



## THE SHENANDOAH SPECIAL USE PERMIT FACT SHEET

### Overview

- HomeAgain is a private nonprofit 501(C)(3) organization that has been based and operating in the Richmond, Virginia for more than 40 years.
- HomeAgain is requesting a Special Use Permit (the “SUP”) for the property (the “Property”) located at 501 North Allen Avenue (known as the “Shenandoah Building”) (the “Building”) to be used as a “Permanent Supportive Housing Facility” targeted for adults over the age 55 who can live independently.<sup>1</sup>
- HomeAgain’s executive offices will also be located in the Building and remain on-site for so long as the Property is used for permanent supportive housing.
- On-site case managers will provide support services directly to residents.
- Building security will be provided 24/7 including overnight and weekend security.

### Who will live at the Shenandoah?

- The Shenandoah is targeted to up to 69 residents over 55 years old, who can live independently but who lack sustainable affordable housing. Residents are income constrained and require case management support, to mitigate their risk of becoming homeless.
- Potential residents are identified by the Regional Coordinated Entry process established by Richmond, Henrico, Hanover, and Chesterfield.
- The Regional Coordinated Entry system screens people for eligibility based on Housing and Urban Development guidelines for Permanent Supportive Housing or Rapid Re-Housing (“RRH”) services.
- Rapid Rehousing is a short to medium-term housing intervention program that includes housing identification, rental and move-in assistance, case management and services.
- Permanent Supportive Housing provides longer-term case management and financial assistance for those who may not be able to obtain other housing due to age, injury, and financial limitations.
- Clients are prioritized for RRH based first on the “Vulnerability Index & Service Prioritization Decision Assistance Tool (“VI-SPDAT”).” See <http://pehgc.org/wp-content/uploads/2016/09/VI-SPDAT-v2.01-Single-US-Fillable.pdf>
- Clients are contacted through case managers, outreach workers Department of Social Services partners, or directly. The case manager works to complete an application/packet for a permanent supportive housing provider, such as HomeAgain. Clients will be referred to appropriate housing based on the information provided and obtained.
- Some residents may have previous mental health or substance abuse issues but all residents will be screened to determine their suitability for residency.

### How long will residents live at the Shenandoah?

- Residents or their referring provider agency will sign one year lease agreements.
- Lease agreements in compliance with Virginia leasing regulations are used.

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<sup>1</sup> A “Permanent Supportive Housing Facility” is defined in the City of Richmond Zoning Ordinance as “a property, or portion thereof, that provides, with a use and occupancy agreement or lease, but generally without any limits on length of stay, individuals or families who lack a fixed, regular, and adequate nighttime residence or place of shelter for sleeping; individual or shared facilities for sanitary health, hygiene, and waste disposal; continuous on-site supervision; and services intended to improved health and welfare, including but not limited to, the care and treatment of medical, mental health, and substance abuse matters; counseling, and case management; assistance obtaining education, training, employment; and assistance securing food, housing, and government benefits.



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- If a resident is no longer able to live independently, other housing will be arranged, and another qualified resident will be offered residency.

### Will Background Checks be conducted?

- HomeAgain will conduct a focused criminal background screening for all individuals applying to reside in the Shenandoah Building.
- The criminal background screening will include felony criminal convictions related to the following:
  - (1) property offenses; (2) fraud offenses; (3) major drug offenses<sup>2</sup>; (4) violent offenses against persons; (5) sex offenses.
  - Sex offenders will not be accepted as residents at the Shenandoah.
  - Other categories of convictions will be reviewed on a case-by-case basis per Federal Housing Law but violent offenders and any other applicant whose specific criminal history creates the potential for other residents, employees, surrounding neighbors and/or the community to be exposed to a heightened risk of crime will not be permitted to live at the Shenandoah Building.

### What type of office use will be on-site?

- All of HomeAgain's administrative offices will be moved to the Building, including the executive leadership, management, and direct care support staff (10-15 people based on need and program funding).<sup>3</sup>
- Approximately 1,200 square feet of the total 35,000 square footage will be used for offices.

