

MOMENTS OF HOPE OUTREACH.ORG

PRESENTS

MO HOPE VILLAGE

Who is Moments of Hope Outreach, and what do they do?

Moments of Hope Outreach Inc. is a Christian 501(c)(3) nonprofit that has served over 5,000 underserved and/or unsheltered residents living in the City of Richmond, and Caroline, Hanover, and Henrico counties since its founding in late 2015. To date, we have helped 43 men and women end their homeless nightmare by finding them stable housing. In partnership with several dozen churches and businesses, and with the help of several hundred volunteers, we provide services including emergency shelter and housing referrals, as well as healthy hot meals, canned goods and fresh produce, hygiene items, health screenings, and assistance acquiring benefits and documentation at weekly community outreach events; 220 events so far. Many of those same services are provided to struggling residents of parts of Caroline County and all of Hanover County through our Mo Hope Pantry located near the Hanover Courthouse. We also host a free weekly Community Breakfast at St. Paul's Episcopal Church.

What is the Mo Hope Village?

The Mo Hope Village is a 45-acre master planned community that will provide affordable, permanent housing and a supportive community for men and women coming out of chronic homelessness. This transformative residential program exists to love and serve our neighbors who have been living on the streets, while also empowering the surrounding community into a lifestyle of service with the homeless. Our plans for the Mo Hope Village are largely based upon the successful model found in the Community First! Village created by Mobile Loaves & Fishes in Austin, TX. We share their belief that housing will never end homelessness, but Community will. Their 51-acre master planned community is currently Home to over 180 formerly homeless residents, and the second phase of their development currently underway will add homes for 250 more residents. www.mlf.org/community-first/

Why is the Mo Hope Village needed?

There are a myriad of causes of homelessness, such as the loss of a spouse or job, a disabling illness or injury, or a residence being condemned or foreclosed. Often, the extreme shortage of affordable housing in central Virginia exacerbates and prolongs the nightmare of our neighbors experiencing homelessness. Many are not suited for life in

the shelter system which is often overwhelmed, while others are prevented from accessing shelters because of mental or physical health challenges, criminal backgrounds, or an unwillingness to part with beloved pets. This often results in someone falling through the cracks which are typically difficult to climb back out of without considerable assistance. Those whose homeless nightmare lasts more than one year, or occurs four or more times in two years totaling one year, meet HUD's definition of chronically homeless. Those lucky enough to get into the overwhelmed shelter system often find themselves stuck due to the shortage of affordable permanent housing to transition to. This housing log jam creates a shortage of available shelter beds, resulting in longer periods of homelessness for those left to sleep in tents, vehicles, abandoned buildings, under bridges, or worse.

According to the United States Interagency Council on Homelessness, "Without connections to the right types of care, they cycle in and out of hospital emergency departments and inpatient beds, detox programs, jails, prisons, and psychiatric institutions—all at high public expense. Some studies have found that leaving a person to remain chronically homeless costs taxpayers as much as \$30,000 to \$50,000 per year."

Where will the Mo Hope Village be built?

The proposed site is located in Caroline County at 26294 Signboard Road in Ruther Glen near the intersection with Ruther Glen Road.

Why has this property been chosen?

We chose this property because it offers everything we have been looking for, and a few bonus features like a 10-acre dormant apple orchard we hope to revitalize. It has plenty of cleared land to accommodate up to one hundred or more tiny houses, a clinic, an art studio, woodworking shop, Village Market, and other structures we will eventually need, without needing to cut down many of its beautiful trees. It has two pole buildings on concrete slabs; one of which is 17,000 sq. ft...large enough to build tiny houses in; unhampered by the weather outside, and then wheel them outside to their permanent site. Once the house construction phase is complete, that huge building can be converted into a worship sanctuary and community center, or into a manufacturing facility for building tiny homes for resale off-site by tiny home designers. There are two large stocked ponds we plan to raise catfish in, and plenty of open space for our vegetable gardens. And almost the entire property perimeter is lined with dense trees providing privacy from and for nearby neighbors.

Where do the prospective residents currently live?

It is likely that some of the prospective residents already reside in Caroline County, as we currently serve more than 150 households in the county through our Mo Hope Pantry in Hanover. Though to be clear, most will come from the City of Richmond and Henrico County.

