

10 MR. HENDRIX: ? what's most important is
11 adequate staffing, effective management, and effective
12 programming.

13 COMMISSIONER PARSONS: Okay, thank you.

14 CHAIRPERSON MITTEN: Just to pick up on the
15 conversation that you had with Commissioner Parsons,
16 you know, you said that, basically, the success of an
17 individual transitioning through one of these
18 Community Correction Centers is ? will be directly
19 related to the effectiveness of the program.

20 So, is there, besides just being able to
21 qualify for getting the management contract with the
22 Federal Bureau of Prisons, is there some outside
23 entity that licenses these programs, or evaluates
24 these programs, or, I mean, I assume that the success

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1 of an individual going through the center, if it's
2 related to the effective management, then a
3 community's experience of the center could be related
4 to the same thing. So, how ? can we ? I mean, we
5 clearly can't assume that every Community Correction
6 Center is well managed, would you say that's a fair
7 statement, because otherwise you wouldn't ?

8 MR. HENDRIX: I'm not going to venture a
9 comment on that.

10 CHAIRPERSON MITTEN: Well, I guess you
11 suggested as much when you said that the individual's
12 success in transitioning is a function of the
13 effectiveness of the program, so it implies that some
14 are not effective.

15 MR. HENDRIX: Well, again, I'm not going to
16 venture a comment on that, because as you well know
17 there are only a handful of facilities in this town.
18 I think you all can well make your own assessment of
19 their quality. I encourage you to visit them all.

20 What I'm simply here to try and do tonight
21 is to speak from my experience and let you know what I
22 think is essential. To the extent that people in the
23 community that surround facilities view them with
24 hostility or with joy and warmth, that is something

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1 that those individuals ought to speak on, not me. I
2 can only hope that there are people here prepared to
3 address those points.

4 CHAIRPERSON MITTEN: Okay, thanks.

5 Is there any ? is the term Community
6 Correction Center just a formal term for a halfway
7 house, or is a halfway house different?

8 MR. HENDRIX: I have certainly seen those
9 terms used interchangeably in my career.

10 CHAIRPERSON MITTEN: Do you make any
11 distinction?

12 MR. HENDRIX: I prefer using the term
13 Community Correction Center.

14 CHAIRPERSON MITTEN: And, do you ever apply
15 the term halfway house to something else?

16 MR. HENDRIX: No.

17 CHAIRPERSON MITTEN: Okay.

18 And, when you mentioned that half of the
19 people, 50 percent of the people, are transitioned
20 through the Community Correction Center, and then the
21 other half are not, is that because coming out of
22 prison they already have an approved parole residence,
23 or why doesn't everybody go through this, I guess is
24 my question?

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1 MR. HENDRIX: That would ? that would
2 certainly be a better question to address to the
3 Federal Bureau of Prisons, and I, without turning
4 around, can only hope that they are here to speak to
5 that, since they control the facilities, and they make
6 the decisions about who goes and who does not go.

7 You know, the process begins in the
8 institution, when individuals are moving into kind of
9 a pre-release phase of their experience there, and
10 then where it's deemed by the institution staff that a
11 halfway house transition has been ? is important in a
12 particular case, a package is sent to the Bureau of
13 Prisons and a decision is made by them as to whether
14 or not it should be referred to a Community Correction
15 Center or not for possible placement.

16 As I understand it, there is some
17 opportunity on the part of the Community Correction
18 Center, they have to say yeah or nay. Some of the
19 things that the Bureau of Prisons might consider in
20 their process of determining the appropriateness of
21 referring a person or not to a halfway house, I would
22 need you to direct those inquiries to them.

23 CHAIRPERSON MITTEN: Okay. Thank you.

24 Ms. French, I have a couple questions for

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1 you, too.

2 There's sort of a similar scene, which is
3 the management of shelters is very important to the
4 community's experience of a facility, and what can you
5 tell us about, I guess, are all shelters operated by
6 the District of Columbia and managed by private
7 providers? Are there shelters that the District has
8 no role in? And, to the extent that the District is
9 the owner or, you know, has a role as a management
10 entity, what kind of oversight does the City provide?

11 MS. FRENCH: There are some private
12 shelters with which we do not have a formal
13 relationship, but the majority of the shelters there
14 are within the City's homeless continuum of care, and
15 the City typically for an emergency shelter, there are
16 a number of different kinds of shelters, and I think
17 we are just addressing emergency shelters this
18 evening.

19 The emergency shelters are owned by the
20 City, but we have an entity, the Community Partnership
21 for the Prevention of Homelessness, which is here to
22 testify tonight, through which ? to which all of our
23 funding goes for the shelters, and they, in turn, hire
24 various providers to run those centers.

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1 We do have an agreed upon standard of
2 care, standard rules that are applied in all.

3 Now, another thing that is happening is
4 that we have a ten-year plan that we're at the
5 beginning of the implementation for, and in the past
6 the shelters have not had ? have not been required to
7 have social services built into them. There are some
8 providers, such as Catholic Charities, that do have
9 their own social services capability, and I believe
10 they are here to testify tonight as well. But, what
11 is changing is that we now will have a variety of City
12 agencies with a presence in those shelters. The
13 Department of Human Services to manage ? has the
14 primary responsibility to manage the case management.

15 We also will have the presence of the Child Family
16 Services Agency, to help with family reunification,
17 because there are some women, especially, who become
18 separated from their children, and as they put their
19 lives back together part of their goal is to reunite
20 with their children and household.

21 We have Unity Health Care that will
22 provide healthcare services and dental services. The
23 Department of Mental Health provides ? plays a very
24 important role with case management for those

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1 individuals who are homeless who need mental health
2 services. And, the Department of Health has APRA,
3 which provides substance abuse treatment for people
4 who have a substance abuse problem that has led to
5 their homelessness.

6 So, what we are doing is, we are
7 reconfiguring and developing our shelters, which is
8 why we need larger spaces, so that not only are people
9 sleeping there at night, but we have people who are
10 present to engage them in putting their lives back
11 together.

12 And, sort of looking forward to what a
13 text amendment might look like, and given the
14 direction that you are going in, if we were in, you
15 know, recalling what Mr. Parsons said about size and
16 how we have taken pains elsewhere in the Zoning
17 Ordinance to control size when there's an opportunity
18 for, you know, kind of adverse impact from these
19 facilities, if we were to craft the ordinance such
20 that if a building reached a certain size, certain
21 number of beds, that it could ? that would only be
22 permitted if certain other uses were included, to
23 ensure the neighbors who might be concerned that this
24 is not just going to be a warehouse full of homeless

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1 people, but they are going to receive everything that
2 they should receive, and there will be adequate
3 management and all that. Is that something ?

4 MS. FRENCH: Yes, that makes a lot of
5 sense, and I'd also like to add that part of what's
6 happened, the number that I gave you, almost 9,000
7 people, probably sounds very scary to people, and it's
8 probably equally scary to the 9,000 people trapped in
9 homelessness. So, another thing that has happened
10 because of just the evolution of delivery of these
11 services, we haven't had enough on the other end.

12 And, we have people who live in our
13 shelters who go to work, who are ready to take another
14 step, so another piece of our ten-year plan is that we
15 are starting to develop SROs, and apartment buildings
16 with what we call supportive services built into them,
17 so that as people evolve from these emergency
18 shelters, and they developed a case plan with the
19 provider, and if they, you know, are either taking
20 medications regularly, or have addressed their
21 substance abuse problems and are ready for ? oh, and I
22 failed to mention the Department of Employment
23 Services also will have a presence, so as people
24 complete their case ? their commitment to themselves

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1 with the case work, then the plan is to have a next
2 step. So, people won't be just stuck living in this
3 emergency shelter for a long range period of time, as
4 they have in the past, they then would move on.

5 And, we see ? we've seen this work
6 successfully in Florida as an example, where they have
7 what they call Homelessness Assistance Centers, that
8 in Florida, of course, the terrain is a little
9 different, so they have these self-contained
10 communities, and have all these services built in, so
11 that people are living within there, and then they
12 graduate and go on to supportive housing. And, once
13 that happens, they then are integrated into the
14 community and people may not even be aware that they
15 are there.

16 CHAIRPERSON PARSONS: Anybody else?

17 VICE CHAIRPERSON HOOD: Mr. Hendrix, let me
18 ask you, you mentioned about your field offices, what
19 zones are your field offices in now?

