



Vasilios Education Center

Shelter for Single Adults
2023 – 2024

Location:

610 Fourquarean Ln
Richmond, VA 23222
6th District: Council Person Ellen Robertson

Host Agency:

The Vasilios Education Center
1900 Chamberlayne Ave.
Richmond, VA 23222
804.835.6492
info@vasillos-vec.com

Operator:

TBD (Greater Richmond Continuum of Care (GRCoC))

Proposed Program Guidelines:

1. IWS

- Walk-up, first come/first serve
 - 24 hour (eliminates loitering/trespassing)
 - Over flow room
- Screening (Individual Development Plan)
 - Life Planning
- Meals pr/day (3) – meal assistance through other GRCoC
- Showers
- Laundry
- Over-flow
- COVID Restrictions
- Security/Surveillance (Interior and Exterior)

2. Year-Round

- GRCoC Regionally Coordinated Entry

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)~~

VASILIOS EDUCATION CENTER

Access:

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

Year-round: GRCoC regionally coordinated entry

Location:

~~1900 Chamberlayne Pkwy.~~

610 FOURCOREAN LANE

Description:

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

15,395 sqft

Guaranteed long-term site

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

\$35,000/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.~~

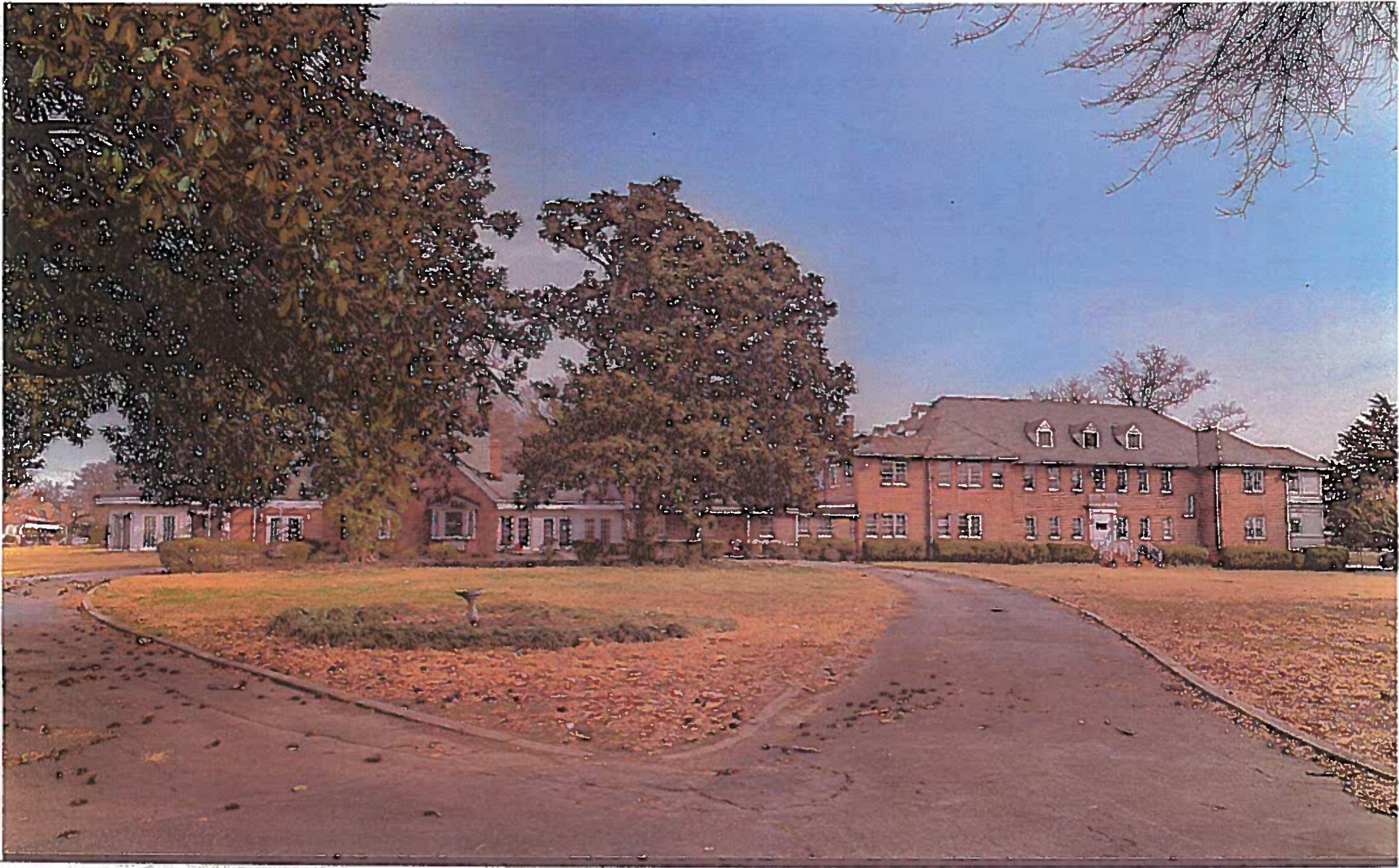
(If Salvation Army does not raise balance of funds.)