Who will live in the Mo Hope Village?

Our residents will be single men and women who want a fresh start and need a hand up, and those who are legitimately disabled, and that describes most of those who are living unsheltered...contrary to public misconceptions and stereotypes. In fact, many of those whom we currently serve are employed, but as a result of the extreme shortage of affordable housing that plagues Richmond and every nearby county including Caroline County, they are unable to find a place they can afford to call Home.

What steps must a prospective resident take to determine their eligibility?

Prospective residents must undergo a Coordinated Assessment Process which will evaluate their homeless status, health, disabilities, etc. They must attend a Potential Resident Tour during which they will review the general rules and regulations of the Community. A comprehensive application must be completed with the assistance of a case worker or one of our Community Intake Specialists.

What is your general criteria for selecting residents to live in the Mo Hope Village?

To be considered for residency in the Mo Hope Village, applicants must be chronically homeless. They must have lived in Caroline, Hanover, or Henrico counties, or the City of Richmond for at least the prior twelve months. They must have an ability to pay rent. This could include SSI, SSDI, working off-site, or on-site employment through our Village Works or one of our micro enterprises. Moments of Hope Outreach's policy is not to discriminate against, in access to housing or supportive services, on the basis of race, color, sex, religion, handicap, national origin, or sexual orientation.

How will you ensure that dangerous criminals will not live in the Mo Hope Village?

As part of our selection process, all residents will undergo an extensive vetting process to ensure those lucky enough to be selected have the greatest chance of succeeding in our new Community. This process will weed out those who are not welcome, such as sex offenders, murderers, malcontents, and those who prefer to simply panhandle. Note: Having a criminal record does not necessarily disqualify a person from becoming a resident of the Mo Hope Village; however, we will not accept anyone previously convicted of murder, those who are on the sex offender registry or those found in the OFAC/terrorist database records.

What are the specifics of your qualifying criteria and vetting process?

The following criteria and documentation will be used in the evaluation of the rental application for residency. At the time of completing the application all individuals must:

1. Qualify through the Coordinated Assessment Process.
2. Be at least 18 years of age.
3. Provide a valid government issued ID or fingerprint documentation.
4. Provide a valid Social Security card or proof thereof.
5. Provide gross income documentation (or rental subsidy documentation) sufficient to pay rent.
6. Agree to a complete background check which includes social security verification, credit, eviction history, criminal activity and terrorists watch list.

7. Provide documentation for at least one year of homelessness in Caroline, Hanover, or Henrico counties, or the City of Richmond.
 - a. Certification letter(s) from an emergency shelter for the homeless
 - b. Certification letter(s) from a homeless service provider or outreach worker
 - c. Certification letter(s) from any other health or human service provider
8. Meet the criminal history requirements of our Community.
9. Agree to comply with the housing contract as well as the rules and regulations of the Mo Hope Village.

Under what circumstances may an application be declined?

Applications may be declined for the following reasons:

- Any deliberate falsification in the application or an invalid social security number will result in the automatic rejection of the applicant.
- Submitting an incomplete application.
- Non-qualifying or insufficient income.
- Applicants with misdemeanor assault records within the past seven years may in some limited circumstances be admitted, provided that the applicant successfully attends anger management classes or counseling.
- Crimes against persons committed by the applicant regardless of the date committed, such as capital murder, murder/manslaughter, kidnapping, child molestation, rape, and crimes of a sexual nature, or arson.
- Any individual who is required to register with any state's sex offender registration program.
- A pattern (3 or more instances) of continuing conduct/acts, regardless of type of severity which may interfere with the health, safety, or right to peaceful enjoyment of the premises by others.

What steps will be taken to ensure the safety, security and peace of mind of neighbors who's properties share boundaries with the Mo Hope Village?

The Mo Hope Village will be a gated community, and will employ a 24-hour Security Team. Fencing will be installed along property boundaries shared with neighbors who request it. Outdoor lighting will be utilized in a manner that ensures safety and security for residents and visitors, without adversely impacting our neighbors.

Will residents be allowed to possess firearms in the Mo Hope Village?