20 MR. HENDRIX: Well, first let me say that a
21 field office is a facility in which we have community
22 supervision officers based. That's a term that we use
23 in contrast to the old probation officer or old parole
24 officer term. Our officers have blended case loads.

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1 They supervise individuals on parole, probation and
2 supervised release.

3 Now, we have a field office on Good Hope
4 Road, I think it's ? on Good Hope Road right off of
5 Martin Luther King, right at the foot of the bridge.
6 We have one at 3850 South Capitol Street. We have one
7 at 401 New York Avenue, N.E.

8 VICE CHAIRPERSON HOOD: I guess, Mr.
9 Hendrix, what I was saying is, is it already located
10 in a CM Zone, where is it?

11 MR. HENDRIX: I don't know what kind of
12 zones they are. I can tell you that they are ? we
13 have one at ?

14 VICE CHAIRPERSON HOOD: I'm familiar ?

15 MR. HENDRIX: ? 12th and Taylor Street,
16 N.W., so they are in ?

17 VICE CHAIRPERSON HOOD: And, you are
18 getting ready to locate one on ? Avenue.

19 MR. HENDRIX: Yeah.

20 VICE CHAIRPERSON HOOD: I'm a little
21 familiar with them.

22 MR. HENDRIX: And, they are all located on
23 commercial streets, except, I guess, if you say on
24 Taylor Street, which is kind of the make-up of

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1 residential, somewhat industrial street, up in
2 Northwest Washington.

3 VICE CHAIRPERSON HOOD: Okay.

4 MR. HENDRIX: But, for example, the two
5 that are addressed in those letters that are in that
6 packet that we are seeking to open in the near future,
7 one is on Rhode Island Avenue across from the Metro
8 Station, and the other one is in the vicinity of East
9 Capitol and ? Road. So, those are commercial
10 corridors.

11 VICE CHAIRPERSON HOOD: Right off, I'm not
12 sure what the zoning is, that's what I was trying to
13 get to, is what the zoning was.

14 Ms. French, and I don't want to go back
15 and forth with the microphone, but Ms. French
16 mentioned about quality of life, improving quality of
17 life in emergencies. But, if I'm in ? if I'm a
18 homeless person, I'm in transition, and most of our CM
19 Zones here in this City contain trash transfer
20 stations, they are less desirable. Is that proper, to
21 put someone who is in transition, because I guess
22 that's the path of least resistance, to put them next
23 to a trash transfer, I don't see how that's improving
24 the quality of life.

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1 MS. FRENCH: Well, we don't have a plan to
2 put them next to a trash transfer station. We have a
3 plan that, if we ? what we are saying is that, if we
4 find facilities that are located in a place where they
5 can have easy transportation access to get out to
6 jobs, and where the building suits itself for our
7 purposes, then we will select it, but we are not
8 saying that we are just ? as I said, we are not having
9 a campaign to locate all our centers in CM Zones, we
10 just want the latitude to select, when we find a good
11 location, to select that.

12 VICE CHAIRPERSON HOOD: I would encourage
13 what I heard from Mr. Hendrix, how they go out and
14 work with the community and educate, because if I was
15 in that position I would try to put myself up here in
16 that position, and I'm coming back to the community, I
17 would like to reside where I came from. I wouldn't
18 want to be in an area that you can smell seven, eight
19 miles away, and I'm not saying that's what you all are
20 going to do, I understand your point.

21 MS. FRENCH: No, we have no intention of
22 doing that.

23 VICE CHAIRPERSON HOOD: I understand your
24 point, I think it's well taken.

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1 MS. FRENCH: In fact, the one that we have
2 in mind now is no where near a transfer station, and
3 please be mindful that we do not plan for people to be
4 in these centers for long term, this is a site where
5 we can assess their needs, address them, and then get
6 them out into the community.

7 We do, as I mentioned in my testimony,
8 really want them to go back to the community where
9 they are where their roots are, so that they can
10 rebuild their lives, but first we have to address the
11 issues that caused their homelessness, and help them
12 to get ? enable them to get onto their feet, so that
13 they can go back to the community.

14 VICE CHAIRPERSON HOOD: I'm not sure what
15 text amendment is going to come in front of this
16 Commission, but I'll tell you, and I'll tell all my
17 colleagues, we have done away with so much CM Zoning,
18 and I'm speaking to my colleagues now, the Commission,
19 and on a number of occasions they've heard me say it
20 previously, and I'll say it again, all down by the
21 waterfront, which is doing away with the CM Zone, and
22 that gives me great pause, because if you do away with
23 all the CM zoning what happens with the flip side, and
24 maybe this will go ? I haven't taken good notes on

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1 this, the flip side, and we want to start putting
2 industrial uses in residential areas, I just think we
3 really need to think this thing through, with some
4 good planning, and make sure that we are not making a
5 mistake, because ? and Mr. Parsons and my colleagues
6 with him wrote the ordinance, maybe he didn't write
7 the ordinance, but I'm sure that a lot of help went
8 into the zoning plan. And, we want to make sure, I
9 don't want to be a part of a Commission that throws it
10 all out the window.

11 Thank you for answering my questions.

12 COMMISSIONER JEFFRIES: Good evening.

13 I just want to get a better sense of just
14 the operations of both the Community Correction
15 Centers and the Emergency Homeless Shelters, just on a
16 day-to-day basis. I mean, hours of operation, you
17 know, who sort of maintains the property. I'm just
18 trying to get a better sense of that.

19 MS. FRENCH: As they stand now, the
20 emergency shelters, and people who are coming ? would
21 it be all right if Yvonne Gilchrist or, perhaps,
22 Chapman Todd, joined me, because they ? Chaplain Todd
23 actually runs the emergency shelters, and he could
24 give you more intimate details.

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1 COMMISSIONER JEFFRIES: Okay.

2 MR. TODD: I'm Chapman Todd, I work with
3 Catholic Charities of Washington.

4 The question on the emergency shelters,
5 again, we are not the provider for all of them, but
6 right now we do operate four of the emergency shelters
7 in town, three for men and one for women.

8 The program is such, it varies a little
9 bit by the program, but traditionally emergency
10 shelters in town, the larger ones, have been overnight
11 shelters, meaning that they open at 7:00 and they
12 close at 7:00 a.m., for most clients.

13 Now, part of what Ms. French referred to
14 before was the enhanced services kind of a new day of
15 shelter provision here in the District of Columbia is
16 really trying to bring the services into the program.

17 The thought process in the past was, with the
18 emergency shelters, because the service providers were
19 somewhere else, be they government providers or other
20 non-profit providers, that the shelters would close
21 and then the clients would go to day programs or, you
22 know, go to the Food Stamp office, or go to whatever
23 government providers they needed to be connected with.

24 Kind of the new era of thinking is to do that in

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1 house, and we've done that in one of our programs,
2 where it's now open 24 hours a day, but the government
3 providers and the non-profit providers come to the
4 facility, have office spaces.

5 So, you know, your question is, there's no
6 real yes or no answer, it's we are in the midst of a
7 transition period into 24-hour operations, where
8 services are coming in, rather than the clients going
9 out for services. We found often more times than I
10 guess any of us like to have happen, that you have
11 clients that don't get fully served because they are
12 given a token and told to go to, you know, X office,
13 and that becomes somewhere else, and somewhere else,
14 and somewhere else. And, for people with very
15 difficult situations, often those solutions that we
16 may say will work out don't work out.

17 So, at this point, things are
18 transitioning to be more 24 hour operations, but the
19 history has been what we call 7:00 to 7:00 programs,
20 7:00 p.m. to 7:00 a.m., in the emergency shelters.

21 COMMISSIONER JEFFRIES: Yes, my question
22 was really around the fact that at certain times
23 during the day you might have lots of people sort of
24 bottlenecking to get in or to get out, and so forth,

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1 and just trying to figure out just how disruptive that
2 could be to a particular community and so forth.

3 MS. FRENCH: The Mayor has announced the
4 ten-year plan, and this ? what we are seeking approval
5 of would be the model that has people there 24 hours a
6 day.

7 I'm not sure how to honestly answer a
8 bottleneck issue. I don't think that the numbers are
9 so huge. In the old style, I'm sure you've seen in
10 the evenings ?

