

John and Jill Ker Conway Residence

Veteran-focused Supportive Housing in the District of Columbia



Community Solutions

COMMUNITY SOLUTIONS

We work to end homelessness and the conditions that create it.

We do it by helping communities become better problem solvers, so they can fix the expensive, badly designed systems that our most vulnerable neighbors rely on every day.

Community Solutions is an innovation partner to communities around the world.

We help communities improve life for everyone by building better, cheaper, more user-friendly approaches to health and social welfare.

We use the best tools from multiple sectors to help communities solve complex social problems.

John and Jill Ker Conway Residence

124 units of new affordable housing

- 77 permanent supportive housing units:
 - 60 for formerly homeless veterans through the project-based VASH program
 - 17 for low-income tenants referred through the District's Dept. of Behavioral Health (DBH)
- 47 affordable units for individuals making no more than 60% of the Area Median Income (AMI).

It is the largest Permanent Supportive Housing development in the District dedicated to serving veterans exiting from homelessness.





JJKC Partners / Development Team

Co-Developers

Community Solutions
McCormack Baron Salazar

Architect

DLR Group | Sorg | WRL

General Contractor

GCS-Sigal

Lead Consultant

Jaydot LLC

Equity

RBC Capital

First Mortgage Lender

Bellwether Enterprise

Financing

Chase Community Development Banking
Citi Community Development
DC Department of Housing and Community
Development
DC Department of General Services
DC Housing Finance Agency
FHLBank Pittsburgh

Property Management

McCormack Baron Ragan
Management Services, Inc.

Philanthropic Support

The Harry and Jeanette Weinberg Foundation
The William S. Abell Foundation
The Home Depot Foundation

Community Partners

A Wider Circle
DC Department of Behavioral Health
DC Housing Authority
DC Department of Human Services
DC Mayor Vincent Gray
DC Deputy Mayor for Planning and Economic
Development
US Department of Housing and Urban
Development

CBE/Section 3 Outreach & Compliance

Copeland Management Group

Design Considerations

Increased accessibility

- *short travel distance in units*
- *door hardware*
- *trash and recycling on every floor*

Integration and community connectivity

- *veteran units dispersed throughout building*
- *multiple common spaces*
- *two outdoor terraces*
- *exercise room*
- *lounge*

Greater safety and security measures

- *limited entry points, security monitors*
- *internal phone system*
- *additional accessible egress*

Acoustic, visual, and tactile wayfinding

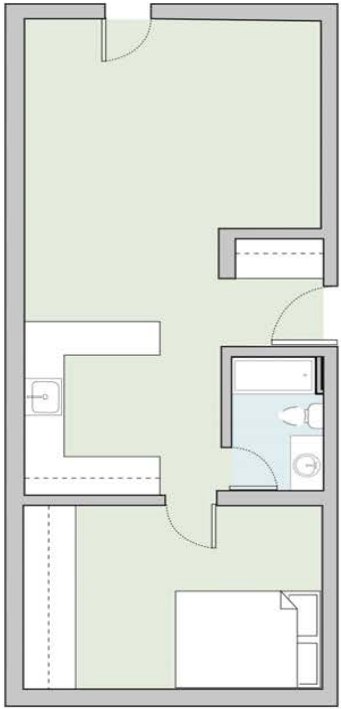
- *materials with contrasting tones*
- *accented finishes*
- *raised lettering*
- *audio in elevator*

Acoustic, daylighting, and air quality

- *noisy areas contained*
- *high acoustic rated wall construction*
- *maximize natural light*
- *no harsh lighting*
- *sustainable and natural materials*

