

**Virginia Supportive Housing (VSH)
 "New Clay House" Expansion Proposal
 1125 W. Clay St. (Carver Community)
 February 17, 2015**

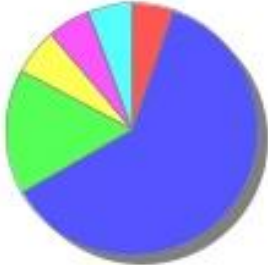

Richmond City Planning review meeting: 1:30 PM 2/23/15 Fifth floor conference room, Richmond City Hall

Richmond City Council Project vote: 6:00 PM 2/23/15 Third floor conference room, Richmond City Hall

"The city's most valuable assets are its neighborhoods. Zoning is important to guide and distribute uses." Richmond City Master Plan

The Carver neighborhood serves college students with housing, retail and services in a pedestrian-friendly urban environment, finally showing signs of stability and safety after a decade of isolated efforts by public and private sectors, property owners and businesses to improve the downtrodden conditions. Safety remains a primary concern for the majority of the Carver population.

CARVER POPULATION – Consists of 15,882 people and **more than half are age 18 to 25**. These young adults are usually just out of the home. Many do not have cars. They ride their bikes and walk to classes, the grocery store, and their apartment and to and from work daily. This neighborhood has more bicycle commuters than 99.8% of all neighborhoods in the U.S., according to Neighborhood Scout's exclusive analysis.

Persons	15,882	Families	1,281
Households	5,798	Persons Per Household	2.7
Percent Children	7.12 %		
<p>Age Distribution</p>  <ul style="list-style-type: none"> ● Age 0 to 17 ● Age 18 to 25 ● Age 25 to 45 ● Age 45 to 54 ● Age 55 to 64 ● Age 65 and over 		<p>Occupancy - Rent vs Own</p>  <ul style="list-style-type: none"> ● Owner ● Occupant 	

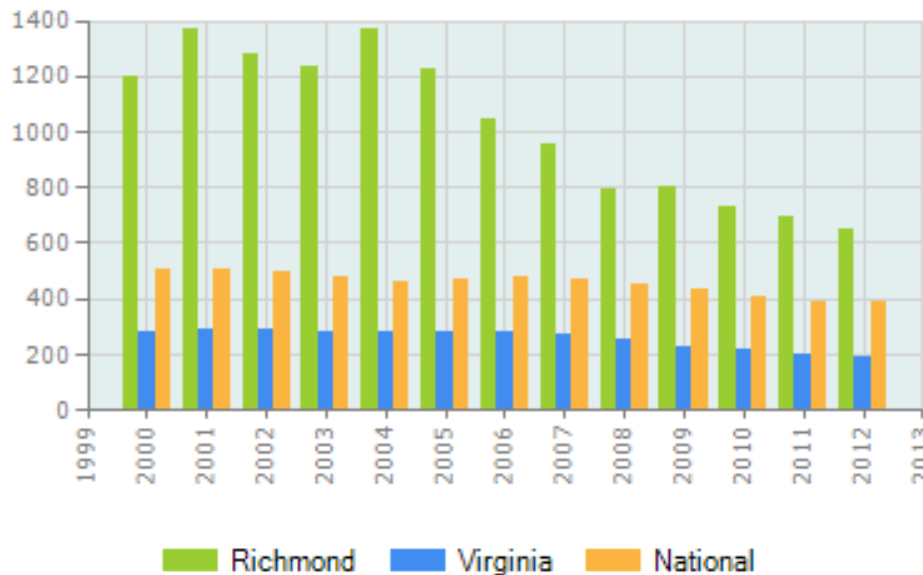
Richmond is a high-crime metropolitan area. College students moving to Richmond will look for safe neighborhoods, and are finally feeling comfortable in Carver despite the fact that Richmond is unsafe and Carver is, as well.

Richmond crime information

Statistic	Richmond /100K	Virginia /100K	National /100K
Violent crime	624	196	368
Property crime	4,090	2,066	2,731
	4,713	2,262	3,099

- The Richmond **crime index is 108% higher than the Virginia average.**
- The Richmond **violent crime rate is 217% higher than the Virginia average.**
- The Richmond **property crime rate is 97% higher than the Virginia average**

