

Zoning Map

For reference with
special permit request

1916 Seley Ave

Legend

-  R-1B
-  R-2
-  O-2
-  C-3
-  M-2
-  Waco City Limits

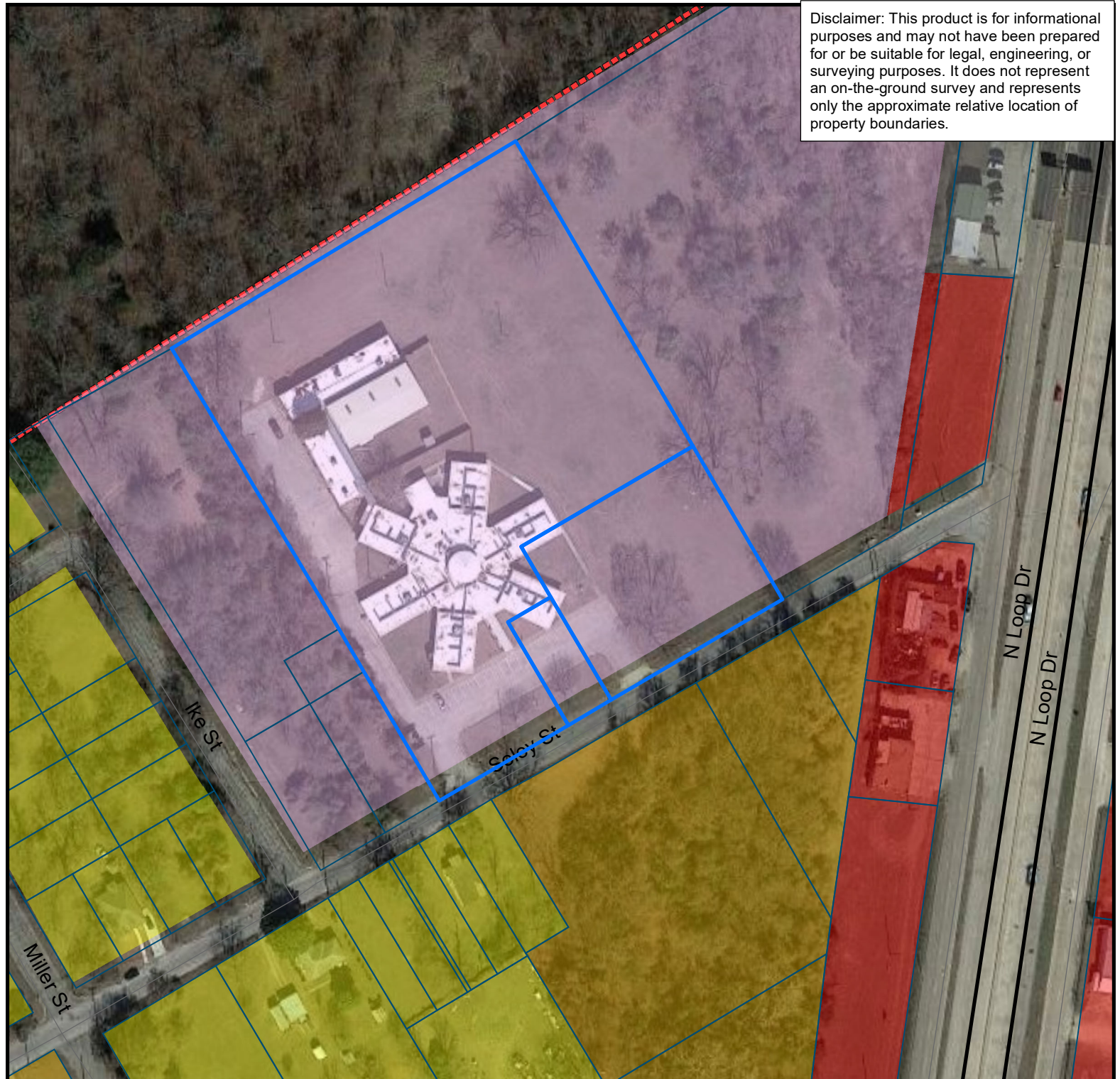


0 50 100 200
Feet

1/3/2020

 CITY OF WACO 
PLANNING SERVICES

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Narrative received from applicant
Special Permit Request to allow a Transitional Shelter Type II
1916 Seley Avenue

1916 Seley is currently zoned O-2 Office district. The proposed use by Vision Quest under the ORR program is to use the property as transitional shelter.

Number of residents and supervisory personnel:

The facility is expected to serve 88 residents and employ a staff of 120 personnel.