### What services will be provided at the Shenandoah by case managers?

- On-site case managers will assist residents with information, referral, and connection to basic social services and assistance to maintain their health, well-being, and housing.
- Case managers will assist residents to on-site and off-site employment opportunities when appropriate and based on the resident's individual needs and capacity.
- If a resident can no longer live independently and is in need of additional services not available at the Shenandoah, the case manager will refer or find alternative housing options as appropriate.
- HomeAgain seeks to engage a partner medical provider of on-site preventative health care for residents.
- Housing case managers are often trained human service professionals, often with degrees in social work. They are additionally trained in housing focused case management practices focused on securing and sustaining permanent affordable housing solutions as well as a making referrals for medical care, assisting with social security or other income, and monitoring the residential unit to support the residents of permanent housing.
- Five to seven housing case managers will work with 17–20 clients at any given time. Any clients that are not living in the Shenandoah will be contacted by their case manager at locations that are off-site. Non-residents will not be treated on-site.
- Because the Shenandoah will be an independent apartment building, no social activities are proposed. Residents will have opportunities to gather in the common area for self-initiated social events, to play games, or watch TV.

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<sup>2</sup> Major drug offenses would include drug trafficking and the sale, smuggling, manufacture or distribution of any controlled substance. This includes unspecified controlled substances. It also includes all 1st or 2nd degree controlled substance offenses. Major drug offenses do not include simple possession of a controlled substance or drug paraphernalia, nor any past conduct that has since been decriminalized.

<sup>3</sup> If the SUP is approved, HomeAgain will be required to maintain its offices in the Building as a condition of use.



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### What other local programs provide housing for low income or homeless individuals and families?

- Virginia Supportive Housing Communities: <https://www.virginiassupportivehousing.org/regions/central-virginia/studios-at-south-richmond/>
  - Cary Street – Carytown
  - Highland Park
  - New Clay House – Carver Neighborhood
  - Barton Heights
  - South Richmond
- Better Housing Coalition Senior Communities: <https://www.betterhousingcoalition.org/find-housing/senior-communities/>

### What is HomeAgain's history & experience?

- HomeAgain provides community-based Rapid Re-Housing and Permanent Supportive Housing to over 100 clients in a variety of community settings and locations throughout the region.
- HomeAgain has an over 40-year history of operating transitional housing services at their Family Shelter and Men's Shelter in downtown Richmond. Over the last 20 years, HomeAgain also operated a Veteran's transitional housing program on the McGuire Hospital Campus.
- Shenandoah will be HomeAgain's first dedicated Rapid-Rehousing and Permanent Supportive Housing location that is owned by the organization.

### What changes are required for the Shenandoah building?

- There are no anticipated changes to the exterior or interior of the Property at this time.
- The Shenandoah was renovated and maintained as an assisted living facility until last year and HomeAgain is purchasing the building plus all its furnishings and fixtures.
- Most of the interior spaces will be used as before – residential units, common areas for social gatherings, cafeteria, offices, medical rooms, laundry – except they will be used and occupied by residents that can do their own laundry, cook and eat without assistance, and socialize just like any resident of an apartment building.
- Some spaces such as the Hair Salon will be repurposed for HomeAgain offices.
- Afterhours overnight and weekend security will be on-site to monitor access to the building and ensure a safe environment for residents of the Shenandoah and the community.

### How will HomeAgain pay for the building and its maintenance?

- HomeAgain is a funded partner of the Greater Richmond Continuum of Care Regional Coordinated Entry system.
- Funding for the purchase of the Property will come from government funding, philanthropic support, and financing.
- Operating revenues will be based on lease revenues.



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### What is an SUP process and how long is the process?

- The SUP process is a legislative action that is reviewed by the City's Planning Commission and approved by City Council.
- The applicant provides information about the use, plans, and related information to the staff for review.
- The applicant conducts one or more citizen meetings. HomeAgain met with various City staff and citizens of the area, many representing various neighborhoods, on April 16.
- The staff analyzes the application for compliance with the zoning ordinance, the City's comprehensive plan, and other regulations.
- The staff prepares an ordinance and resolution (O&R) that includes draft conditions. Once the O&R is introduced, the staff prepares a staff report for review by the Planning Commission and City Council.
- The proposed timeline for this request is:
  - May 24, 2021 – Introduction of the O&R
  - June 2021 – Potential Planning Commission hearing
  - June 2021 – Potential City Council hearing