11 COMMISSIONER JEFFRIES: Yes.

12 MS. FRENCH: ? people lining up to go in,
13 but this would become more of a place where people
14 really live, where they have a locker, where they have
15 voice mail so that they can get call backs from jobs,
16 or if they have to go to a specialist they can get
17 their appointments, and it becomes more residential.
18 It would have a cafeteria built into it, rather than
19 to have to go to a food program somewhere. It would
20 have industrial laundry services, so that all of the
21 work ? not only can the sheets be done, but, perhaps,
22 have some training for people there so that they can
23 go and get a job in the laundry business. Job
24 training is important, so it's really a new profile

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1 from what you've seen of those sort of rag-tag
2 shelters where people line up at night and leave in
3 the morning.

4 COMMISSIONER JEFFRIES: And, what about
5 security? What about loitering, a number of things
6 that, you know, residents might be concerned about,
7 and, particularly, tied to about what Commissioner
8 Parsons just said about size, and I'm sensitive to
9 that.

10 And, by the way, I live in 1-B, so around
11 the corner.

12 MS. FRENCH: We have security at all of our
13 shelters, the old style and the new style. We don't
14 allow loitering, so the provider can't service
15 policing the streets, but people come in and they are
16 in for the evening.

17 And, we believe that some of the loitering
18 you see is because people may be lining up in the
19 evening and they are turned out in the morning, and
20 they don't have any place to go.

21 So, we know that we won't get everyone and
22 transform everyone's lives, but we are really setting
23 ? we firmly believe that we are going to get the
24 majority of the folks and help ? we don't think that

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1 people want to live like that, and we think that if we
2 do our job of providing these services they will be
3 able to move on, they won't have a need to loiter.
4 They'll have someplace to go.

5 COMMISSIONER JEFFRIES: Okay.

6 And, Mr. Hendrix, the same questions, just
7 operationally.

8 MR. HENDRIX: Well, let me speak to the one
9 residential facility that we do operate, and that's
10 our Assessment and Orientation Center. That program
11 is not one where the residents go out by day and come
12 in by night. They are there, they are, essentially,
13 there for the 30 days of the programming, and if they
14 go out at all they are going out on an escorted walk
15 with the staff.

16 Their focus, from the time they get up to
17 the time they go to sleep, is on addressing their
18 substance abuse issues.

19 As I indicated, the program has been, I
20 think since 1996, located at Kerrick Hall, over on the
21 grounds of D.C. General, that is an eight-story
22 building and we have operated, essentially, on a
23 single floor of that building. That building had been
24 at the time our program was established, was operated

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1 as a residential substance abuse treatment facility by
2 APRA. APRA moved out of there in 2000 and left our
3 program operating on the single floor, and the
4 remainder of the building was vacant. That's what
5 presented us with the opportunity to explore obtaining
6 the resources from Congress to expand our program and
7 take greater advantage of that building resource.

8 Now, with the temporary relocation of the
9 program over to the Clifton location, it's operated
10 identically the same way. We are there for 24 hours a
11 day. We have, obviously, less staff during the
12 nighttime hours when folks are bedded down, and we
13 have security personnel on the site 24 hours a day as
14 well, who aren't involved in the case management or
15 the programming but are there as security staff to
16 ensure that the buildings, the surrounding grounds,
17 are maintained appropriately.

18 And, that's pretty much how it operates.

19 COMMISSIONER JEFFRIES: Okay.

20 And also, in terms of renovation of the
21 types of properties that you are identifying, and
22 trying to get a glimpse of level of renovation work
23 that's being done, to just make certain that whatever
24 you are doing is blending in with the character of the

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1 neighborhood community.

2 MR. HENDRIX: Well, with respect to the
3 Kerrick Hall building, for example, on the hospital
4 campus, we are improving the interior and making some
5 exterior improvements as well. I mean, in the course
6 of pursuing our plan we had to go before NPPC, the
7 Commission on Fine Arts. We're, for example,
8 improving the windows in the eight-story building.
9 That's, essentially, the only exterior change that
10 we'll be seeing, and I should certainly say that with
11 respect to the expansion of that program from a 21 bed
12 program to, I think, 108-bed program we sat down with
13 the community before any work began, took them over to
14 the program, introduced them to the staff. We took
15 tours. You know, we worked with the ANC to coordinate
16 tour after tour, so folks knew who we were, what we
17 were trying to do, why we were trying to do it, til
18 then didn't want to go over there anymore.

19 And so, while, you know, we are in this
20 process of renovation, they are quite comfortable with
21 what we've undertaken. In fact, I mean, you know,
22 before we put up a construction fence around the site
23 we sat down with them again and briefed them then.
24 So, we are constantly engaged in that process.

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1 Let me simply say, too, our agency has,
2 from its genesis, invested in having a community
3 relations staff, a team of individuals wholly
4 dedicated to going out in the community day in and day
5 out, meeting with folks, attending meetings in the
6 evening. In fact, Michael Bonds is here, one of our
7 community relations staff. We have folks that cover
8 each police district, and so they are constantly out
9 there. So, people know who we are, because we don't
10 just come when we have a facility to site, or, you
11 know, are reacting to some crisis in the neighborhood.

12 I mean, we have ? we maintain a constant presence in
13 the community and undertake an aggressive effort to
14 ensure people know who we are, know where to find us,
15 and never sit with a question unanswered about our
16 operations.

17 MS. FRENCH: Could I just add one thing,
18 too?

19 Since you also are a Ward 1 person, I want
20 to say that we've done a lot of outreach too, and as
21 an example we've acquired some land, one the NCRC
22 parcels, with the full support of ANC 1-A and 1-B, who
23 actually served as advocates in that process, because
24 the community understood that the people living in

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1 that La Casa Shelter are people from that community,
2 and everyone's interest is served when people have a
3 place to live.

4 CHAIRPERSON MITTEN: I just have one final
5 question for Mr. Hendrix, and then anybody else before
6 we go to a panel, another panel.

7 Are people that are in a Community
8 Correction Center incarcerated?

9 MR. HENDRIX: No. Well, let me say this.
10 The folks that are in the Community Correction Centers
11 are, for the most part, in pre-parole status. So,
12 they have been released to the community, but they are
13 still, let's say, serving it, because they haven't
14 been paroled.

15 When they come to us, they are either on
16 parole or supervised release, and so you can look upon
17 that transition as them being released from custody.

18 But, if a person who is in a halfway house
19 violates whatever rules, they are remanded back to the
20 institution from which they came. So, while you can
21 say they are in custody, they've been released to the
22 community so long as they comply with the rules of
23 that facility.

24 CHAIRPERSON MITTEN: Okay.

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1 So, is it sort of a continuum of saying
2 you are incarcerated, then you are released from
3 custody and you are in pre-parole status, and then you
4 are in ?

5 MR. HENDRIX: So, essentially, you have a
6 person serving a portion of their sentence in the
7 community, under the authority of the Bureau of
8 Prisons, not under SOSA's jurisdiction, but under the
9 authority of the Bureau of Prisons.

10 CHAIRPERSON MITTEN: I guess just for our
11 purposes, it's very important that we make a
12 distinction between ? that in name, because a
13 Community Correction Center is what it's called today,
14 and tomorrow it might be called something else, but
15 what the status of the individuals in that facility
16 is.

17 MR. HENDRIX: Well again, and I just want
18 to qualify it and say, for the most part people are
19 there in pre-parole status, but you'll remember
20 earlier I mentioned something called public law
21 placements, and that's where people are paroled to
22 that facility because they have no other residence.
23 And, the paroling authority, essentially, as a
24 condition of their parole, says you shall stay in this

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1 facility for up to 120 days until you can find a
2 suitable and approved residence.

3 So, you can have people at Hope Village,
4 or Bannum, or Fairview, or whatever, who are in parole
5 status under our jurisdiction, not in custody, but
6 released to the community with the condition that they
7 lodge at one of these Community Correction Centers.

8 CHAIRPERSON MITTEN: Okay.

9 I can see that the Office of Planning is
10 going to have to have a detailed understanding of
11 these distinctions when they craft a text amendment to
12 bring before us.

13 Thank you all.

14 All right. We are going to bring forward
15 a panel of four, and just ask everyone to share the
16 mike, and then we'll ask questions when the panel is
17 done.

18 Yvonne Gilchrist, the Director of the
19 Department of Human Services; Daniel Pernell, ANC 6-C;
20 Norma Broadnax, ANC 5-A; Barbara Zartman, Committee of
21 100; Steve Cleghorn, Community Partnership, and
22 Chapman Todd.