Richmond Violent Crime Index



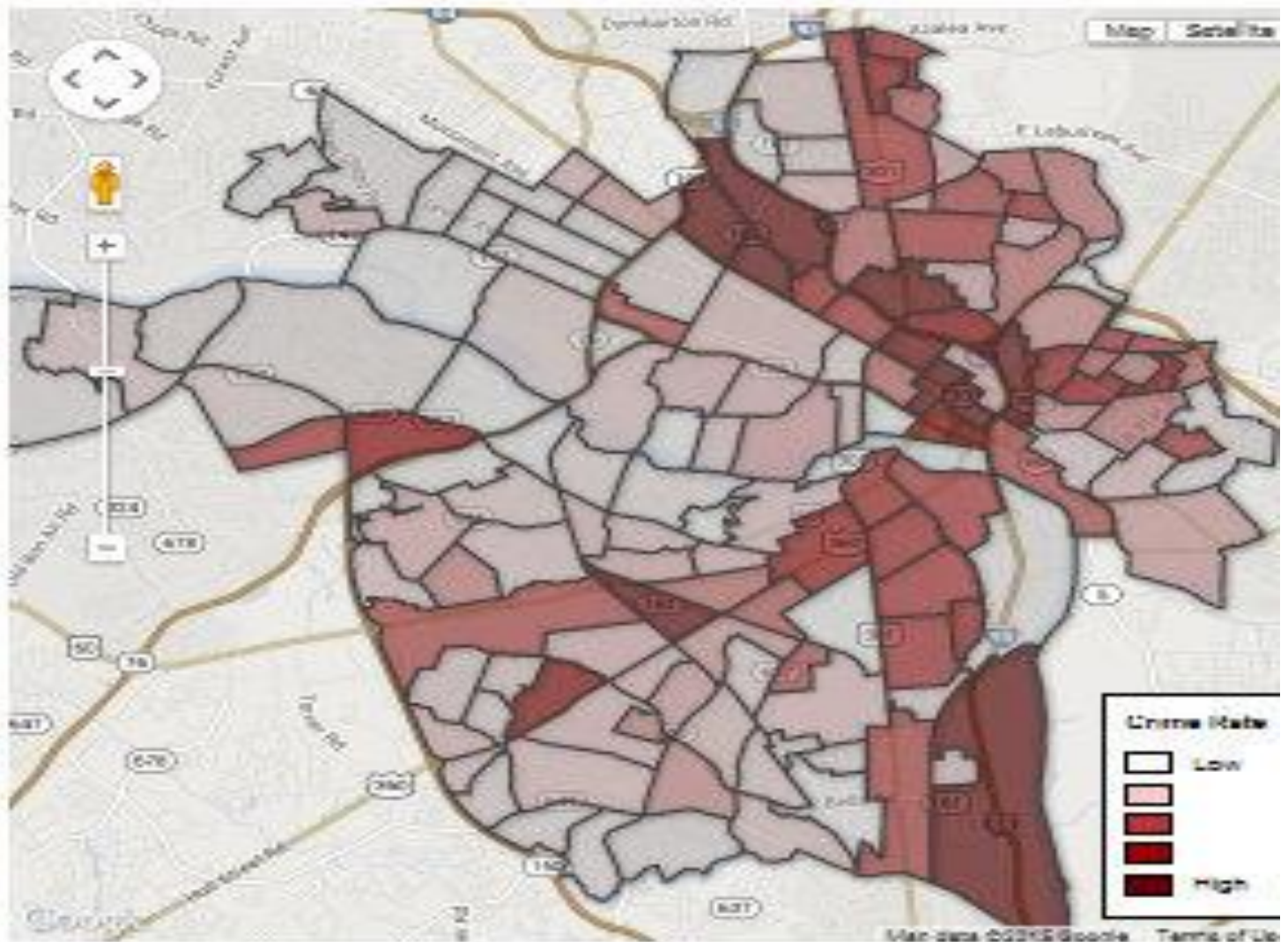
Crime Index corresponds to incidents per 100,000 inhabitants

© 2015 CityRating.com - <http://www.cityrating.com/crime-statistics/>

The 2013 Neighborhood Crime Map

by Ned Oliver

January 09, 2014



Style Weekly Magazine dated January 9, 2014 depicts highest crime in red and dark pink. The Broad St. corridor is the boundary between light pink and **red and/or dark pink, representing Carver** and Newtowne and their high crime rate.

CARVER	Pop.: 2,531
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Violent crimes					332	+18.6% INCREASE In CRIME in CARVER
Homicides	Sex offenses	Robbery	Assaults	Total		
0	0	10	38	48		
0.0%	100.0%	-47.4%	+35.7	0.0%		
Property crimes and vice						
Burglary	Vice	Larceny	Vehicle theft	Total		
23	35	206	20	284		
+9.5%	+133.3%	+11.4%	+81.8%	+22.4%		
13.1						
Incidents per 100 residents					Total incidents logged in 2013	Change from last year (280 incidents)

What this means to the young adults of Carver:

Since Carver has the second highest crime rate in Richmond, and **Richmond's crime rate is more than twice the state average, Carver continues to increase at an alarming rate.** This creates a sensitive situation with young adults at risk. There is a reason to examine the situation fully before increasing the risk factor.