Site for City-operated housing resource center

Estimated Emergency Shelter Costs

(\$ in thousands)

	12/1/2023	Full-Year	Purchase/
Leases	FY 24	FY 25	Capital
10 E. Belt	185	315	3,600
1900 Chamberlayne *	245 301	420 516	7,000 ?
Retrofit & Equip *	175 292		
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	2,458	3,223	10,600
Base Appropriations for Shelter	1,750	1,750	
Balance	(708)	(1,473)	
FY 23 Year Carryforward*	2,750		
*\$2.1M general, \$650k federal			



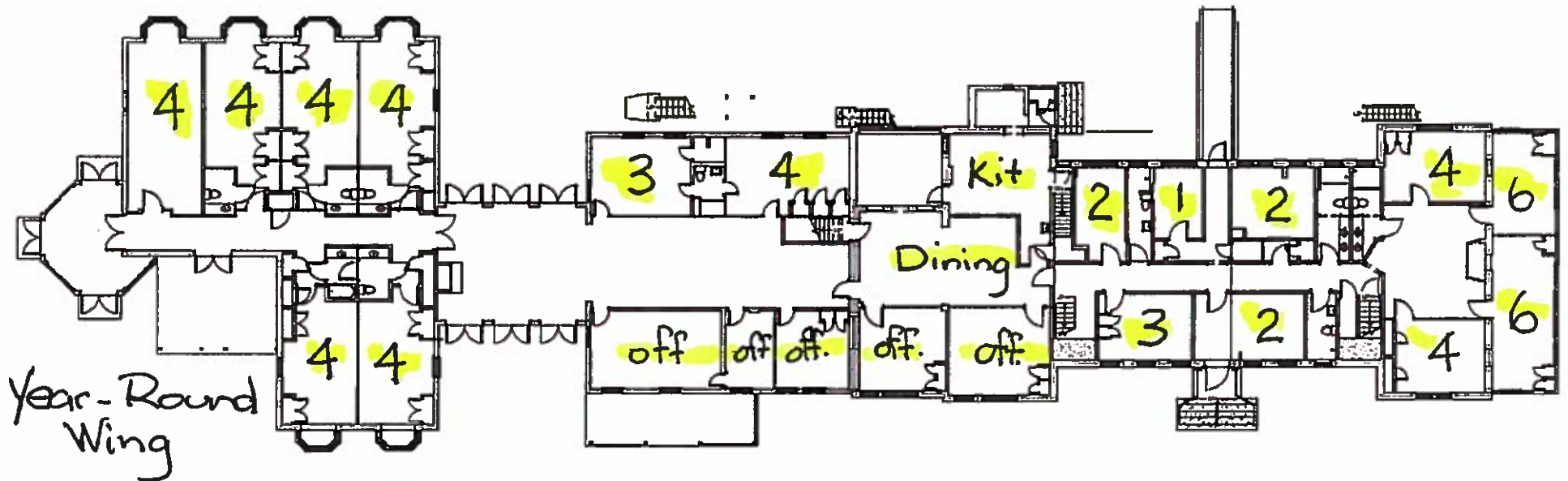
PROPERTY OVERVIEW

- 15,395 SF former rest home for lease
- Separate storage space available
- Other uses can include residential care, rehabilitation, sober living, congregate care and other forms of assisted care
- Facility includes day room, patio, residential wing, salon, and full commercial kitchen
- Furniture available
- 40 patient units/rooms, 4 multi-purpose rooms, and 3 dining areas
- Located on 2.55 AC



FLOOR PLANS

First Floor



Second Floor

