



**Disrupting homelessness.  
One building at a time.**



# 168

## people housed



**Eight peer homes created.**

**Quickly.**

**Efficiently.**

**Zero cost to the taxpayer.**

Homelessness in Los Angeles is a “cruel and inhuman” crisis snarled in a never-ending bureaucratic cycle.

**60,000** homeless in Los Angeles and growing

**\$1.2B** HHH tax dollars levied to build 10,000 units of supportive housing

After three years, only

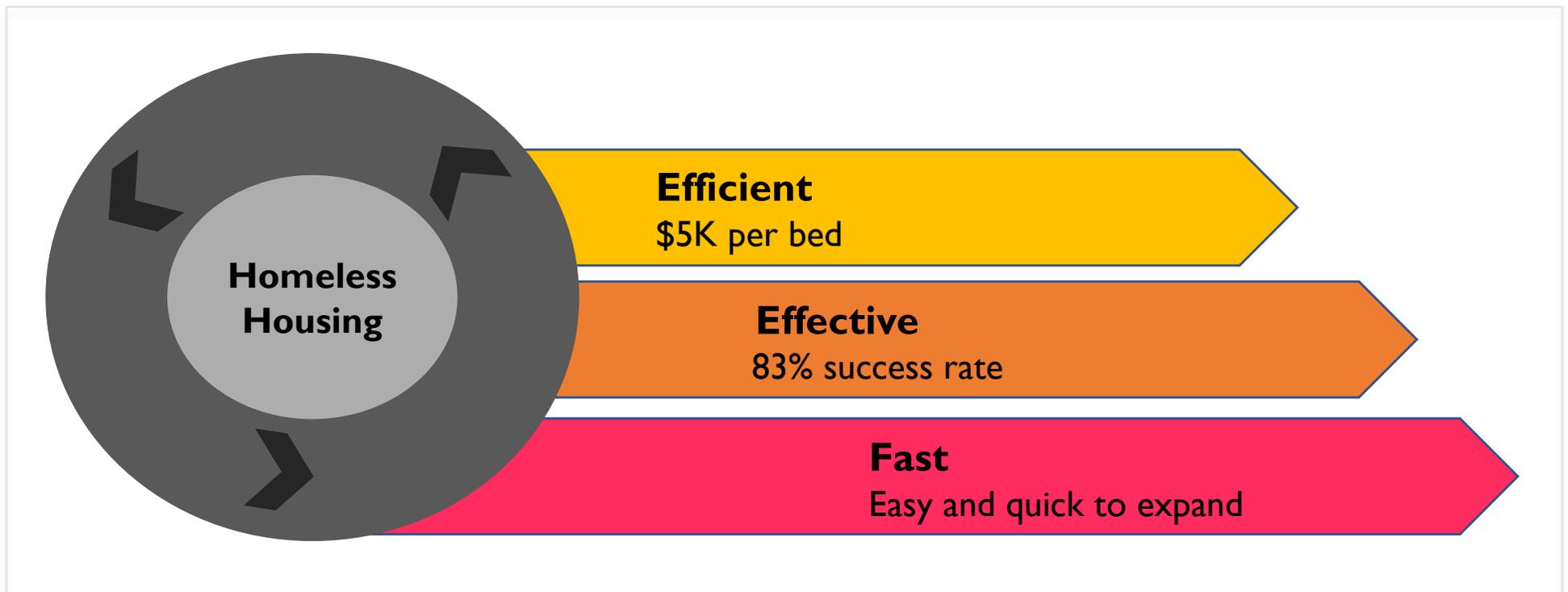
**565 housing units** are “in the pipeline”

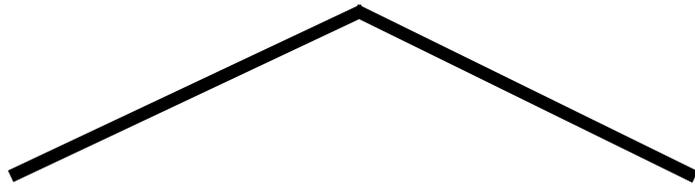
*“The number one priority has got to be to get people off the streets.”*

*- LA City Controller Ron Galperin*



# HAAVEN Collaborative Housing disrupts the bureaucratic cycle and gets people off the streets.





**Homes**

**Peer Advocacy**

**Community Support**

**HAAVEN is a  
unique combination  
of housing stability,  
peer support and  
community-driven  
accountability.**

# HAAVEN Homes

Newly constructed, low maintenance **multi-unit properties** with ideal floorplans for collaborative living.