Richmond Master Plan

Goal: Safe, desirable, attractive places to live, work and raise families, **while remaining sensitive to scale and design.**

Challenges with Homelessness-

- The **distribution of homeless** and low-income populations is inequitable throughout the region.
- **Increased drug** and other activities
- Adult and group homes in **proximity to other residential uses**, particularly among single-family neighborhoods are often seen as threats to their surroundings.
- Appropriate **controls on density** should be provided to ensure compatibility between these areas and adjacent communities.
- Achieve an **equitable distribution** of group homes throughout the region.

The American Planning Association

APA Policy Guide on Homelessness

March 29, 2003

Who is the Homeless Population?

- Single homeless adults are most often men between the ages of 31 and 50.
- Approximately 20-25 percent of this population experiences **serious, ongoing mental illness**.
- Approximately **half of the single adult homeless have a past or present substance use disorder**.
- Homelessness frequently **results from and aggravates serious health care problems, including addiction, mental illness, domestic violence, medical conditions**, and lack of education or job skills.
- Homeless persons **spend much time in jail or prison**, often for petty crimes. It is not unusual for homeless people to continue to commit minor offenses so that they can return to the relative safety and warmth of a jail cell.
- Planners need to work to ensure that local comprehensive plans include housing elements that provide for a diverse choice of housing opportunities, in all price ranges, **distributed** throughout the community.

[New insights on homelessness and violence](#)

December 2009, Vol. 40, No. 11

- Fischer and his team didn't find any difference between street homelessness and sheltered homelessness when it came to incidence of non-violent crime, but things were different for violent criminal activity. They found that homeless people bouncing from shelter to shelter were more likely than homeless people living on the street **to commit violent crimes, such as robbery and assault.**

One explanation for this is that for people who are already stressed, **living in close quarters with other similarly stressed individuals can lead to conflict and violence**, Fischer says.

A Look at Homeless Shelters near College Campus in the U.S.

The Lantern [High Street sees an uptick in homeless population around campus \(Ohio State\)](#)

October 30, 2014

[Chelsea Spears](#) and [Clayton Eberly](#)

spears.116@buckeyemail.osu.edu and eberly.72@osu.edu

A homeless man was arrested and charged with **three counts of rape** and **one count of kidnapping** for reportedly raping a 21-year-old woman inside an off-campus residential garage. The case of the suspect, Randy Graham, Jr., was still active as of Wednesday afternoon, according to a search on the Franklin County Clerk of Courts website.

Bowling said CPD officers are now responding to an **increased number of calls** in the area

But for some students like Castrey, the **increased presence of homeless individuals** along High Street **makes them feel uncomfortable.**

"They normally ask for change ... I say I don't have any," Castrey said, adding that he sometimes gets upset because multiple homeless people will ask him for money as he walks down High Street.

Still, Villilo said she thinks most people, students included, want to be helpful when they're asked if they can "spare some money for lunch or a dollar to ride the bus."

The Daily Texan Homeless population in West Campus pose threat to UT: **University of Texas** students
Published on February 3, 2014 at 9:50pm Last update on February 3, 2014 at 10:42 pm

By [Alexandra Triolo](#)

*"At 2 p.m. on November 19, as I was surrounded by fellow University students, **a homeless woman on Guadalupe randomly attacked me.** I had no affiliation with her, and I had not provoked her in any way; **the attack was completely random**".*

The University of Texas at Austin is known for its top-notch academics, powerhouse athletics and iconic hand signal. But, when relishing in the positives of this esteemed University, students rarely pause to consider the dangers of Guadalupe and the fact that the University does not have any control over this unavoidable area. From picking up your books at the Co-op to making the inevitable trek back to your West Campus apartment, Guadalupe serves almost as many students as the campus itself. Beside high student foot traffic, Guadalupe is also a large gathering ground for many individuals of the Austin homeless community, who loiter the street and find themselves in confrontation with UT students.

Even though a policy similar to Tally's suggestion is in place, Austin Police Department Lieutenant Tyson McGowan said that officers have to give sleeping or loitering individuals 30 minutes to move locations. Even if these individuals only move one inch, it is still considered moving, and they are technically in a new spot. Once again, officers must approach them to move and allow the 30-minute time frame, and this process can repeat itself for eternity. McGowan stated that the officers "don't have time" to deal with this merry-go-round. It is clear this policy definitely needs some modifications

Ultimately, though many students are not comfortable on Guadalupe

Santa Barbara Homeless Population Affecting **Santa Barbara, CA. City College** Updated on May 9, 2013 at 8:30 am.

"The rising homeless population near City College has resulted in a higher rate of campus crime," writes Brooke Holland of Channels.