Absolutely not! Residents will be prohibited from possessing firearms while on the premises. Hunting on the premises will also be prohibited.

Who will build the houses?

The construction of the homes for our unsheltered friends will be done by partner churches who will adopt one formerly homeless friend each, to build them a home, love them as Jesus would, and volunteer alongside them in this new Community. Local builders will provide expertise to ensure each home is built to meet or exceed building codes and local requirements. We very much need, and would appreciate you helping promote this opportunity within your church and with your church leadership.

How many houses will there be?

Our plan is to create up to one hundred permanent small footprint homes for our prospective residents, and though we may ultimately build more, we certainly will not be building hundreds of them. Any future plans to grow beyond our current goal of up to one hundred homes would only be as a result of the success of the Mo Hope Village, and would require additional county approval.

What other buildings will be built on the property?

We will construct buildings for an art studio, wood shop, market, clinic, restrooms, laundry & bath houses, resident services & corporate office, and multiple pavilions.

Will the houses and other buildings on the property comply with state and local building requirements?

All houses and other buildings in the Community will be designed and built to meet or exceed state and local building codes, and will be subject to inspections by the county and state.

What is your timeline for the Mo Hope Village?

Our Development Timeline has ten phases beginning in the second quarter of 2020 and extending out to 2029 as follows:

Phase 1 spans Q2 2020 to Q2 2029, and entails infrastructure and outdoor upgrades such as an amphitheater and large pavilion.

Phase 2 spans Q3 2020 to Q4 2021, and entails upgrades to the two existing buildings.

Phase 3 spans Q4 2020 to Q4 2022, and entails building a workforce camp.

Phase 4 spans Q1 2021 to Q4 2024, and entails building a goat shed and chicken coop, and introducing livestock.

Phase 5 spans Q2 2021 to Q4 2022, and entails building a livestock and farm equipment barn, and a dining hall with a commercial kitchen.

Phase 6 spans Q1 2022 to Q2 2023, and entails building twelve volunteer cabins and a smaller pavilion.

Phase 7 spans Q1 2023 to Q4 2024, and entails building thirty-six houses, and a large laundry and bath house.

Phase 8 spans Q2 2024 to Q4 2024, and entails building our corporate office and clinic.

Phase 9 spans Q1 2025 to Q4 2026, and entails building twenty-four houses, a small laundry and bath house, and a gathering space.

Phase 10 spans Q1 2027 to Q4 2028, and entails building up to twenty-four houses, a small laundry and bath house, and a gathering space.

Please refer to our Timeline Map Document for graphic detail.

What burden will the Mo Hope Village create?

The Mo Hope Village will create no more burden on Caroline County resources than any other community that might be built there, and most likely will create less of a

burden by design. Our new Community will follow a master plan designed to make it self-contained and self-sustaining. By that we mean it is being designed so that there will be little or no need for residents to leave the premises; though they certainly are free to do so. As such, there will be very little draw on county resources.

What impact will the Mo Hope Village have on traffic?

Based on the VDOT 2018 Annual Average Daily Traffic Volume Estimates, Signboard Road has 330 vehicles per day traveling between Ruther Glen and Dry Bridge roads. This equates to one vehicle every minute and a half, over an 8 hour timeframe. Over a 24-hour period, one vehicle passes the property every 4 minutes.

The amount of traffic on Signboard (Rt. 652) between E. Dawn Blvd and Signboard (Rt. 654)/Ruther Glen Road intersection is 1400 vehicles per day, or an average of three vehicles per minute. Ruther Glen Road, between Signboard and Rogers Clark Blvd, sees approximately 2400 vehicles on a daily average; however, most of these trips are generated at the north end, closer to Rogers Clark.

Given the traffic volumes, each of these roads operate at a Level of Service (LOS) "A", meaning that the roads are significantly under-utilized. Unlike school grades, the preferred LOS for secondary roads is "C" or "D". This indicates that the roads can handle adequately handle three or four times the existing traffic volume without creating congestion.

