

# LifeMoves Mountain View FAQ

## **Where is LifeMoves Mountain View?**

[2566 Leghorn St.](#), Mountain View, CA 94043

## **What is the project's goal?**

The goal of the program is to respond to the homeless housing needs of seniors and families by creating a community where clients can receive intensive case management services to help them overcome homelessness and return to sustainable housing.

## **Who will have access to the program and facility?**

People experiencing homelessness with a reserved space will have access to the shelter and the services provided. The facility is referral only. There will be no walk-up admissions and no incentive for people who are not staying at the shelter to linger outside or remain nearby. When referring, all referring agencies will fill out and send the LifeMoves referral form (available soon on the LifeMoves website). Priority will be given to individuals, couples, and families referred from the local area by experienced service providers including Mountain View Police.

## **How many people will stay at LifeMoves Mountain View?**

The site will have rooms for 100 households (whether individuals, couples, or families). The number of people will vary based on the size of each household but will average approximately 124 people at a time. As clients tend to stay at LifeMoves for only a few months before transitioning to more permanent housing opportunities, the project will be able to help more seniors and families over the course of a year.

## **Who will stay at LifeMoves Mountain View?**

The program will prioritize seniors, Veterans, and families. People of all genders will be welcome at LifeMoves Mountain View.

## **How long will people stay?**

Clients will stay for an average of 90-180 days while they find sustainable housing. Residents will know they have a limited stay at the site and will be supported in working towards identifying permanent, sustainable housing.

## **Does LifeMoves have experience serving people experiencing homelessness?**

With 310 employees, 6,000 supporters, and more than 12,000 volunteers, LifeMoves has more than four decades of experience operating 24 shelter and service sites from Daly City to San Jose. LifeMoves serves individuals and families who are experiencing homelessness or who are at risk of homelessness. On any given night, LifeMoves feeds, clothes, and houses approximately 1,200 people. About one-third of LifeMoves clients are minor children, and 1 in 5 are Veterans. LifeMoves is already familiar with the Mountain View community and manages 6 of the City's 13 existing transitional beds at Graduate House.

**Will this project move the recreational vehicles off the street?**

While this project is not focused on removing RVs from the street, it will enroll eligible families, seniors and couples directly from the surrounding area, which may include people living in RVs.

**Will the program be unsightly and a magnet for large vehicles, shopping carts and garbage?**

This program will provide enough secured storage for each participant and limit what participants bring into the site. There will be designated space within the facility for people to gather, store belongings and tend to their pets, among other activities. This will limit congregation on sidewalks and in the community. There will be fencing around the entire site.

**Will there be parking onsite? Will this make a parking problem in our neighborhood?**

There will be parking on site for staff and guests. We are working to identify a location where residents will be able to park their cars off-site.

**What type of buildings will be used? What will the program look like aesthetically?**

The program will utilize attractive prefabricated buildings. They will be appropriately landscaped, and the housing community will have a secure perimeter so privacy will be afforded to the residents and neighbors alike.

**How will the site manage COVID?**

This site is designed to be safe, secure, and provide for easy social distancing. Each household will have a private room. Families will have their own bathroom, while individuals will utilize gender neutral, single stall facilities. The facility will implement and abide by all necessary COVID policies and protocols established by the City, County and LifeMoves. LifeMoves implements rigorous daily and routine screenings throughout the day at all our facilities. To date, LifeMoves has only had isolated cases of COVID and maintained a high level of cleanliness and safety in all facilities.

**What will this program do to address racial equity in our community?**

LifeMoves is committed to building a diverse and inclusive environment throughout all of our programs and sites. At LifeMoves Mountain View, we are focusing on inclusiveness and lowering barriers to entry, making sure the site feels safe and welcoming to every person regardless of ability, sexual orientation, gender identity, race, and ethnicity. To successfully build an inclusive environment within our programs, it's critical that our organization respects and reflects this same diversity. We strive to build teams that are culturally competent – made up of staff who are multicultural and multilingual, and who come from a diverse set of backgrounds including, but not limited to, ethnicity, race, education, socioeconomic status, lived homelessness experience, gender identity, and sexual orientation. While we are proud of what we have accomplished with our diverse and inclusive staff, our work is not complete – we continue to work diligently to ensure this diversity becomes reflected across all levels, including our management staff, and our leadership teams. Given that in our region homelessness disproportionately impacts Black/African-American and Latinx communities, LifeMoves knows that providing diverse and inclusive interim housing options is one of many prongs to

addressing the inequities in access to housing and LifeMoves Mountain View will be part of that work, as well.