While working, he has received verbal threats and observed individuals urinate on buildings. According to Hernandez, more than 90 percent of the time, the disruptive individuals on campus are intoxicated." -

I wouldn't want my children walking through Pershing Park," Hernandez says in the piece. **"It can be a danger zone.** - See more at: <http://www.santabarbaraview.com/homeless-population-affecting-santa-barbara-city-college424526/#sthash.aLuPDXef.dpuf>

Naive College Students Petition to **KEEP Homeless in School Library Late at Night** (NJ)

The area around Rutgers **University has experienced a surge in crime recently**. The surrounding area, New Brunswick, is not known for a low crime rate, which unfortunately has a tendency to affect students on campus, which is accessible by the public. In three consecutive weeks on the campus this semester there have been three incidents of crime, the latest of which was a violent assault.

[myCentralJersey reports](#),

The assault marks the **third time since Oct. 19 that a person has been either robbed or the victim of an attempted robbery near the New Brunswick campus**.

With this increase in crime, and already strained University resources dealing with them, the school's library system has taken the logical step of limiting visitors to its libraries during the overnight hours, when less security is present and where overcrowding has apparently been a problem. This would, according to some student protesters, limit access to the library as an overnight **shelter for the city's surrounding homeless population**.

Homeless man gets 25 years for pushing student in front of train

A **homeless man with a long criminal record** has been sentenced to 25 years in prison for pushing a **college student under a train** at the White Plains station.

Jane Lerner, jlerner@lohud.com 2:54 p.m. EST January 20, 2015

Howard Mickens, 41, received the sentence Tuesday after [pleading guilty in December](#) to one felony count of attempted murder stemming from the **unprovoked attack on the woman**.

Maya Leggat was a 21-year-old Hunter College student on her way to school Sept. 25, 2013 when Mickens pushed her onto the Metro-North Railroad tracks, where she was struck. She survived but suffered two broken legs and the ring finger on her left hand was severed.

Mickens was ordered held for mental evaluation following his arrest after two psychiatrists determined he was unfit to continue with the legal proceedings. But psychiatric experts enlisted by the prosecution disagreed and said he was criminally responsible for his actions. **He is now taking medication, including Risperdal, which is typically prescribed for schizophrenia and bipolar disorder.**

Mickens, a South Carolina native, was **living in a homeless shelter** in Valhalla at the time of the attack. **He had 11 previous arrests dating back more than two decades and had served three stints in state prison for robbery, assault and drug possession, records show.**

Twitter: [@JaneLernerNY](#)

Menlo Park, Ca. limits density of homeless to deter crime.

Overview of Homeless Need in Menlo Park, Ca.
And State Law Requirements

Every other year, San Mateo County along with many other stakeholders, conducts a homeless count. The last count, which is also referenced in the recently adopted Housing Element, was conducted on January 24, 2013.

As part of the City's recently adopted Housing Element, specific implementation programs were identified to address this requirement.

The City will encourage a dispersion of facilities **to avoid an over-concentration** of shelters for the homeless in any given area. An over-concentration of such facilities may **negatively impact the neighborhood** in which they are located and **interfere with the "normalization process" for clients residing in such facilities.**

Development standards for emergency shelters for the homeless located in Menlo Park will ensure that shelters would be **developed in a manner which protects the health, safety and general welfare of nearby residents and businesses,**

- (1) **MAXIMUM NUMBER OF BEDS.** State law specifically allows jurisdictions to regulate the number of beds in an emergency shelter. At the same time, it says limits on the numbers of beds must "facilitate," "promote," and "encourage" new emergency housing. There are a couple of ways to approach the bed limits. Homeless shelters in San Mateo County range from six beds to 87 beds, with the **median number being 22 beds.** Menlo Park, which has a low demonstrated need could set the maximum shelter size the same as their need (16 beds).
- (2) **Minimum distance to sensitive uses.** Possible examples of **sensitive uses include** day care facilities, **schools** and parks. Consultation should also with the Police Department on current criminal activity of proposed placement location area.

Conclusions:

It is evident from the above data and case studies that Carver is a high-crime area serving approximately ten thousand college students, who travel by foot and at all hours. They are young and immature, in most cases. Planners and Council men and women have a responsibility to their profession and to the population they serve. The mix of uses they choose and locations are important for community dynamics. Density of any given use will impact the area. It is important to consider uses that create a safe environment, given the crime issue is a detriment to residents, businesses, property owners and the neighboring colleges and schools. The impact from almost doubling the number of homeless units located within walking distance of 2 college campuses, Carver Elementary school and in the path to the closest retail center, will have an adverse and undesirable affect on the mobility and safety for residents seeking safe, walk able streets, and to the concerns of parents, who live far away from their children.