23 We'll let Ms. Gilchrist go first and then
24 hand her microphone, that will be great.

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1 MS. GILCHRIST: Actually, Lynn gave most of
2 the testimony that I would have given, and so I'm just
3 going to add a few things to what Lynn said that's
4 really important, because I heard someone mention the
5 size of an agency.

6 And, the size of an agency is important,
7 but what's more important is whether or not we are
8 going to provide the right services, and they are not
9 just the services that Ms. French talked about, but
10 services such as case management. And so, one of the
11 things that we are doing from the Department of Human
12 Services is making sure that no matter what size the
13 shelter is that we have the adequate case management.

14 And, let me just tell you a little bit about what the
15 case management would do.

16 It actually would help to work with
17 residents to build what we call the independent plan,
18 taking the model from the ? the Income Maintenance
19 Assistance Program, when people come and apply for
20 public assistance they have to work with us and
21 develop an independent plan.

22 So, one of the things the case manager
23 will be doing with those individuals, whether there
24 are 200, 300 or 12, is making sure that there is a

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1 contract in place with the resident and a case
2 management plan so that we can help move them toward
3 self-sufficiency and independence, and by doing that
4 you have an individual who would be working ? who
5 would be the broker in a sense for that person, to
6 make sure they get connected to the right resources,
7 and those resources are a variety of things that would
8 help them become self-sufficient and independent.

9 And, I think that's a critical piece in a
10 facility, whether it's 12, 20, 200, is that you have
11 that capacity to provide that case management piece.
12 And, with that, you can move them towards what we call
13 a rapid ? in one of our programs we have a Rapid Exit
14 Program, and we can move them through a rapid exit
15 process, because we are then outlining exactly what
16 has to be done on both the parts of the resident and
17 what we can do for the resident to get them connected
18 to the right services.

19 If that plan is in place, then if you have
20 200, you don't have 200 staying for years, you have
21 200 staying for a limited amount of time depending on
22 the needs of the resident and the individual. And, I
23 think that's an important concept that you all need to
24 consider when you are looking at the size. We already

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1 considered it, but just to let you know that we do
2 provide those services in the facilities.

3 We are looking to do that now in almost
4 all of the facilities that we have.

5 In addition providers, and I'm sure Todd
6 will talk about it, they also provide that type of
7 supportive services to the individuals, and that's
8 critical, because I think most people think when you
9 hear about a facility that's 200, 300 people that they
10 are staying there forever, so you are going to see
11 them all the time, they are going to be in the
12 streets, but that's not the case. The case is, we
13 have a right case management in place, and you can
14 help that individual become strong and independent,
15 and you are moving them on to the next level of their
16 lives, and that's what the case management people
17 provide.

18 So, since I don't have testimony, and
19 Steve is a very good friend of mine, I'm going to read
20 Steve's testimony for you, if that's okay.

21 CHAIRPERSON MITTEN: That's actually not
22 necessary to read it for us, we have a copy for the
23 record, so we promise we'll read everything that we
24 get.

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1 MS. GILCHRIST: All right, thank you.

2 COMMISSIONER PERNELL: My name is
3 Commissioner Daniel Pernell, and I am a member of the
4 6-A Commission, and my Commission commissioned me to
5 come here tonight. I'm also Chair of the liquor
6 license on the 8th Street Corridor.

7 From the comments that I've heard early
8 here today, is that I'm not here to confuse the
9 concerns that we must keep in step with dealing with
10 emergency shelters.

11 Number one, that we need strict control
12 with federal and local regulations of the District of
13 Columbia. Some of those regulations and federal laws
14 have gone by the wayside on some of the facilities
15 that you want to keep in step.

16 I really don't have a problem with
17 emergency shelters here in our CM, or any other CM in
18 the District, but I do always have the concern that
19 these shelters are in the middle of R4 communities.

20 But, I'll say here today there are some
21 shelters that are working excellent in the community,
22 because, number one, they talk with the ANC, which we
23 are in an advisory capacity, they deal with the
24 churches in the area and the civic groups in the area

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1 for all types of community events.

2 When you don't have a shelter that does
3 that you have a director or manager of that facility
4 tends to do what they want to do in violation of the
5 law, and, essentially, are those facilities that slip
6 through the cracks at DCRA, when we are not notified
7 of these type of facilities.

8 I have a mental facility in my area, a
9 small housing place for mental individuals. It was
10 protested at first, but it tends to work out just
11 fine.

12 Some of the individuals that you are
13 allocating to these emergency shelters do have
14 continued drug problems, they have alcohol problems,
15 and most of all mental problems that the City and the
16 District of Columbia has not addressed because of lack
17 of money to deal with these individuals. And, that is
18 a serious problem.

19 These facilities need to be security
20 controlled by police, managed properly by the
21 individual there, and given a monthly record of their
22 activities, especially individuals coming and going
23 for 120, and in some facilities they are 180 days,
24 that the only point that the ANC should take in in

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1 dealing with these facilities, make sure that they are
2 complying with the federal and local regulations in
3 the community and that we are in an advisory capacity.

4 When it comes to private versus
5 government-controlled facilities, I have a real
6 problem with private control, because I like to know
7 what rules are they running by, and if the government
8 is not properly scrutinizing these facilities then
9 what are private controllers of these facilities
10 doing. So, that's a great concern.

11 If the zoning should change, I, as a
12 personal commissioner, have worked many days with the
13 Zoning Commission and the BZA in doing some
14 regulations, and we have a number of ANCs, and that's
15 what we should go back to that roundtable and find out
16 just what should be addressed in these different
17 zones. And, it worked out very well when you have
18 ANCs who are very disgruntled, who have problems with
19 these facilities, and also the ones ? the same ones
20 that have the problem with these facilities have
21 problems with churches, even though you'd think that
22 churches would be conducive to create, not
23 necessarily. Some churches are just as hostile as a
24 shelter, especially on Sunday when you get your

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1 parking space taken away, and that is very prevalent
2 on Capitol Hill.

3 But, overall, in my ANC letter, and I
4 believe you have it, it does describe some of the
5 things in a neutral way, not so much in an opponent
6 way, that these facilities could work if they are
7 distributed throughout the District of Columbia in all
8 the wards. I don't want someone who goes to jail on
9 Capitol Hill, and they do go to jail, maybe white
10 collars, not for robbing somebody on the street, but
11 nevertheless I don't want them living in front of me
12 on my side of town, you know.

13 And, people do get directed to these
14 shelters who are not of the community, and, you know,
15 our experience out there, I'm right across from one, I
16 know that it goes on. As long as the management of
17 these facilities are doing a monthly report that the
18 facility is running within the regulations of the
19 District of Columbia and DCRA and Zoning I have no
20 problem with that, but they should be ? these
21 facilities should not be secured by themselves. I
22 mean, a person that's coming out ? I don't know what
23 their situation is, I could care less, as long as they
24 are not a massive murderer. But, nevertheless, they

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1 should not be controlling or securing themselves, we
2 should have ? these facilities should have a
3 legitimate police officer on the staff, or in the
4 area, that can make sure that these facilities don't
5 step out of line.

6 As I said ?

7 CHAIRPERSON MITTEN: Could you wrap it up
8 for us?

9 COMMISSIONER PERNELL: Yes, I will say
10 this, that I have ? I understand that you don't want
11 the names of these facilities, but I have a beautiful
12 facility in my neighborhood, I don't like the guys
13 there, but this woman manages the facility
14 outstanding. And, I think if it's ran that way, and
15 some of my colleagues, my colleague in the back, Ms.
16 Gladys Mack ANC 6-A, one of the concerns that we have
17 is the fact that if you don't hear about a facility
18 it's obviously running perfectly within the laws and
19 federal and local regulations.

20 Thank you.

21 CHAIRPERSON MITTEN: Thank you,
22 Commissioner.

23 MS. ZARTMAN: Good evening.

24 This is a night when I'm very glad I'm on

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1 this side of dias, and not your side. This is a
2 thorny issue you have before you, and I respect very
3 much the professionals who testified before us, the
4 way in which they are preparing for this, the ten-year
5 report that Ms. French mentioned is an excellent
6 report. I wish it well from their typewriters to
7 God's ears.

8 But, this is a very difficult issue. I
9 think Commissioner Parsons was the only one who was on
10 the panel when we dealt with this issue more than ten
11 years ago, when CDRF For the Physically Disabled were
12 before you. There were several provisos asked for by
13 the service community that you were asked to endorse,
14 none of which I hope entered your thinking this time
15 round. They included things such as granted and
16 denied applications, suspension of FOIA with regard to
17 applications, suspension of notice to nearby property
18 owners, and densities that would create economies of
19 scale.