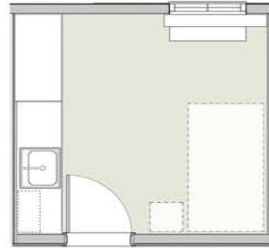


Affordable Housing Unit Types



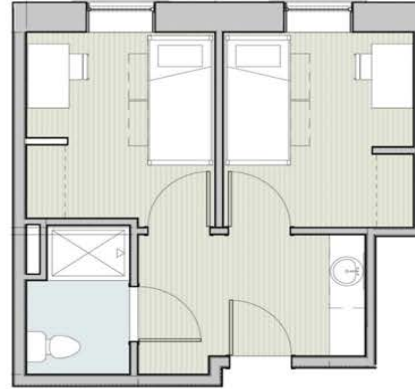
APARTMENT

+/- 500 SF



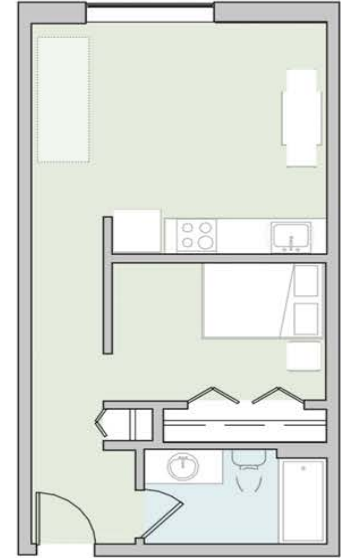
SINGLE ROOM
OCCUPANCY

+/- 250 SF



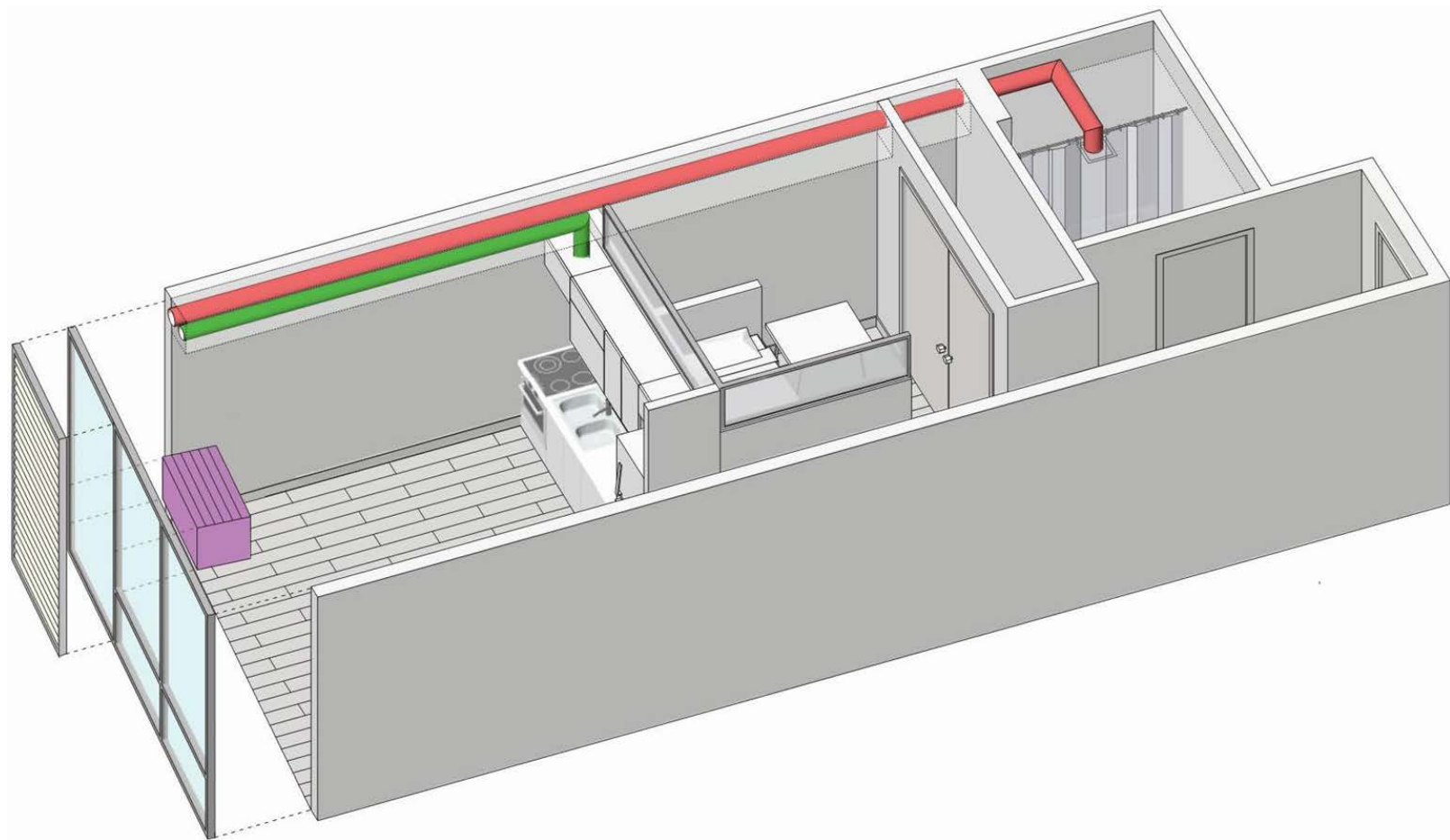
DORM-STYLE

+/- 340 SF



JOHN & JILL KER CONWAY
RESIDENCE

+/- 400 SF





Development Budget

Permanent Sources	
Permanent Debt	\$5,850,000
D.C. DHCD Soft Debt	\$7,000,000
D.C. DBH Capital Grant	\$1,190,000
D.C. DGS - Veterans Housing	\$4,080,000
Foundation Support	\$4,500,000
Deferred Developer Fee	\$237,531
Tax Credit Equity	\$9,786,018
Owner Equity	\$89,751
TOTAL SOURCES OF FUNDS	\$32,733,300



Development Budget

Uses	
Total Hard Costs	\$22,226,409
Acquisition	\$195,000
Total Soft Costs	\$4,045,476
Total Developer Fee (BSPRA)	\$3,290,000
Total Financing Costs	\$2,221,415
Operating Reserve	\$755,000
TOTAL USES OF FUNDS	\$32,733,300

Housing First Model

Housing First - The Conway Apartments follows the “Housing First” model, which is a homeless assistance approach that prioritizes providing people experiencing homelessness with permanent housing as quickly as possible, and then providing voluntary supportive services as needed.

Our overriding goal in service delivery at the site is to balance several objectives - the costs of operating and managing the housing, the safety and security of the entire tenant community, and the diverse needs of the individual tenants for housing stability