**Comfortably furnished** with complete kitchens, cable, wi-fi, computers, TVs, laundry, game rooms, gardens bedding and cleaning supplies.

**Family-style environments** encourage collaboration, personal accountability and emotional stability.

**Shared bedrooms** create accountability, combat loneliness and encourage socialization.

**Common-sense house rules** ensure safe environments for recovery and healthy living.

**Affordable rent** so people with SSDI, low wage jobs and program benefits can afford a home.





You Haaven people are so awesome 😊 Thanks for everything.

- PATH Case Manager

# HAAVEN Peer Advocacy

HAAVEN's trained Peer Advocates provide social and emotional support to all residents.

**Peer** = connect quickly and authentically

**Advocate** = guide positive life choices



- Nurture a culture of recovery
- Host house meetings to develop conflict resolution/communication and life skills
- Introduce residents to local self help support meetings and encourage attendance
- Coach residents to develop higher self esteem through purpose-driven lives
- Connect residents with opportunities to gain further independence
- Encourage family reunification
- Partner with service providers and case managers to ensure consistency of care

# HAAVEN Community

Residents forge **friendships**, build **trust** and support each other through acceptance, love and empathy.

Living as a **family** creates opportunities to practice healthy social skills and personal accountability.

**Shared experiences** minimize judgment while enhancing daily growth and self-esteem.

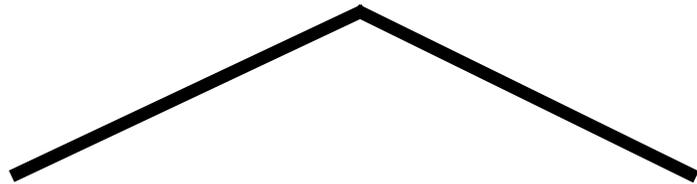
Conflict and **compromise** fosters emotional growth and collaboration.

Housemates **inspire** each other to attend self-help meetings and encourage each other to lead healthier lives with a sense of purpose.



*"I couldn't have gotten through those first few months without my housemates."*





**Homes**

**Peer Advocacy**

**Community Support**

**HAAVEN**

**provides stability,  
motivation and  
accountability  
that transforms  
lives.**

# 80%

of HAAVEN  
housemates have  
transformed their lives.

Success defined as stable  
housing PLUS:

- jobs attained
- sobriety maintained
- mental health and/or  
physical health improved
- reunited with family
- self-help support meetings  
attended
- legal issues resolved



**To transform  
more lives,  
HAAVEN  
needs a little  
support.**

**Very little by  
comparison.**

**HAAVEN**

<\$10K per bed (includes  
peer support)