20 Some of the people with whom these
21 facilities will be dealing will also be ADA eligible
22 persons, or persons for whom the Fair Housing Act is
23 going to require some consideration. I don't envy
24 your trying to parse all of those pieces out and

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1 dealing with the population, especially when I think
2 for a large part of the community experiences that
3 have been described tonight, of acceptance of good
4 community relations, good communications, can make
5 such a difference. But, large parts of the community
6 remember stories in the paper about woeful
7 mismanagement of community-based facilities for
8 handicapped persons, for mentally departed persons,
9 providers, contractors of the City who killed their
10 patients. These are real memories writ in real heavy
11 letters for those people, and I think there's not a
12 huge amount of trust. That will color a fair deal of
13 what I'm going to be saying, and these are not
14 policies that the Committee of 100 has adopted,
15 because we haven't taken a policy position, but I'll
16 offer you my sense.

17 The problem that we see in what was
18 advertised is on that map. If we focus on CM Zones,
19 that means one portion of the community is going to
20 carry the burden in siting of these facilities. I
21 don't think anybody believes that's fair.

22 We are pulled in two different directions.
23 One is larger facilities sited away from residential
24 communities where the perceived downward forces of

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1 institutionalized former felons can be dealt with. A
2 facility is 200 or more people, and when you say 100
3 or more that's an unlimited number as I read it. It's
4 the staff, it's the visitors, it's the comings and
5 goings, that's a very heavy intense use, and I find it
6 difficult to imagine that there are many residential
7 communities where that intense a redevelopment would
8 not be fought.

9 May I mention the Boys Town case, that's
10 an indicator of the kind of resistance that you would
11 be likely to find certainly with numbers of that sort.

12 The antipathy of that is an effort to have
13 smaller facilities within the community where visits
14 by family and friends and supporters are rational,
15 reasonable and part of a person's path back into the
16 community. With that come concerns that need to be
17 addressed in some of the ways that were spoken of
18 earlier, mostly solid community relations, but I think
19 one other element that could be very useful is
20 consideration of the role of trusted non-profits and
21 faith-based organizations, in whom the community can
22 have some reliance for the quality of the staff work,
23 the programming, and in numbers that are reasonable.

24 I won't point to an example of one of the

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1 very big community-based churches, but a fairly small
2 one right in Georgetown, where a homeless shelter is
3 housed in Grace Episcopal Church, right next to a
4 Montessori School for toddlers and across a very small
5 street from a new building that has \$3 million
6 condominiums. It works because there's space in
7 Georgetown ecumenical ministries which runs the
8 program. It is not only welcome in the community, it
9 is well supported by the community. I think that is
10 one of the elements that can help get past levels of
11 mistrust that have been generated in the past, and
12 will give communities some sense that they will be ?
13 they will have good neighbors and programs of
14 reasonable numbers. Again, I don't see how you could
15 do that with a very large program the Department of
16 Justice is envisioning.

17 Mentioned earlier were larger facilities
18 with integrated services. I would urge you your
19 caution as you look at that, these become 24-7
20 activities in a community. It's what makes campus
21 plans so hard, when students live in a residential
22 community their activity tends to be 24 hours a day,
23 seven days a week. It's not like it's going to be
24 daytime or evening, it's always.

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1 And, of course, any facility has to comply
2 with all the protections that communities adopt for
3 each other. And, words matter, as you look at what
4 you are going to advertise, tonight's notice said the
5 last few months of prison sentences, be awful careful
6 with phrases like that, does that mean 90 days, does
7 it mean 18 months? Those will make all the
8 difference, and probably save you a whole lot of
9 hearing time as you go to adopt language that will
10 offer the kind of assurances I think communities need
11 as they want to do the right thing, to provide
12 facilities for people who are in transition, who are
13 trying to come back to a productive life in the
14 community.

15 CHAIRPERSON MITTEN: Thank you, and if you
16 ? for everybody, if you want to add additional
17 comments in writing, that's fine.

18 Todd?

19 MR. TODD: I'll reintroduce myself, I'm
20 Chapman Todd. I'm the Director for Housing and
21 Support Services for Catholic Charities of the
22 Archdiocese of Washington.

23 Since 1929, Catholic Charities has served
24 some of the most vulnerable people in the District of

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1 Columbia. As part of the services we currently
2 provide in the District, we operate one housing
3 assistance center for men, three emergency shelters
4 for men and one for women, four transitional housing
5 programs for single men, single women and families,
6 and a service center which provides education,
7 including GED, literacy, computer skills and emergency
8 assistance for ? women. We also plan to staff six
9 additional smaller emergency hypothermic night only
10 shelters during the upcoming winter.

11 I have been part of a task force
12 referenced before by Ms. Gilchrist and Ms. French,
13 that was charged by Mayor Williams with developing a
14 plan to end homelessness in the District. The work of
15 this group developed a document, which was mentioned
16 before, which is titled, ?Homeless No More: Strategies
17 for Ending Homelessness in Washington, D.C. by 2004.?
18 This was released by the Mayor in September.

19 Just some background, in 2002-2003 in the
20 District, the estimates that the City put together,
21 the Community Partnership put together, estimated that
22 between 16,000 and 17,500 persons were homeless at
23 some point during the year in the District. Of this
24 number, approximately 2,000 were defined a chronically

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1 homeless, which means they had a disabling condition
2 and had been homeless for an extended period of time.

3 Through the ten-year plan, we are seeking
4 to solve homelessness, rather than just manage it, and
5 in large part this means having a workable strategy to
6 end the cycle of homelessness for our chronically-
7 homeless citizens.

8 A key component of the plan to end
9 homelessness is the establishment of 6,000 additional
10 units of affordable, supportive permanent housing over
11 ten years, combined with increased prevention efforts
12 and more intensive support services, via the homeless
13 assistance centers. The goal is to end chronic
14 homelessness and, therefore, largely reduce the need
15 for emergency shelters bed spaces in the District.

16 Our experience at Catholic Charities has
17 been that many of the homeless clients who come to us
18 seeking assistance aren't usually provided social
19 services. We can best serve them and help them gain
20 or regain self-sufficiency if we are working from a
21 safe, well-designed and transportation-accessible
22 facility.

23 Given the guidelines of tonight's
24 roundtable discussion, I have no recommendations about

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1 specific locations to make to those of you who are
2 members of the Zoning Commission. However, in
3 general, I ask you to consider the difficulties faced
4 by those government agencies and non-profit providers
5 who are seeking to site locations in the District for
6 facilities that serve persons that are homeless, and
7 encourage you to recognize the need for some
8 flexibility in seeking appropriate spaces. I believe
9 that in some instances the inclusion of housing
10 assistance centers themselves should be put in CM
11 Zones should be considered as possible alternatives as
12 you seek locations in the District to serve persons
13 that are homeless.

14 Thank you.

15 CHAIRPERSON MITTEN: Thank you.

16 Questions?

17 COMMISSIONER HILDEBRAND: Yes. Of course,
18 I have to figure out how to turn this on.

19 CHAIRPERSON MITTEN: It's on.

20 COMMISSIONER HILDEBRAND: Oh, okay, well
21 that makes it easier for me.

22 There was a comment about economy of
23 scale, and I was struck by that comment because it
24 does tie directly, I think, to what Ms. Gilchrist was

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1 saying earlier, is that there must be a ratio of case
2 workers to client that's appropriate. Can you speak a
3 little bit more about what your experience is with
4 that ratio?

5 MS. GILCHRIST: Well, there's a lot of best
6 practices out here in terms of case load, ratios
7 between case worker and a client, based on social work
8 practices. And, normally, if you look at the
9 standards, working with families it's usually one to
10 15, and when you are working with individuals we use
11 the Income Maintenance as a guide, it's usually one to
12 45 when you are talking about individuals.

13 However, let me add one thing to that. I
14 believe that we never should be working with an
15 individual, we should be working with the individual
16 and the family, because it's extended for mostly his
17 wife, or his children, or whatever. So, that number
18 may be one to 45, but when you look at what you want
19 to do with that individual you might be working with
20 one to 100 individuals and case loads.

21 So, anywhere between, I would say, 25 to
22 45 if you are working with an individual, it sort of
23 gives you the opportunity to do some things creatively
24 with that individual and to lead them in the right

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1 direction.

