



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Councilmember Raul Peralez

SUBJECT: The Haven Use Conversion

DATE: June 7, 2018

Approved

Date

6/7/18

RECOMMENDATION

Direct the Housing Department to explore the following options and execute an agreement with the Santa Clara County Office of Supportive Housing to convert the Haven from an emergency living facility to transitional housing:

1. Lease the Haven to Santa Clara County to operate as a transitional housing facility with supportive services;
 - a. Ensure the County secures housing for the current temporary residents of the Haven and the annual lease amount, determined by the Housing Department, is sufficient in covering the costs to house future displaced victims of fire, earthquakes, and other natural disasters.
2. Or sell the Haven to Santa Clara County;
 - a. Provided that up to ten percent of the sale proceeds fund streetscape and other improvements to the immediate neighborhood and upgrades to the back patio area used in as a common space by the Haven and the City-owned facility next door.
 - b. The County must secure housing for current temporary residents of the Haven and identify an alternative location for future victims who are displaced by fire, earthquakes, or other natural disasters.
3. Support the conversion by providing financial support to rehabilitate the building.

BACKGROUND

In 2002, the City opened the Haven, a former convent, as a year long disaster and emergency relief shelter for families displaced by disasters such as fire or flood. The Haven consists of four apartment units with private bedrooms and bathrooms along with a shared common space and

RULES COMMITTEE:

ITEM:

kitchen with a capacity of housing 20 individuals at a time. Since its inception, the Haven has provided, in particular, low income families or individuals who have experienced a natural disaster with temporary housing. However over the recent years, the Haven has gone underutilized. The Santa Clara County Office of Supportive Housing is seeking to operate its first LGBTQ-focused transitional housing facility at the Haven.

ANALYSIS

As homelessness is the number one priority in our City, we must take every possible course of action to address it. It would be in the City's and our residents' benefit that we convert the Haven from an emergency relief shelter to transitional housing.

In the attached Figure 1 "Current utilization at the Haven from 7/1/27-3/30/18," provided by the Housing Department, illustrates the activity of the Haven this fiscal year. While the Haven is currently housing 15 individuals, from April to July 2017, it housed only a family of 3 and leaving the Haven with 17 vacant spots. The Housing Department could not provide the move out dates for FY 2015-2016 and 2016-2017, however FY 2016-17 served just 3 families with no utilization from July to November. In 2015-2016, Haven housed 17 families but a majority were small families and in a few cases only individuals. There is an opportunity to redirect our resources and serve all of our most vulnerable groups in more efficient ways.

However, prior to the conversion, relocation must be provided to those who are currently living at the Haven and the future lease must be sufficient to secure housing for future victims who become displaced by disasters. This will ensure that even though the Haven will no longer serve as a disaster relief shelter, we can still provide the support needed for victims of disaster. This conversion is not meant to remove an important City resource but rather to utilize all of our capacity more effectively.

Per our conversations with the County's Office of Supportive Housing, the County will provide services at the Haven. This will ensure that temporary housing is paired with supportive services such as case management, job training, and medical services. All clients will work towards having a housing plan to ensure they exit to stable housing. It is expected that each individual will stay about 90 to 120 days before exiting to long-term housing. This presents an opportunity to serve roughly 60 individuals a year and with over 3100 individuals unsheltered each night in our City, we desperately need to chip away at that number.

CONCLUSION

As we race to build permanent supportive housing, it is imperative that we explore all options for temporary housing to address the immediate crisis at hand. The Haven will be one of these much needed interim resources we can utilize to combat homelessness.

FIGURE 1: Current utilization at the Haven from 7/1/17 – 3/30/18

Family	Household size	Move in Date	Move out Date
1	3	April 2017	November 2017
2	2	August 2017	October 2017
3	3	August 2017	September 2017
4	7	September 2017	Still there
5	4	November 2017	April 2018
6	8	December 2017	Still there

FIGURE 2: Utilization at the Haven FY 2016-2017

Family	Household size	Move in Date
1	7	November 2017
2	5	April 2017
3	3	April 2017

FIGURE 3: Utilization at the Haven FY 2015-2016

Family	Household size	Move in Date
1	5	July 2015
2	2	July 2015
3	1	September 2015
4	7	October 2015
5	5	October 2015
6	3	November 2015
7	1	December 2016
8	1	January 2016
9	1	January 2016
10	5	February 2016
11	1	February 2016
12	5	March 2016
13	2	April 2016
14	1	May 2016
15	6	June 2016
16	5	June 2016
17	2	June 2016
18	2	June 2016