<\$5K per bed

**Bridge Housing**  
\$53K per bed plus  
\$17K for annual  
services per bed

**Bridge**  
\$70K per bed

**Permanent Supportive**  
\$500K - \$750K per bed  
plus \$24K for annual  
services per bed

**HHH-  
funded  
PSH**  
\$500K+  
per bed

**HAAVEN disrupts homelessness.  
One building at a time.**

**No barriers**...to create housing.

**No bureaucracy**...to slow expansion.

**No silos**...we support all homeless service providers.

**No excuses.**

**Homes**  
**Outcomes**  
**Media**  
**FAQs**



# HAAVEN Homes

## Weller House



Four units  
25 residents

## Casa John



Two units  
18 residents

## Chez Dre



Two units  
20 residents

## TBD



Two units  
20 residents

# HAAVEN Residents' Status

C = current

X = didn't stay housed

M = moved to a different  
housing solution

HAAVEN Residents 6/17/19	
Status	Description
C	Housing stabilized, job secured, mental health stabilized
X	Unaddressed anger issues
M	Housing stabilized, health improved, moved to a different home but may move back
X	Addiction persisted
X	Housing stabilized, mental health in progress, job secured - Arrested in JAIL
M	Housing stabilized, health improving, mental health improving, reconnected with husband
C	Housing stabilized, sobriety maintained, job secured, mental health improved
X	Mental health too severe
M	Housing stabilized, reconnected with family
C	Housing stabilized, job secured, mental health stabilized, sobriety maintained
C	Housing stabilized, mental and physical health improved, secured section 8 voucher
X	Anger issues intensified, reconnected with family - moved in with them?
M	Housing stabilized, health improved, secured benefits, moved to full-time mental health
C	Housing stabilized, health improved
C	Housing stabilized, sobriety maintained, job secured, health improved
C	Housing stabilized, job secured, mental health stabilized
M	Continued drug usage in home, moved to another home
M	Housing stabilized, mental health improved, moved to different home
C	Housing stabilized, mental health improved, job secured, reconnected with children
D	Housing stabilized, health improved - died of natural causes
M	Housing stabilized, maintained job, moved back with family
X	Unable to live in collaborative environment
M	Housing stabilized, health improved, moved due to affordability
M	Housing stabilized, mental health needs were too great - moved to higher care facility
C	Housing stabilized, sobriety maintained, job secured, mental health improved
C	Housing stabilized, sobriety maintained, job secured, mental health improved
M	Moved to mental health crisis housing
X	Couldn't live with others - moved back to NM
C	Housing stabilized, mental health improved, job maintained
C	Housing stabilized, enrolled in school, secured job, health improving
M	Housing stabilized, moved back with mom
C	Housing stabilized, job secured
C	Housing stabilized, health improving, benefits secured
C	Housing stabilized, mental health improved
C	Housing stabilized, mental health improving, seeking employment
C	Housing stabilized, health improved
X	Anger issues too great for collaborative housing
C	Housing stabilized, job secured, mental health stabilized, sobriety maintained
C	Housing stabilized, job secured, mental health stabilized, sobriety maintained
M	Housing stabilized, benefits received, permanent housing secured
C	Housing stabilized, job secured, mental health stabilized, sobriety maintained
C	Housing stabilized, mental health improving, job secured, sobriety maintained
C	Housing stabilized, job maintained, sobriety maintained, mental health improved
X	Funds not available
C	Housing stabilized, financial health improving, mental health improving, job secured
M	Housing stabilized, health improved, moved to a different home but may move back
C	Housing stabilized, mental health improved, job maintained

# More HAAVEN Residents

C = current  
X = didn't stay housed  
M = moved to different  
housing solution

HAAVEN Residents 6/17/19	
Status	Description
C	Housing stabilized, mental health improving, job secured, sobriety maintained
M	Referred to mental health crisis housing
M	Housing stabilized, job secured, reconnected with family, moved to AZ
X	Housing stabilized, anger issues too great for collaborative housing
C	Housing stabilized, mental health improved, sobriety maintained
M	Housing stabilized, enrolled in school, moved to different home
C	Housing stabilized, mental health improving, sobriety maintained, reconnected with family
C	Housing stabilized, mental health improved, job maintained
C	Housing stabilized, job secured, mental health stabilized
C	Housing stabilized, mental health improved, job secured, reconnected with children
M	Housing stabilized, mental health improved, reunited with grandkids, legal issues resolved
C	Housing stabilized, mental health improving, enrolled in school
X	Unaddressed anger and sobriety issues
X	Never paid rent
C	Housing stabilized, benefits secured, mental health improving, health improving
M	Housing stabilized, moved to different home
C	Housing stabilized, mental health improving, health improving, benefits secured
M	Housing stabilized, job secured, moved to an apartment
C	Housing stabilized
C	Housing stabilized, health improving, benefits secured
M	Housing stabilized, mental health improved, job secured, reconnected with children
M	Referred to mental health crisis housing
M	Housing stabilized, unaddressed anger issues and moved to different home
C	Housing stabilized, mental health improving, secured job
M	Housing stabilized, moved back to Chicago with family
X	Addiction issues persisted, never paid rent
C	Housing stabilized, mental health improved, secured section 8, looking for perm housing
C	Housing stabilized, mental health improving, job secured
M	Housing stabilized, mental health improving, sobriety improving - moved out of state
M	Housing stabilized, mental health improved - Secured Sec 8 housing
C	Housing stabilized, mental health improving, job secured
C	Housing stabilized, health improving, benefits secured
C	Housing stabilized, looking for a job
C	Housing stabilized, addressing mental health, looking for a job
X	Anger issues - violence toward housemates - left by choice
C	Housing stabilized, mental health improving, job secured
M	Housing stabilized - moved to a different program in Valley
M	Housing stabilized - moved to care and board facility
X	Arrested - in jail
C	Housing stabilized, looking for a job
C	Housing stabilized, addressing mental health, reunited with family
C	Housing stabilized, sobriety maintained, got a job, reconnected with family
C	Housing stabilized, looking for a job
M	Moved to section 8
C	Housing stabilized, looking for volunteer work, health improving
C	Housing stabilized, addressing mental health, looking for a job
C	Housing stabilized, looking for a job, sobriety maintained
C	Housing stabilized, addressing mental health, looking for a job
C	Housing stabilized, benefits secured, mental health improving, health improving
M	Moved to senior home - needed more health care
X	Stealing from other residents - never paid rent - moved out