2 I think that the important part here is
3 that you have someone that's working with an
4 individual to help them to manage their lives, to help
5 them to move them in the right direction, to develop
6 the ? plan, and that's what I like to call it, because
7 you are really trying to help them get out there and
8 be self-sufficient.

9 What we are trying to do looking at one of
10 our shelters, which we are calling really a housing
11 assistance center, is that we are putting case
12 managers in there to do just that, and it's been quite
13 successful. We opened in May, we had a goal of trying
14 to move at least 20 people by, I believe it was,
15 October, into employment and to housing, whether it be
16 supportive or housing on their own. We surpassed
17 that, we have 22, which is really a good number, it
18 means that we are exiting people out of the program.

19 And, if you look at all of the services
20 that are in there, the services that Ms. French
21 mentioned, that had a lot to do with it, and this is a
22 large-sized shelter. It has quite a few people there,
23 over about 200. So, as you keep moving them out you
24 are not warehousing them, and I think that's the key,

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1 that you don't want to warehouse them, so you have to
2 have that case management piece there.

3 That's the economy of scale that would
4 happen, because you actually are moving those
5 individuals into taxpayers, so you are bringing
6 something back into the District as you do this.

7 COMMISSIONER HILDEBRAND: Is that the only
8 pilot program of your concept that's in place today?

9 MS. GILCHRIST: Yes, that's the pilot
10 program. What we are trying to do is a we develop new
11 programs we are going to bring that model into play,
12 and have case managers and supportive services. Then,
13 as the budget permits, we are going to look at how we
14 can go back at some of the existing places, because we
15 are not going to move everybody from the building, and
16 how we can provide those free services to those
17 shelters also.

18 COMMISSIONER HILDEBRAND: Thank you.

19 Any others?

20 Okay, thanks to the panel.

21 Cornell Jones, Darryle Carter, I think
22 it's John Howard? Is there anyone out there with a
23 name that's like John Howard? That's not right?

24 Are you Howard?

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1 MR. HOWARD: No, actually, it's Jonathan.

2 CHAIRPERSON MITTEN: Oh, I'm sorry.

3 MR. HOWARD: I generally write J-O-N.

4 CHAIRPERSON MITTEN: Oh, okay. Thank you
5 for being with us. Okay, and Laura Richards.

6 Okay, we'll start on this end and go down
7 the table.

8 MR. JONES: Good evening. My name is
9 Cornell Jones, and I'm Executive Director of Miracle
10 Hands Community Development Corporation, and we have
11 transitional housing for homeless ex-offenders, people
12 with HIV AIDS infected, and what we do, we have a day
13 center from 7:00 in the morning to 7:00 at night, or
14 we release them at 7:00 in the morning, so it's 7:00
15 at night. We house them 7:00 at night to 7:00 in the
16 morning, and we have a day center from 7:00 in the
17 morning to 7:00 in the evening, so that means we have
18 24 hour care for these individuals. And, I am also a
19 proponent of the halfway houses, which is the CMs, I
20 think CM, and the CM that they are currently housed in
21 is ? I can't see any better place for them to be.

22 I have an office directly across the
23 street from one of the CMs that you are talking about,
24 and these inmates, and I deal with every day I'm an

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1 ex-offender advocate, I'm an ex-offender myself. I
2 was a product of the halfway house, and I know these
3 halfway houses are very important. Nobody wants them
4 in their backyard, let's be real, and these guys, we
5 have thousands of them sitting in institutions waiting
6 to come out here. If they don't come out with some
7 type of ? some type of authoritative figure over their
8 head you are going to lose 80 percent of them right
9 away.

10 These guys come out of institutions after
11 ten, 15 years, they get up every morning at 7:00, they
12 go to work like clock. They are back in at 11:00, or
13 they are back in by dark, they are in bed by 11:00.
14 If you take that routine away from them when they hit
15 the street, I mean, you are just ruining their lives
16 all over again.

17 So, especially with the federal halfway
18 houses, I can speak on the federal halfway houses,
19 because I know, any fed house has got a lot of Bureau
20 of Prisons, and I think you asked, are they released?

21 No, they are not released. You are not released
22 until you leave that halfway house, that's when you
23 actually get a parole certificate. When you are in
24 that halfway house, anything ? any employee can send

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1 you back tomorrow, that's any employee can get you
2 sent back tomorrow, for anything, coming in late, they
3 just don't like your attitude, anything. This is what
4 you need for these guys, I mean you are talking about
5 thousands of them coming home every day, you have to
6 put them somewhere, and you are not going ? nobody is
7 going ? you don't want them on your block, and nobody
8 else wants them on their block.

9 So, anywhere we can put them we need to
10 put them, because they are our citizens coming back to
11 the City. And, like I say, I work with Bannum. I go
12 in and I take anybody that's HIV positive, I make sure
13 they get the proper care 100 percent. We have
14 physicians. We have nurses. We have all medical
15 expenses paid for, but this is who we've got coming
16 out, we have a lot of people that's in these
17 facilities that are HIV positive, and we have to do
18 something.

19 The zoning is your job, but it's the big
20 picture to all of this, and we are only looking at the
21 small picture here, but it's a very big picture when
22 you are talking about dealing with ex-offenders and
23 the homeless. The homeless are different, the ex-
24 offenders are a totally different population, because

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1 they are under some type of authoritative control.

2 Now, while they are on that control, we
3 need to keep them there until we can make sure their
4 lives are going in the proper direction to make sure
5 they become productive citizens. And, I have seen
6 that happen many times, where that individual has
7 turned their whole life around just because when they
8 come to that halfway house they don't to their mama's
9 house, they don't go to some woman's house that don't
10 want them, they go somewhere where they've got 60 to
11 90 days to actually get on their feet. And, if they
12 don't get on their feet they won't get out of the
13 halfway house, because you have to have a job. If you
14 don't get the job, then ? and you have to go out and
15 look for the jobs, and they want on record where
16 you've been every day, and like my office is right
17 there in front of the halfway house, so I see these
18 guys coming every day. And, they've got a rule where
19 you can't go right, and that's a great rule, you've
20 got to go left. If you go right, go left you don't go
21 no where near a residential neighborhood, you go left,
22 you catch the bus, and I've been in a halfway house,
23 and I can tell you, and you might check yourself, I
24 have never, ever heard of a shooting, or stabbing, or

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1 any violence, or anything of that nature, around a
2 halfway house.

3 When you know you are going back to the
4 house, the first thing you do is you check yourself,
5 and your mentality is I'm not going back to this
6 institution, and that's the way it's supposed to be.

7 And, that's my testimony and I'm for this
8 halfway house 100 percent, and I think CM is a good
9 place for them, because nobody wants them in their
10 neighborhood. I think you have one right next to a
11 transfer station, who else would want to live there,
12 and I guarantee you, these inmates do not care where
13 you put them, just give them a halfway house, it's a
14 halfway house anywhere you put them, they are not
15 complaining, because if they don't get that space
16 their time is steadily going, they have parole dates,
17 so the parole date, the case workers determine who
18 actually needs help. You get 60 days, you get 90
19 days, you get 180 days.

20 CHAIRPERSON MITTEN: I need you to wrap it
21 up, please.

22 MR. JONES: And, I will. I'm sorry, I
23 didn't hear that button. I'll close with that.

24 CHAIRPERSON MITTEN: Thank you.

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1 Mr. Howard?

2 MR. HOWARD: My name is Jonathan Ricardo
3 Howard, Sr., and I am a Masters Level Human Service
4 Worker. I have a Master Addictions Counseling
5 Certification, and I am a Certified Clinical Criminal
6 Justice Specialist, and I've worked in the field
7 approximately 18 or more years with the adjudicative
8 population.

9 I want to go on record first to say that
10 it's important that we ? that the Commission recognize
11 that some of the legislation that was passed actual is
12 a causal factor for this problem. What I mean by that
13 is that the lengthy sentences that were given in the
14 1980s has resulted, I heard someone use the term
15 bottleneck effect, and subsequently you have a
16 tremendous amount of men returning back to the
17 community all at once, with a limited amount of
18 housing. Some of these men, or most of these men,
19 actually were heads of households before they were
20 arrested. Their absence from the family resulted in
21 the family's demise, which exposed the family to ? in
22 some cases, substance abuse, prostitution in cases of
23 females, rampant juvenile delinquency, and now we have
24 a problem, and everyone seems to want to push the

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1 problem under the rug.

