



Federal Land Use and Congress Heights: DHS Headquarters Project

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Summary Overview

- The DHS Headquarters at St. Elizabeths West offers substantial opportunities for Congress Heights. However, DHS should seek to avoid the mistakes of JBAB, and actively engage in the community.
- DC should continue to rapidly build affordable housing in the area, and ensure that local residents are able to take advantage of home buying opportunities.
- After construction ends, DHS should assume GSA's responsibility of hosting regular career workshops, this time for employment opportunities on site.
- Other potential measures for neighborhood engagement is actively attracting DHS employees to local businesses, and encouraging participation in local community building activities.

Addressing Community Need

- DHS anticipates opening the new HQ in 2021, with employees gradually making the transition over the next couple of years. As of this spring, the DHS Secretary's office has formally made the move.
- Historically, Congress Heights has not received the benefits typically associated with the presence of large employment centers.



Precedent Case Study: JBAB

- Joint Base Anacostia-Bolling (JBAB), houses approximately 17,000 workers. Employee distance from the neighborhood is amplified by self-sustaining nature of facilities.
- Majority of employees do not live in Washington DC, and minimize contact with Congress Heights.

Rank	County	State	Percentage
1	Fairfax	VA	20.04
2	Prince George's	MD	16.08
3	Washington, D.C.	DC	14.76
4	Charles	MD	11.44
5	Prince William	VA	6.14
6	Alexandria	VA	5.82
7	Anne Arundel	MD	5.09
8	Arlington	VA	4.93
9	Montgomery	MD	2.84
10	Stafford	VA	2.25
11	Calvert	MD	2.10
12	Howard	MD	1.53
13	Loudoun	VA	1.08
14	St. Mary's	MD	0.88
15	Spotsylvania	VA	0.85

Housing & DHS



- Attract DHS employees who will be engaged in the community, without displacing current residents.
- Promote short-term DHS employees to seek residence in Congress Heights.
- Continue to rapidly build affordable housing in neighborhood, and actively assist current residents who wish to purchase homes.

Employment

- The St. Elizabeths West redevelopment has prioritized hiring Washington DC residents, particularly those from Ward 8.
- Once construction ends, DHS should assume GSA's responsibility, and continue resume workshops.
- Although federal hiring practices make it difficult to give preference to applicants from a particular geographic location, contractor opportunities are not so restricted.

Other Initiatives

- As more and more employees enter their new office space at DHS, create shuttles between Congress Heights retail corridor and Headquarters.
- Give local small restaurants grants to start food trucks, pop up options in the neighboring St. Elizabeths East.
- Encourage DHS to remain engaged in community building efforts.

Thank you!