The Mo Hope Village, at its peak occupancy, may have as many as 20 people out of 100 who will own vehicles. Additionally, there may be another 10 folks who will need a ride to work. They are likely to be driven in the Moments of Hope van, if they do not share a ride with one of the car owners. Depending on the activity at the property, we estimate that as many as 50 volunteers may help at the facility on a daily basis. If all of these situations occur simultaneously, then it is possible that traffic may increase by 200 to 250 trips per day. This increase is less than what exists on the roads now, and well within the 3- to 4-fold increase for LOS "C". Therefore, the impact on public road safety, maintenance and congestion is minimal.

What impact will the Mo Hope Village have on stormwater?

The project site is approximately 48 acres and bounded by Ruther Glen Road on the south, Signboard Road on the east, Reedy Creek on the North and a large residential tract on the west. A vast majority of the site drains to one of two ponds on the property and then discharges to Reedy Creek. Reedy Creek has an upstream drainage area of 4,400 acres, at the point where it crosses under Signboard Road.

As part of the County's site plan process, the design must be submitted to the Virginia Department of Environmental Quality (VDEQ) for their review and approval. They will ensure that the design meets the regulations of the Commonwealth.

What impact will the outdoor lighting used in the Mo Hope Village have on adjacent neighbors?

To ensure that lighting is of minimal impact to the adjacent neighbors a landscape buffer is proposed. Light fixtures in parking lots will be mounted no higher than 25 feet and within the living area, fixtures will be limited to 10 feet. All fixtures will be full cut-off and dark sky compliant.

What impact will the Mo Hope Village have on sanitation facilities?

The project will be designed in accordance with the Virginia Department of Health Regulations for on-site treatment. Since this site is comprised of four parcels, there is an opportunity to have four smaller systems which can be installed during the various phases of development. The treatment systems and drain fields will be sized to accommodate the number of occupants within that phase of development.

The systems will be approved by the Health Department and may need to be an engineered system, depending on the capabilities of the soils. An Authorized Onsite Soil Evaluator (AOSE) will determine the soil capacities prior to site plan design.

What impact will the Mo Hope Village have on potable water?

There are a number of existing wells on the site, which had been used for the apple orchard. These wells are not classified for community drinking water purposes. Therefore, new wells will be drilled and will meet the Health Department's appropriate Drinking Water Regulations. These wells will likely be much deeper than the existing shallow residential wells nearby. The proposed wells will be in a separate and more abundant aquifer than the residential wells.

What aspects of the Mo Hope Village will generate tax revenues for Caroline County?

The Mo Hope Village will contribute to the county's tax revenues through the personal property taxes on our vehicles housed on the property, through real estate taxes on the land, and all of the houses and other structures we plan to build. Revenue for Caroline County will also be generated through zoning and building permits, and plan review fees.

How will the Mo Hope Village and its residents contribute to the local economy?

Every effort will be made to locally source materials used in the construction of the Community and items needed for ongoing operations, where feasible. Items needed or desired by residents that cannot be built, grown, or made in our Community, such as clothing items and hygiene items, will create paying customers for local businesses, thereby contributing to the local economy.

What impact will the Mo Hope Village have on local electrical, waste management and water systems?

The Mo Hope Village will create little or no increase in demand on local electrical, waste management and water systems or providers. It will rely solely upon our Community

wells for water, and septic fields for sewage. Electricity needs will be satisfied in large part by using solar energy, though not entirely. With our strong commitment to being an Eco-friendly Community, much of our waste will be recycled.

What impact will the Mo Hope Village have on Caroline County public schools?

Because this Community will be for single adults, there will be no impact on public schools, unless a female resident becomes pregnant. In that event, it would be approximately five years before that child entered kindergarten. That is plenty of time to create a plan to address education needs and transportation to local schools or assist the family in locating a place to live outside of the Mo Hope Village that is more conducive to raising children. In the five years that the Community First! Village in Austin, TX has existed, they have only just recently had a child born to a resident.

How will residents afford to live in the Mo Hope Village?