2 It's important to accept responsibility in
3 making these hard decisions. We need those halfway
4 houses in the community. These men need stable housing
5 when they are released, and in the Constitution of
6 America says that these men have to be released, and
7 unless they have stable housing when they come home
8 they are subject to return back to crime and the
9 recidivism rate will just simply increase and ten
10 years later we'll have the same problem.

11 Now, in terms of ? I'm going to call them
12 the big three, homeless shelters in Washington, D.C.
13 have somewhat given us a black eye, I'll be the first
14 to say it, but as Mr. Jones said, a well-managed
15 halfway house will turn out a great finished product.

16 I work with the Probation and Parole
17 Office, and I see these men every day, and if you have
18 a structure in place with the proper monitoring it
19 does work, but when you get to those circumstances
20 where there is mismanagement, such that you have the
21 same problems again.

22 I recognize my time is just about up, and
23 I really hope you guys take this into consideration
24 and don't duplicate the problems that were caused some

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1 years ago.

2 Thank you for your time.

3 CHAIRPERSON MITTEN: Thank you very much.

4 Mr. Carter.

5 MR. CARTER: Thank you.

6 My name is Darryle A. Carter. I'm
7 adamantly opposed to halfway houses being in CM-2
8 Zones or CM Zones. As defined by BZA, CM Zones are
9 intended to provide sites for heavy commercial and
10 light manufacturing activities with many employees and
11 some heavy machinery. Putting a halfway house or
12 community-based residential facility, CBRF, in a CM-2
13 Zone I think it does the guys a disservice and dis-
14 justice. Would you want to be coming home from prison
15 and be next to a waste transfer station? Would you
16 want to come home and be living next to a bus parking
17 lot, where busses idle all day, all night? No, you
18 would not.

19 BZA ruled that a halfway house should not
20 be placed in a CM-2 Zone. Right now we're in
21 litigation with one. I'm being sued by one because of
22 what I said, and I'm putting it on the record again,
23 you ruled that a halfway house should not be in a CM-2
24 Zone.

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1 We asked DCRA to put particular occupancy
2 on one particular building, they haven't done it. So,
3 what are we saying about the District of Columbia and
4 CM-2 Zones, they are going to allow companies to come
5 in and put halfway houses wherever they want, they
6 don't follow the law.

7 Thank you.

8 CHAIRPERSON MITTEN: Thank you, Mr. Carter.

9 Ms. Richards.

10 MS. RICHARDS: Ladies and gentlemen, my
11 name is Laura Richards. I live in Ward 7, in a R1D
12 Zone.

13 Thank you for the opportunity to comment
14 on this issue, which is a classic hard problem where
15 competing equities are manifested, and usually
16 conflicts are unavoidable, and costs of the solution
17 is significant.

18 And, in deciding where to site halfway
19 houses, I hope the City draws on its experiences in
20 the '70s and '80s when we had massive de-
21 institutionalization from mental hospitals, and now we
22 are facing it from prisons, and I hope we can avoid
23 some of the problems and learn from the past.

24 On the narrow issue of whether emergency

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1 shelters and adult rehab homes should go into CM
2 Zones, I think the answer is yes. It's not an
3 unequivocal yes.

4 These zones allow inns and hotels as a
5 matter of right, and shelters and rehab centers are
6 temporary habitation sites where people need a place
7 to stay with some amenities, but not the full range of
8 residential neighborhoods.

9 So, within the meaning of the zoning
10 regulations, I think they are compatible with the
11 zone's intended uses.

12 And, I'm going to treat it as a given that
13 any CDRF has to be transportation accessible, because
14 otherwise it's throwing money down the drain and we
15 are creating some nomad plans.

16 The City did put up a homeless shelter in
17 Anacostia Park in the late '80s, and it was, as you
18 can imagine, a disaster. People couldn't get out.
19 They loitered, it didn't work at all.

20 Just because the area is CM Zone on a map
21 doesn't mean it's suitable. I should mention, a lot
22 of our waterfront CM zoning is in the process of being
23 upgraded to waterfront usage and being rezoned. I
24 think also that you have to consider what's the actual

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1 use on the site, those may not be reconsidered worth
2 rewriting the text, but for the application.

3 But, I would be hesitant to allow these
4 facilities as a matter of right, even in CM Zones. We
5 do risk, I think, if we open the door, just allowing
6 communities of institutions to develop without any
7 zoning oversight. If we allow the CM Zones, there
8 should still be some fairly strict spacing
9 requirements.

10 Certainly, up to 100 might be economy of
11 scale, once you get into 200 or 300 bed facilities
12 that is, in fact, some are well run, some are not.

13 You asked about Hope Village earlier, I
14 remember when Hope Village opened, the community
15 protested. It didn't do any good, so people learned
16 to live with it, but that was a much too large
17 facility.

18 And, I see my time is up, so I will turn
19 in my written comments.

20 CHAIRPERSON MITTEN: Thank you very much.
21 Are there any questions for this panel?

22 VICE CHAIRPERSON HOOD: Ms. Richards, I
23 want to thank you for your comments. I agree with
24 them. I don't know if you can provide us anything in

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1 writing.

2 MS. RICHARDS: I have it.

3 VICE CHAIRPERSON HOOD: Okay, good, I would
4 like to have a copy of it.

5 Mr. Carter, you mentioned you didn't want
6 ? you don't want it to be allowed in a CM Zone, would
7 you rather see them be able to come right back into
8 the residential zones?

9 MR. CARTER: If a person is coming home
10 from prison, I think the best transition is back to
11 their community. That way they are around their
12 family, they are around their friends. Putting them
13 in a commercial zone, they are around trucks, they are
14 around dirt. They become a product of their
15 environment.

16 VICE CHAIRPERSON HOOD: I know that you ?
17 was that the sentiments of ? I know you ? was that the
18 sentiments of the organization that you represented in
19 front of a case that came in front of the Board of
20 Zoning Adjustment?

21 MR. CARTER: Yes, it is, and it wasn't, in
22 fact, where the guys were living, but how that
23 particular company came into the area, and, basically,
24 bullied their way to get their occupancy.

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1 I don't know if everybody on the panel was
2 there during the hearing, but the way they came in and
3 said what the facility was going to be used for, they
4 played on words.

5 VICE CHAIRPERSON HOOD: Okay, I don't want
6 to ?

7 MR. CARTER: No, no, I'm not going to do
8 that.

9 VICE CHAIRPERSON HOOD: ? I'm just
10 concerned about where do you want them to go, you
11 don't want them to go in the CM, they've got to come
12 back.

13 MR. CARTER: I want them to come back.

14 VICE CHAIRPERSON HOOD: I understand, and I
15 will tell you, and I don't mind saying this, Mr.
16 Bergstein, I may get in trouble for this, when we
17 voted against the prison I said after that that we
18 still need to look at that issue, we can't just throw
19 it away and forget about it, because a lot of those
20 folks who will recidivate and come back, by my issue
21 is, I have a problem, like I said earlier, with them
22 coming back and having them next to a trash center,
23 which is in my neighborhood, next to a transfer
24 center, we need to do a little better. I think we can

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1 do better than that.

2 And, my next question, let me ? have you
3 finished?

4 MR. CARTER: I think they should come back
5 into the community, but a smaller facility, 25, 50 bed
6 facility, which is easier to manage, as opposed to a
7 150 to 300 bed facility.

8 VICE CHAIRPERSON HOOD: And, across the
9 board.

10 MR. CARTER: Across the board.

11 VICE CHAIRPERSON HOOD: Because as was
12 stated and mentioned earlier, the Zoning Commission
13 they are doing away with a lot of CM zone, that's the
14 least ? that's where the least tension is, where you
15 can place them, and I think it should be across the
16 board, across the City, we all should have our fair
17 share, and I'll leave it at that.

18 Let me ask Mr. Howard, Mr. Howard, you
19 obviously have ? you said you had a Master's and you
20 obviously are well educated to the topic.

21 MR. HOWARD: Yes, I would like to think so.

22 VICE CHAIRPERSON HOOD: What's going on
23 from your perspective in other cities, are they ? when
24 they return are they going into residential areas or

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1 are they going into industrial zones?

2 And, I probably should have ? Ms. French
3 mentioned that, and I meant to ask her when she
4 mentioned it.

5 MR. HOWARD: Yes. I did hear her mention
6 that, and it did catch my attention. When you talk
7 about your major metropolis, of course, they do things
8 on a larger scale, naturally, but when you are talking
9 about a specific environment, as the metropolitan
10 area, someone talked about the economy of scale, you
11 have to apply that as well.