**If participants are allowed to bring their pets to the program, how will they be cared for?**

Participants will be responsible for the care and supervision of their pets. Pets must be under the control of their owner at all times. A dog run/pet area has been thoughtfully designed into the site plan and kennels will be available.

**Will there be rules governing behavior?**

There will be guidelines to ensure public, staff and participant safety. These rules will be similar to those regulating other temporary housing throughout the county. Site rules will focus on respect between all stakeholders and restrictions on any unwanted actions or behaviors that may affect public safety. If a resident's behavior violates the community guidelines, this may result in being removed from the community. Residents are not allowed to possess illicit drugs, alcohol, manufactured drugs, or have drug paraphernalia on the property. We will work to make certain we are good neighbors through community outreach, providing access to information, and ensuring that quiet hours are adhered to, and that the site is an asset to the neighborhood and the community. The Program Director will serve as the liaison to the community; they will work with adjacent neighbors and businesses along with the City to address and resolve any concerns in a timely manner. We took time to familiarize ourselves with local law enforcement and emergency responders and develop long-term relationships for the benefit of the community and our clients, holding clients responsible.

**Will people who use drugs or alcohol be admitted?**

Clients will not be permitted to use drugs or alcohol on site. LifeMoves employs a harm reduction model whereby participants may be asked to leave for substance abuse that is disruptive to site services, residents, or staff. Services to support recovery will be offered and may be mandated for those that have a substance abuse problem and wish to stay.

**Will people who are dealing with mental health issues be admitted?**

Mental illness cuts across all socio-economic, ethnic, and cultural boundaries. The experience of homelessness can cause and exacerbate mental illness. People experiencing homelessness, who may also have mental health issues may be accepted into the LifeMoves Mountain View program. Support services will be provided to help participants seek appropriate medical care and interventions. With appropriate medication (when needed) and a wide range of services tailored to meet their needs, most people who live with mental health challenges can significantly reduce the negative impacts of their condition, secure permanent housing, and achieve a satisfying measure of independence.

**What support will residents receive?**

LifeMoves gives people experiencing homelessness a temporary place to call home while they receive intensive, customized case management support. LifeMoves will offer classes on a variety of subjects ranging from anger management, financial literacy, parenting and job search strategies. LifeMoves will help to arrange meals, coordinate mental health support, provide

children's programs and much more. Most importantly the team will work tirelessly to help clients find sustainable housing.

### **Will the neighborhood be safe?**

The facility will be staffed 24 hours a day and maintain a curfew and quiet hours. Admission will be via referral only; there will be no queueing in the evening or large groups of people leaving in the mornings. Program services staff will be on-site to handle site management and resident services 24 hours/day. The program will be run in a manner that minimizes the impact on nearby businesses.

### **What is Project Homekey?**

On June 30, 2020, Governor Gavin Newsom announced Project Homekey as the State's next phase of response to protect homeless Californians from COVID-19. Funded by the Federal CARES Act, Homekey provides \$600M to acquire, rehabilitate and operate housing for individuals experiencing homelessness such as hotels, motels, senior centers and other buildings; it also allows for innovative projects such as modular housing.

### **How was this project funded?**

An award of \$9.95M was made by the State of California to LifeMoves and the City of Mountain View to develop the project. The State additionally provided a 50% operating subsidy for the first two years of operations. The ongoing operations of the site will be funded by a true public/private partnership: The City of Mountain View is contributing \$2.4M and LifeMoves is contributing \$1M. The County of Santa Clara will be providing funding, though the amount is not yet determined. A variety of corporate foundations, private donors and individuals are generously contributing as well.

### **Why is the project happening so quickly?**

COVID-19 and associated job losses have placed over 43,000 residents of Santa Clara County at risk of homelessness when the eviction moratorium ends. Mountain View's 2019 homeless count identified 606 homeless; we expect this number to surge soon. Governor Newsom and his team understood this urgency and thus have placed fast timelines for the development of Project Homekey projects. As such, all funds must be spent by 12/30/2020.

### **Why build interim housing instead of permanent housing? We need more affordable housing now.**

We need a range of housing solutions to solve the homelessness crisis. Mountain View is a leader in affordable housing and has facilitated the development of a significant inventory of permanent supportive and low-income housing. These traditional buildings are both expensive and slow to develop (averaging 4 - 7 years, and about \$750,000 or more per unit). Currently, the majority of people experiencing homelessness are living outside, in tents, in vehicles or in COVID response hotels. This program will assist people in exiting homelessness by providing a stable and safe place from which to live while working to identify and secure stable housing.

