

Emergency Shelter FY 2024 and Beyond

Organizational Development Committee

September 5, 2023



**CITY OF
RICHMOND**

Service Enhancements

Emergency Shelter Capacity Increases

Full-Service, Open Year-Round

Families: 50 beds, beginning December 1, 2023

Single Men: 50 beds, beginning May 1, 2024

Inclement Weather Shelter

Winter 23-24: 150 beds for single adults

Beyond: 100 beds for single adults in severe weather

New Service

Housing Resource Center for information and referral

Expands Region's Extensive Shelter Network

GRCoC Year-Round Shelter Beds

67% increase in beds for families

43% increase in beds for single adults

	FY 23			FY 24		
	<u>Single</u>	<u>Family</u>	<u>Total</u>	<u>Single</u>	<u>Family</u>	<u>Total</u>
Caritas (2 locations)	64		64	64		64
Salvation Army	33	17	50	83	17	100
Housing Families First*		40	40		52	52
Home Again (2 Locations)	20	35	55	20	85	105
Total**	117	92	209	167	154	321
Bed Increase				50	62	112
% Increase				43%	67%	54%

* Secured a federal grant

** Excludes domestic violence, veterans and medical respite shelters



Service Providers and Sites



50 Year-round shelter beds for families

- Provider:** HomeAgain (providing emergency shelter since 1979)
- Access:** Regionally prioritized and coordinated entry
Greater Richmond Continuum of Care (GRCoC) adopted and federally approved
- Location:** 7 N. 2nd St. (Richmond Hostel)
Home Again used as emergency shelter during the pandemic
- Description:** 13,700 ft², 14 living units, kitchen and congregate space
- Lease terms:** 2 years, option to extend 1 year
If owner sells, City has first right of negotiation
\$15,000/month, no escalation during base term or extension

7 N. 2nd St. (Richmond Hostel)



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Shelter beds for single adults

- *150 inclement weather beds (IWS) for winter 2023-24*
- *Continue 50 as year-round + 100 for severe weather*

Provider:

Salvation Army (providing emergency shelter since 1984)

Access:

IWS: Walk-up, first-come/first-serve

Year-round: GRCoC regionally coordinated entry

Location:

1900 Chamberlayne Pkwy.

Description:

47,000 ft², approved and used for shelter last winter

Guaranteed long-term site

Lease terms: Up to 3 years, \$43,000/month

\$7.0 million local cost-share in \$15 million master plan

(Moves 50 and adds 50 year-round beds + 100 IWS surge)

Or, \$4.5 million City option to buy in 3 years.

(If Salvation Army does not raise balance of funds.)

Site for City-operated housing resource center

1900 Chamberlayne Pkwy.



Next Steps: System Enhancements with GRCoC

1. **Non-shelter initiatives to reduce risk and exit homelessness**
2. **A coordinated regional approach for severe weather sheltering**
3. **Array of services in the housing resource center**
4. **Additional site for housing and homelessness services**

Location: 10 E. Belt Blvd.

Description: 3,800 ft² of office + 53,000 ft² open warehouse
B-3 “by-right” including shelter, 1.5 blocks from bus stop
Near indigent health care and medical respite shelter

Lease terms: 10-15 years, \$26,000/month applied to purchase price
Option with intent to buy in 3rd year for \$3.6 million
Owner will retrofit to suit, amortized over lease term

10 E. Belt Blvd.



Estimated Emergency Shelter Costs

(\$ in thousands)

	12/1/2023	Full-Year	Purchase/
Leases	<u>FY 24</u>	<u>FY 25</u>	<u>Capital</u>
10 E. Belt	185	315	3,600
1900 Chamberlayne	301	516	7,000
<i>Retrofit & Equip</i>	292		
7 N. 2nd (Hostel)	105	180	
Operating Costs			
IWS for singles	984	638	
50-year round family beds	440	700	
50-year round singles beds	146	874	
Total	2,453	3,223	10,600
Base Appropriations for Shelter	1,750	1,750	
Balance	(703)	(1,473)	
FY 23 Year Carryforward*	2,750		
<i>*\$2.1M general, \$650k federal</i>			



Upcoming Requests for City Council Approval

Family Shelter - 7 N. 2nd St.

- Operating contract: Home Again
- Lease agreement: Potomac Area Hostels
- Special Use Permit: Within ¼ mile of family & domestic violence shelters

Single Adults Shelter - 1900 Chamberlayne Pkwy.

- Operating and lease: Salvation Army

Additional housing/services - 10 E. Belt Blvd.

- Lease agreement: Grove Ave. Partners

Funding

- FY 23 Carryforwards
- FY 24 Amendments to annual action plan for federal funds
- FY 25 Appropriations in proposed City budget next spring