12 I mean, we only have a certain amount of
13 land mass here to actually put these places, so we
14 cannot compare ourselves with other major metropolises
15 that have more land mass to put these places, and more
16 people to provide services for, if that answers your
17 question.

18 VICE CHAIRPERSON HOOD: Yes, that's fine,
19 thank you.

20 Mr. Jones, I'm going to hit everybody at
21 the table, Mr. Jones, I know the work you've done out
22 here in this field and I think you've done a yeoman's
23 job and you need to continue, because there's a lot of
24 help that's needed.

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1 But, let me ask you, is that beneficial
2 for an ex-offender to come back and be surrounded by
3 something actually which he did not leave, he left a
4 residential area, and have to come back to an area,
5 and I keep saying trash transfer because that's the
6 best example that I have, because I think about that
7 constantly, and construction debris. Is that the best
8 that you think that should be done for someone who is
9 coming back and trying to adapt and work their way
10 back into the community?

11 MR. JONES: Well, of course it's not the
12 best, but, I mean, that's all we have. I mean, we had
13 1770 Park Road, we had 1740 Park Road, we had
14 California Street, we had quite a few in more affluent
15 areas than now, and I was in one of them, and property
16 value didn't move. I thought that was the best house
17 around that I lived in was that one. I seen
18 development right in front of my eyes, and half
19 million dollar condos, this was 15 years ago, and
20 going right up in front of my eyes in front of a
21 halfway house.

22 So, and this halfway house, like I say,
23 you know, we sit on the porch, it was a very affluent
24 neighborhood, and I have never heard of a problem at a

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1 halfway house. Inmates are on their best behavior
2 around a halfway house, I guarantee you.

3 And, my office is right next to that
4 transfer station, I smell it, I'm in front of it, and
5 I see guys, you are right, they do become a product of
6 their environment. A lot of them are working right in
7 that neighborhood, right there, right now as we speak.

8 That halfway house, the community picks these guys
9 up, and undoubtedly these guys are good workers.

10 I have one guy, a friend of one of my
11 neighbors, he's running a 24-hour produce business.
12 This guy, these are the best workers I have, and I
13 mean this guy, I mean, this guy is a southern Florida
14 guy, and they really enjoy these guys.

15 VICE CHAIRPERSON HOOD: Mr. Jones, let me
16 also ask you, you obviously have a lot of interaction
17 with them, how do they feel, that this is what the
18 City has provided, or the residents of this City have
19 provided for them to come back to in this specific
20 location?

21 MR. JONES: Well, you are talking about
22 hardened criminals, so you are talking about somebody
23 that's glad to be back.

24 VICE CHAIRPERSON HOOD: Okay.

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1 MR. JONES: And, a lot of these guys are
2 older guys, you are talking about late 40s, 50, 60
3 year old. I mean, these are not just teenagers, I
4 mean, these are older men coming back, that really
5 need to do something with their lives. And, you have
6 to put them somewhere, I mean, let's be real, I don't
7 know any street you are going to be able to put one
8 on. Let's be real, not in the District. I mean, it's
9 not likely, in Virginia or Maryland we can go out into
10 the county and buy 50 acres of land, and do a
11 volunteer of America like they do all around, that's
12 one of the biggest halfway houses around, I mean, so,
13 I mean, we just can't do that here. I mean, and you
14 look at that map over there, and you are right, you
15 are not going to get them up in a certain ward, so, I
16 mean, let's be real here. I mean, you know, they are
17 coming back, and we've got to accept them, we need to
18 let them go somewhere. I mean, they need that 60 to
19 90 days to get their foot on the ground. I mean, that
20 gives them a chance to meet their families all over
21 again, you know, so the families know we can trust
22 him, we feel comfortable with him. I mean, it's
23 needed.

24 VICE CHAIRPERSON HOOD: All right.

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1 And, one thing I will say, I enjoyed the
2 comments of Ms. French when she said they are not
3 going to go into specifics, that site actually bothers
4 me, people who come back from prison have to go to a
5 facility where it is, because a couple blocks away we
6 all smell the trash so I know what they smell living
7 right next door, and I think that's inhumane. I think
8 that this City can do better than that.

9 Thank you.

10 CHAIRPERSON MITTEN: Thank you, Mr. Hood.

11 Commissioner Parsons?

12 COMMISSIONER PARSONS: Mr. Jones, thank you
13 for coming. That was terrific testimony. I really ?
14 I really mean that, it's good to have people here who
15 are right touching the situation.

16 What would you say is the ideal size of a
17 halfway house, or is that an impossible question to
18 answer?

19 MR. JONES: I'd say the ideal would be less
20 than 40, I would say, but I don't see anyplace that
21 actually fit that category. We can put it that you
22 can put a halfway house in there, but you can't get
23 one.

24 COMMISSIONER PARSONS: You are better off

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1 to be in a large residential structure I assume, I
2 mean, an apartment building or something that was
3 designed for people to live in, right?

4 MR. JONES: Right.

5 COMMISSIONER PARSONS: Rather than some
6 warehouse that's got to be adapted.

7 MR. JONES: Well, I go to that warehouse on
8 a regular basis, and I go to the one at Hope Village
9 also, so, like I say, I do outreach in these programs.
10 The halfway house that I was in was 1770 Park Road,
11 and I think that was about a 14-room mansion, and it
12 was pretty comfortable for me, but, I mean, I don't
13 think I would like to be in that warehouse, but if I
14 only had a choice, sure, I'd take it today.

15 COMMISSIONER PARSONS: I understand.

16 So, about 40 is what you think is a good
17 size or maximum size?

18 MR. JONES: Well, again, you have to have
19 support staff there, if you have enough support, it's
20 like an institution, as long as you have the case
21 worker can only handle so many residents, you have
22 counselor only having so many residents, so that means
23 you have enough people touching ten-12 people, instead
24 of one person touching 50.

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1 COMMISSIONER PARSONS: Yes.

2 MR. JONES: So, that does make a
3 difference, and I know the Bureau of Prisons ? these
4 people are not paroled yet, they still are in the
5 custody of the Bureau of Prisons.

6 COMMISSIONER PARSONS: Correct.

7 MR. JONES: So, when they are released to
8 that halfway house the Bureau of Prisons is doing
9 everything they can to keep that person in line until
10 they get that parole certificate. But, as long as
11 they are in the custody of the Bureau of Prisons, I
12 don't think the Bureau of Prisons don't play too
13 often.

14 COMMISSIONER PARSONS: Don't what?

15 MR. JONES: They don't play too often. I
16 mean, if something needs to be done they will do it.

17 COMMISSIONER PARSONS: Yes. Thank you very
18 much.

19 MR. JONES: You are welcome.

20 COMMISSIONER HILDEBRAND: Actually, I
21 really enjoyed your opinion, Ms. Richards, and in my
22 mind's eye I think not every CM property is an
23 appropriate site for a residential use, but I think
24 concurrently I also have to feel that the opposite of

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1 that is true, that there must be some CM sites that
2 might be appropriate for a facility like this.

3 Have you thought of any restrictions you
4 would recommend being put in place if there were to be
5 a special exception made for this use in a CM Zone?

6 MS. RICHARDS: Well, I would say I
7 wholeheartedly agree that some CM use is desirable,
8 yes. I would cap the number of spaces per unit, and I
9 might go a little higher than 40, but I would
10 certainly keep it at a 100 at the absolute max, and I
11 would have fairly generous spacing requirements,
12 because the spacing requirements in the zoning
13 regulations now sort of aren't the principle of their
14 distribution, but they still allow things to be very,
15 very close together, so I would certainly spread out
16 the spacings by regulation.

17 COMMISSIONER HILDEBRAND: Okay, thank you.

18 CHAIRPERSON MITTEN: All right, thank you
19 to the panel for your excellent presentation.

20 Anybody else who would like to come
21 forward tonight that didn't sign up on the list? You
22 can be on our live web cast, it's very exciting.

23 Okay, well then, I'd like to thank
24 everybody for coming out tonight, and if you know of

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1 anyone else who would like to share their comments
2 with us in writing, the record will be open for two
3 weeks, and we would welcome any written comments
4 people would like to submit.

5 Thank you.

6 (Whereupon, the above-entitled matter was
7 concluded at 8:20 p.m.)
8

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