Key Goals

Housing stability for all tenants, so that there are as close to zero evictions as possible.

Community engagement opportunities for all tenants, so that there is an active and involved community within the building.

Positive Presentation and Appearance of both the physical building as well as the services components provided within.



Areas of Focus for the VASH tenants

*Physical
disability*

*Psychological
and emotional
trauma*

*Lack of
employment
opportunities*

Social Service Program Staffing Pattern

VASH Case Management - focused on serving the 60 Veterans living in the project-based VASH units

- *2 on-site Social Workers*
- *1 on-site Case Manager*

Community Connections - focused on facilitating service needs for the tenants not part of the project-based VASH program

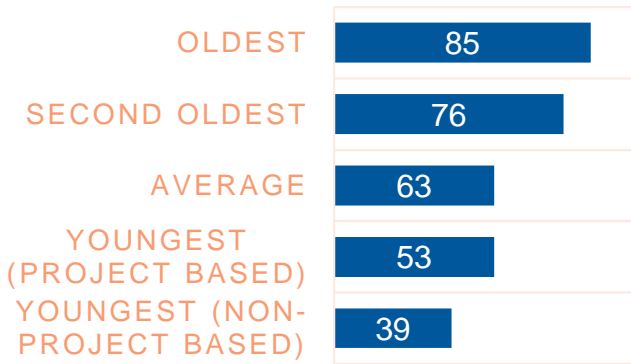
- *1 on-site part-time Case Manager*
- *Most of the Community Connections work is referrals to outside services*

Community Solutions - building owner focused on facilitating effective collaboration between the stakeholders (building management, service providers, front desk staff)

VASH Tenant Demographics

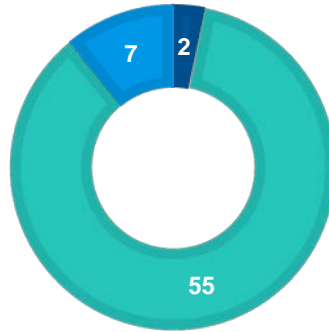
Stats based on 57 project based tenants

AGE



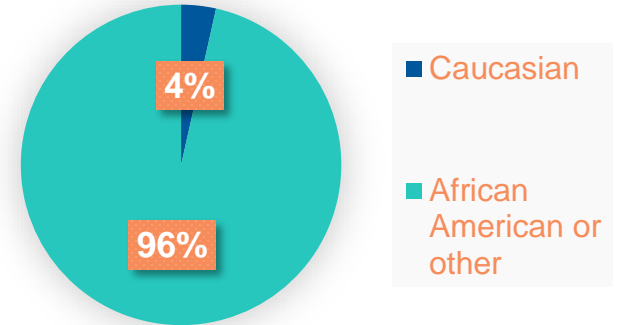
GENDER*

- Women (project based)
- Men (project based)
- Men (non-project based)