Describe how the use meets the definition of a Transitional Shelter II:

We are providing temporary shelter for persons who are receiving therapy and/or counseling from support staff who are present at all times the residents are present, for the purpose of helping kids that are homeless obtain permanent housing, while also treating kids that have additions or histories of abuse. All youth will live on site and be provided with 24 hour supervision through trained staff and other personnel including licensed therapists, psychologists or through direct care staff to ensure that each resident is safe and all of their needs are being met. Many residents will receive some type of therapy, and treatment plan as a result of past abuse, neglect, domestic violence or any other form of trauma. It is expected for the residents to have a maximum stay of 90 days until a foster home or sponsorship is found. Residents are considered homeless or in need of care when they arrive at our facility. Residents will live and go to school onsite while receiving medical, dental and mental health services. Residents will also be given the opportunity to speak with legal counsel as well as receive therapy and psychological evaluations. Residents that may have drug or alcohol addictions or test positive through an intake assessment will receive treatment and begin a detox process. Many residents that will enter our program have been victims of some type of abuse. All victims of abuse will have a therapist and a treatment plan put in place to ensure their needs are being met. VisionQuest will also have other community partners that we have established relationships with to ensure we're meeting the needs of all of our residents. Residents that have been subjected to sexual abuse will receive treatment services as well. At VisionQuest we use a trauma informed care model which all youth and staff will utilize on a day to day basis.

Explain how the facility will be operated and managed:

As mentioned previously, there will be 120 staff and there will be 24 hour supervision. All state and federal policies and procedures are followed in regards to the management and operation of the facility. As a part of our licensing requirement we have to maintain a strict staff to child ratio and meet compliance through state mandates. As an agency we are subjected to unannounced monitoring visits to ensure full compliance of our state mandates, and policies and procedures on a state and federal level. Residents will have plenty of opportunity for recreation exercise and education while in our care. They will be provided nutritional meals three times a day as well as two snacks. They will be able to engage in group and individual therapy as well as a life skills curriculum that will help prepare them when they leave our program.

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Who is the target audience that will be served?

Unaccompanied Alien Children that are between 11 and 18. See the attached documents for more details.

Community outreach:

We have a team member going door to door and gathering support. If you have the contact info for the neighborhood councils, please share that with us and we will meet with them as well.



Vision Quest Background

VisionQuest National, Ltd. is a national youth services organization providing intervention services to at-risk youth and families.

Established in 1973 in Tucson, Arizona as an alternative for youth in the juvenile justice system. Instead of shutting young people away in locked institutions, VisionQuest envisioned providing youth with a healthy environment surrounded by positive role models, common sense, direction, and opportunities for growth and success. In the past 45 years, VisionQuest has served over 100,000 youth.

VisionQuest currently offers residential programming, community-based services, and in-home programs to children and their families in six states: Delaware, Maryland, Florida, Arizona, Pennsylvania, California, and Texas. These programs serve youth and families in the child welfare, immigration and juvenile justice systems who experience mental health and substance abuse issues, sexually maladaptive behaviors, commercial sexual exploitation and other varying results of trauma exposure.

Proposed Use

VisionQuest is seeking a contract with the Department of Health and Human Services, Administration for Children and Families, Office of Refugee Resettlement to provide temporary housing, healthcare, and educational services to Unaccompanied Alien Children (UAC), minors who crossed the U.S. border without a legal guardian.

The proposed facility at 1916 Seley St would accommodate boys between the ages of eleven and seventeen at the while they are transitioning to a more permanent home. The length of stay at the facility will be between thirty and ninety days.

Government Contract Details

The Director of the Office of Refugee Resettlement (ORR) of the Department of Health and Human Services (HHS) has responsibility for the care and placement of unaccompanied alien children (UAC) in accordance with Section 462 of the Homeland Security Act of 2002 (HSA of 2002), 6 U.S.C. § 279. An unaccompanied child is defined under 6 U.S.C. § 279(g)(2) as a child who is: under 18 years old, who has no lawful immigration status in the United States, and no parent or legal guardian in the United States or no parent or legal guardian in the United States available to provide care and physical custody.

Within ORR, the Division of Unaccompanied Children's Operations (DUCO) has delegated authority for the care and placement of UAC. The DUCO's primary objectives are to provide a safe and appropriate placement in the least restrictive environment for UAC –taking into consideration the risk of harm to the UAC or others, harm to the community, and the risk of flight– while in ORR custody until they are released to a sponsor, obtain immigration legal relief, age out, or are discharged to the Department of Homeland Security (DHS).