**What is the timeline?**

The project is under review by City of Mountain View staff to issue necessary building permits in time to start work in November 2020. Construction is scheduled to start early November with first occupancies by the end of 2020.

**Who will own the land?**

LifeMoves facilitated the site acquisition and has initially taken title to the site. It is anticipated that the site will be subsequently transferred to the City at a later date.

**What roles will the City of Mountain View and the County of Santa Clara play?**

The City submitted a joint proposal with LifeMoves, is a co-applicant on the grant, and is providing financial support for program operations. Santa Clara County is a funding partner and will be helping with program collaboration.

**Who helped build the site?**

[Sares Regis](#) Northern California is acting as a development management consultant direct to LifeMoves. Our architect [Charles Bloszies](#) has designed Navigation Centers in San Francisco so he has extensive experience designing sites that work for this population. The civil engineers are [ARUP](#) and [BKF](#); [XL Construction](#) is the general contractor.

**Who is manufacturing the modular units?**

[Connect Homes](#) is manufacturing the buildings for individuals and families; [indieDwell](#) is making the buildings for families; [Urban Bloc](#) is constructing the buildings for bathrooms, showers, prep kitchen and laundry; [Falcon Structures](#) is manufacturing the common areas and meeting rooms.

**Why so many different manufacturers?**

We have set a very ambitious goal of developing this site in 90 days, start to finish. Having different manufacturers producing each part of the site allows the manufacturing to happen simultaneously.

**Why in this location?**

The site was available for sale and meets zoning requirements for interim housing services while being in proximity to public transit and other amenities.

**What happened to the auto repair business that was at this location?**

The proprietor of the business has known for several years that the property was to be sold, and thus they had been on a month-to-month lease since 2015. LifeMoves engaged a professional Relocation Advisor, Associated Right of Way Services, Inc. to provide relocation assistance to the auto repair tenant. It is our understanding that the owner plans to semi-retire in Monterey while working at his son's new business.

**What is AB83 CEQA Exemption?**

AB 83 (2020) establishes a statutory exemption from the California Environmental Quality Act (CEQA) for activities funded by Homekey. (Health & Saf. Code, § 50675.1.2.) The CEQA

exemption may apply when Homekey funds are used to provide housing for those who are impacted by the COVID-19 pandemic and experiencing homelessness or at risk of homelessness. (Health & Saf. Code, §§ 50675.1.1, 50675.1.2; Homekey Program 2020 Notice of Funding Availability (Homekey NOFA), sec. 100.) The California Department of Housing and Community Development (HCD) announced the availability of approximately \$600 million of Homekey Program (Homekey) grant funding through the NOFA to rapidly sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19 by purchasing motels and a broad range of other housing types.

**Why didn't this project go through the normal neighborhood review process and the Environmental Protection Commission (EPC)?**

The site is zoned industrial, which allows up to a 150 bed emergency shelter through an administrative process.

**Are there environmental issues with the site?**

Soil contamination is a common challenge throughout Silicon Valley, which was a major industrial center for much of the 20th century. With factories producing semiconductors and microprocessors scattered all over the area, many properties that were once used for industrial purposes have known pollution, including soil contamination due to hazardous waste. Thankfully, with remediation under the careful watch of California's Environmental Protection Agency (EPA) and State Water Boards that protect public health and the environment, these sites can be and have been safely put back into productive use. This particular property is no different. The site operated for more than 50 years as an automotive repair, vehicle storage, and wrecking yard, resulting in soil contamination over time. The majority of those contaminated soils have already been removed, and as part of this project, the ground beneath the housing will also be sealed by a vapor barrier. This EPA and Water Board-certified vapor barrier stops any remaining residual concentrations from leaking upwards, thus ensuring the health & safety of the families and seniors that will one day live here. Occupancy will only begin after California's EPA and Water Boards certify the safety of this site.

**How can I get more information?**

Visit the City's webpage at: [www.mountainview.gov/homekey](http://www.mountainview.gov/homekey), the LifeMoves webpage at: [www.lifemoves.org/homekey](http://www.lifemoves.org/homekey) or email [homekey@lifemoves.org](mailto:homekey@lifemoves.org).