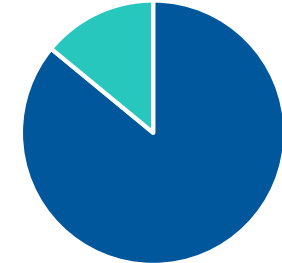
*includes non-project based tenants

Race



Rent (\$256 average)*

*rent is 30% of VASH tenants' income

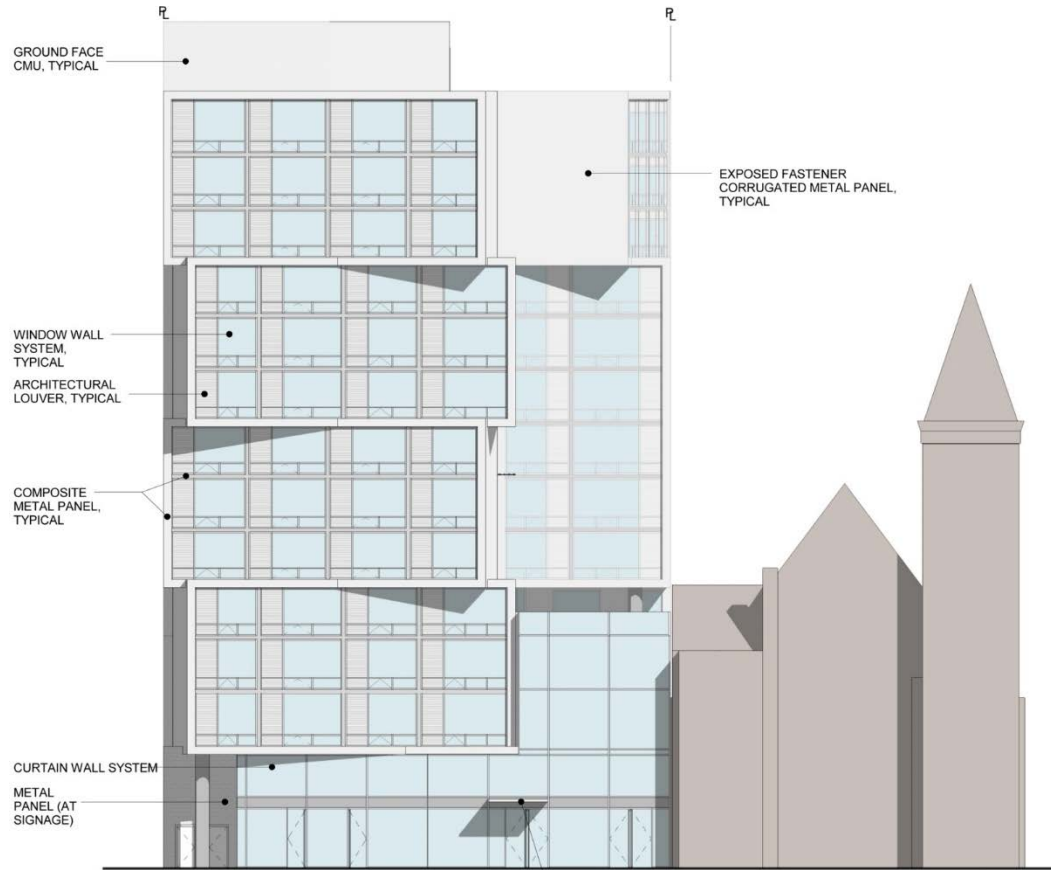


- Pay
- Don't pay

Service Coordination

Regular Meetings focused on:

- Coordination of efforts on individual tenants
- Discussion of any current issues, or potential hotspots and areas of concerns that social services and Property Management can collaborate on; to include incidents, unit repair/upkeep issues, late or no rent payments
- Addressing gaps in services and operations.
- On-going clarification of roles.



West Elevation