ORR provides residential care and services through contracts or the competitive or non-competitive grant process to organizations incorporated under State law which have demonstrated child welfare, social service, or related experience and are appropriately licensed to provide care and related services to dependent children. Recipients of ORR funding, that provide residential services for UAC, must comply with State residential care licensing requirements; the Flores Settlement Agreement, Case No. CV85-4544-RJK (C.D. Cal. 1996) (Flores settlement agreement); pertinent federal laws and regulations, and all ORR policies and procedures.

VisionQuest in Texas

VisionQuest currently operates in the State of Texas through an Our Community Our Kids (OCOK) Program as part of ACH Child and Family Services with a Residential Treatment Center in Ft. Worth. VisionQuest also operates a successful in-home treatment program through Bexar County.

In August 2019, VisionQuest was awarded two three-year contracts to operate a 90-bed facility at 3310 E Commerce St., San Antonio in partnership with Second Baptist Church, as the Landlord partner, and a 60-bed facility at 401 W. Byrd Blvd., Universal City.

For Immediate Release
August 29, 2019

Contact: ACF Press Office
Phone: 202-401-9215
Email: media@acf.hhs.gov

FACT SHEET

Unaccompanied Alien Children (UAC) Program

The Unaccompanied Alien Children (UAC) Program is managed by the Office of Refugee Resettlement (ORR) within the Administration for Children and Families (ACF), an operational division of the U.S. Department of Health and Human Services (HHS).

Current Law -

By law, HHS has custody and must provide care for each UAC, defined as a child who has no lawful immigration status in the United States; has not attained 18 years of age; and, with respect to whom, there is no parent or legal guardian in the United States, or no parent or legal guardian in the United States available to provide care and physical custody. See 6 U.S.C. § 279(g)(2).

Program Foundation -

Under the Homeland Security Act of 2002, Congress transferred the care and custody of these minors to ORR from the former Immigration and Naturalization Service (INS) to move away from the adult detention model. In the Trafficking Victims Protection Reauthorization Act of 2008, which expanded and redefined HHS's statutory responsibilities, Congress directed that each child must "be promptly placed in the least restrictive setting that is in the best interest of the child," subject to considerations of whether the child is a danger to self or others. See 8 U.S.C. § 1232(c)(2).

Program Development -

UAC are referred to ORR by another federal agency, usually the Department of Homeland Security (DHS). Most children are placed into ORR care because they were apprehended by immigration authorities while trying to cross the border; others are referred after coming to the attention of immigration authorities at some point after crossing the border. HHS plays no role in the apprehension or initial detention of UAC prior to their referral to HHS custody, and HHS is not a party to the child's immigration proceedings.

ORR has provided care for and found suitable sponsors for almost 390,000 UAC. For the first nine years of the UAC Program at ORR, fewer than 8,000 children were served annually in this program. Since Fiscal Year 2012 (October 1, 2011 – September 30, 2012), this number has jumped dramatically, with a total of 13,625 children referred to ORR by the end of FY 2012. The program received 24,668 UAC referrals from DHS in FY 2013, 57,496 referrals in FY 2014, 33,726 referrals in FY 2015, 59,170 in FY 2016, and 40,810 in FY 2017. In FY 2018 49,100 UAC were referred.

Because of the large fluctuations in arrival numbers throughout the year, ORR maintains a mix of “standard” beds that are available year-round, and “temporary” beds that can be added or reduced as needed. This bed management strategy provides the ability to accommodate changing flows in UAC referrals.

In FY 2018, approximately 73% of all children referred were over 14 years of age, and over 71% were boys. In FY 2018, countries of origin of youth in this program were approximately as follows: Guatemala (54%); El Salvador (12%); Honduras (26%); and other (8%).

As soon as children enter ORR care, they are put in contact with their parents, guardians or relatives and the process of finding a suitable sponsor begins. The vast majority of sponsors are a parent or a close family relative living in the United States. While ORR programs are looking for sponsors, children are provided age-appropriate care and wraparound services in one of the approximately 170 facilities and programs in 23 states funded by ORR.

As of August 25, 2019, there are approximately 7,000 UAC in HHS care. At the end of July 2019, the system-wide length of care was 47 days, down from a recent high of 93 days in November 2018. ORR is working to further reduce length of care in ways that do not jeopardize the safety or welfare of the children.

The important work happening in each of the facilities and programs in the ORR network around the country – work ORR has done successfully since 2003 – takes an experienced team of competent, hardworking men and women dedicated to the welfare of the children.