Every resident must pay rent, and that rent will be structured to ensure every person selected to live in our new Community will be able to afford to live there. We expect some of the residents will qualify for housing vouchers through Rapid Rehousing and Permanent Supportive Housing programs funded by HUD and administered by the Greater Richmond Continuum of Care and the Fredericksburg Regional Continuum of Care. For those residents who are able to work, the Mo Hope Village will provide opportunities to earn a dignified income. For those who receive a disability or retirement check and are capable of working, we will explore suitable means for them to earn a dignified income without violating Social Security Disability guidelines. Some residents will work in our vegetable gardens to raise crops to feed the residents and surplus produce to sell in our Village Market, which will be open to the public, and proceeds will pay their wages. Others will perform maintenance and repair work throughout the village. Some will maintain our landscaping. These community services will be paid for with a portion of the rent paid by all residents. If the apple orchard can be revitalized, some residents will work there to bring us apples and apple products to consume and sell in our Village Market. The Mo Hope Village will also host micro enterprises on the premises such as an art studio and a wood shop where items will be made for sale in our Village Market and through our online store. All revenue from a handmade item sold in our Village Market will go to the artist or craftsman who made it. These are just a few examples.

Will residents be able to travel outside the Mo Hope Village?

The Mo Hope Village will not be a restrictive commune! Residents will be free to come and go as they please, though there will be a curfew for security purposes.

By what means will residents travel outside of the Mo Hope Village?

We expect a small number of residents will own vehicles. For those residents that do not, shuttle vans will provide transportation to destinations locally to allow them to shop for items not available in the village such as clothing, and to provide residents the ability to work outside the village if they so choose. The shuttle vans will also provide transportation to Richmond and possibly Fredericksburg.

How will residents obtain healthcare services?

The Mo Hope Village will host an on-site clinic to provide mental and primary health care services, as well as daily AA and NA meetings. Our plan is to partner with healthcare organizations and providers to staff the clinic, to ensure any need for county health resources is minimal. By providing preventative care to our residents, we will minimize the need for care available only at hospitals and medical centers.

How will residents pay for healthcare services?

Moments of Hope Outreach already assists those we serve in applying for and obtaining Medicaid or Medicare. Unlike most communities in central Virginia where many residents lack healthcare coverage, all residents of our Mo Hope Village will have some form of healthcare coverage.

Will Caroline County residents living outside of the Mo Hope Village have access to the healthcare services provided at the clinic in the Mo Hope Village?

We recognize there is potential for positive impact on our neighbors living in the vicinity of our Community if they have access to our clinic. Initially, the clinic will only serve residents of the Mo Hope Village and possibly volunteers who require medical attention due to minor injuries sustained while volunteering on the premises. This may be expanded at a later date to serve neighbors living nearby the Mo Hope Village as well, once the true serving capacity of the clinic and the resident demand for services can be assessed.

Will there be volunteer opportunities in the Mo Hope Village?

Absolutely! There will be volunteer opportunities during the building phases, as well as ongoing opportunities to serve alongside residents in the gardens, art studio, and other areas.

How will the purchase of the property be funded?

The purchase of the property will be funded by corporate and foundation grants, and private donors. As of March 1st, we have received \$252,168 toward the purchase of the property. Dover Baptist Association contributed \$30,000, Fairmount Christian Church contributed \$110,000, and \$112,168 came from individual donors. Of those funds, \$250,350 have been received since January 1, 2020.

How will the costs associated with preparing the land and building the infrastructure be funded?

The costs associated with preparing the land and building the infrastructure will be funded by corporate and foundation grants, and private donors.

How will the costs associated with building the homes be funded?

The church or business adopting an unsheltered man or woman and building them a home will cover all costs associated with building that home.

How will the costs associated with managing and providing security for the Mo Hope Village be funded?

The costs associated with managing and providing security for the Community will be funded by corporate and foundation grants, and private donors.

What will happen to the property if the Mo Hope Village fails?

In the event this Community is no longer viable, the houses will be sold and the property will be returned to as close to the current condition as possible, though the infrastructure enhancements will remain. At that point, it is likely the property will be sold.

Moments of Hope Outreach has always operated with full transparency and will always do so. We believe the questions we have addressed and those we look forward to receiving in the future provide us with opportunities to paint an accurate picture of what our Mo Hope Village will be and dispel what it will not be for those who will be residents in our new Community, and those with whom we will become good neighbors. We encourage you to explore our website www.mohopevillage.org and send us your questions to info@mohopevillage.org, or call us at **(804) 913-9118**.