To comply with Congress’ directive to ensure the safety and suitability of all potential sponsors for UAC, sponsors are required to undergo background checks and complete a sponsor assessment process that identifies risk factors and other potential safety concerns. As a part of the unification process, all potential sponsors must undergo a criminal public records check and a sex offender registry check. ORR also conducts background checks on adult household members and individuals identified in a potential sponsor’s care plan. In addition, all proposed UAC sponsors who are not related to the UAC, or proposed sponsors who are non-immediate family members (i.e. not parents, siblings (including half-siblings), or grandparents) and who have never previously served as the UAC’s primary caregiver, must be fingerprinted as a safety check. In addition, parents, step-parents, close relatives, and non-sponsor adult household

members and adult caregivers identified in a sponsor care plan, could be subjected to fingerprinting under certain circumstances, such as when specific risks to the UAC have been identified, the UAC is particularly vulnerable, or a home study has been ordered. The fingerprints are cross-checked with the Federal Bureau of Investigation's (FBI) National Criminal History Check, state repository records, and also includes a search of DHS arrest records. ORR will continue to perform public records checks on all potential sponsors, and non-sponsor adult household members and adult caregivers identified in sponsor care plans, to ensure child safety.

In some instances ORR also requires a home study before unifying a child with a sponsor. Home studies are mandatory for certain cases identified in law, including for: a child who is a victim of trafficking; a child with a disability; where the child has been a victim of physical or sexual abuse under circumstances that indicate that the child's health or welfare has been significantly harmed or threatened; and where the child's sponsor clearly presents a risk of abuse, maltreatment, exploitation or trafficking, to the child based on all available objective evidence. Additionally, per ORR policy, a home study is required for any child pending unification with a non-relative sponsor who is seeking to sponsor multiple children, or has previously sponsored or sought to sponsor a child and is seeking to sponsor additional children. ORR requires a home study for children who are 12 years and under before unification with a non-relative sponsor.

Once unified with a sponsor, minors are expected to appear for any pending immigration proceedings, and since the beginning of the program, ORR has notified Immigration and Customs Enforcement (ICE) 24 hours before and 24 hours after the unification of all UAC with a sponsor. The notification includes the address of the UAC, as well as the name of the sponsor.

Program Services -

Consistent with federal law, ORR places children while in our care in the least restrictive setting that is in the best interest of the child, taking into account potential flight risk and danger to self and others. Presently, all ORR-funded facility services includes:

- Classroom education
- Mental and medical health services
- Case management
- Recreation
- Unification services that facilitate safe and timely release to family members or other sponsors who can care for them. We conduct home studies prior to unification with a sponsor if safety is in question, and fund follow-up services for at-risk children after their release.

Program Responsibilities –

- Making and implementing the best shelter placement decisions for the UAC
- Ensuring that the interests of the child are considered in decisions related to the care and custody of UAC
- Providing home assessments for certain categories of children
- Conducting follow-up services for certain categories of children
- Overseeing the infrastructure and personnel of ORR-funded care provider facilities
- Conducting on-site monitoring visits of ORR-funded care provider facilities and ensuring compliance with ORR national care standards
- Collecting, analyzing, and reporting statistical information on UAC
- Providing training to federal, state, and local officials who have substantive contact with UAC
- Developing procedures for age determinations and conducting these determinations
- Cooperating with the Department of Justice's Executive Office for Immigration Review to ensure that sponsors receive legal orientation presentations
- Ensuring, to the greatest extent practicable, that all UAC in custody have access to pro bono legal representation or counsel for immigration proceedings
- Unifying UAC with qualified sponsors and family members who are determined to be capable of providing for the child's physical and mental well-being as quickly and safely as possible.

Updated August 29, 2019



11 November 2019

TO: Daniel Brandt, CEO, BID Group, LLC

FROM: Kiesha Kay, MS

RE: Zoning Due Diligence – 1916 Seley Ave

This memorandum pertains to zoning and development regulations applicable to Riddle Block 11, Lot CD, also known as 1916 Seley Ave. The request property is zoned O-2 Office district per the Waco Development Code.

The proposed use by Vision Quest under the ORR program has been reviewed and confirmed, by City of Waco staff, to be a transitional shelter II land use per the City of Waco's zoning ordinance.

This land use requires a special permit in order to be located in the O-2 district.

A special permit application must be approved by the City Council. After discussions with City staff we feel confident that the special permit can be obtained in an expedited manner.

Transitional Shelter II would be parked at one space for every 200 square feet of floor area.

Masterplan is exceedingly familiar with the zoning and planning regulations of the City of Waco.

Please note that this due diligence report does not address any building or fire code requirements. A site survey was not studied in order to ensure parking compliance with the proposed change of land use.

A handwritten signature in blue ink that reads 'Kiesha M. Kay'.

Kiesha M. Kay, MS
Masterplan – Land Use Consultants
900 Jackson Street, Suite 640
Dallas, TX 75202

Floorplan