# HAAVEN Press

Los  
Angeles  
Times

A Venice couple is housing homeless people, one small building at a time



<https://www.latimes.com/local/lanow/la-me-ln-shared-homeless-housing-20180608-story.html>



<https://www.facebook.com/datelinebc/videos/2267406939954678/>



<https://becomingselfmade.com/2018/11/21/meet-heidi-roberts-disruptor-social-entrepreneur-real-estate-investor-2/>



[www.argonautnews.com/a-new-direction-home-2/](http://www.argonautnews.com/a-new-direction-home-2/)

Los  
Angeles  
Times



<https://www.latimes.com/california/story/2019-08-01/homeless-shared-housing-venice-beds-shelter>

# FAQs

**How are residents referred?** HAAVEN's residents come from all sorts of sources: non-profit service providers integrated with the Coordinated Entry System (CES), shared housing matching services and personal referrals. HAAVEN works with anyone who needs a home and its Peer Advocates collaborate with all case managers and representatives to ensure consistency of programming and growth.

**How long can people stay in a HAAVEN home?** HAAVEN housemates can stay for as long as they want or as short as they need. Some will stay forever and some will stay just long enough to get some much-needed stability before they move on to more independent living.

**How much is rent?** Rent ranges from \$550 - \$750 so people with SSI, SSDI, Pilot Program, low wage jobs or other income can afford a home. Rent covers all furnishings and bedding, cleaning supplies (laundry soap, paper products, etc.), cable TV, wi-fi, computer workstations/printers, game rooms, yards and gardens. Importantly, HAAVEN eliminates traditional barriers like costly deposits and credit checks.

**How do residents pay rent?** Residents pay rent through all sorts of income sources including Social Security, Pilot Program, General Relief, low-income jobs, church subsidies, etc. Typically, a homeless person with basic SSDI benefits will receive about \$1,000 per month, plenty to cover the costs of rent and still have enough for food and other expenses. And once they're housed, we have found that most people want to seek employment to supplement their benefits.

**Why is the success rate higher than other programs?** HAAVEN is a highly effective and rare combination of housing, peer support and community motivation that helps people recover from life on the streets or surfing from couch to couch. Housing is just one piece of the HAAVEN puzzle. The support our specially trained and certified Peer Advocates provide helps people develop the social and emotional skills they need to lead healthy and successful lives. The family-style love, acceptance and support that comes from the home's community helps people feel confident in their new lives. HAAVEN takes great care – through no-nonsense house rules – to ensure each home fosters and maintains a culture of recovery so that it never devolves into flop house style living situations often found in transitional homes throughout the City.

**How do you secure properties?** HAAVEN has relationships with a few, select multi-unit developers who are very supportive of what we're doing. They can provide as many as 50 multi-unit properties each year with reasonably priced long-term master leases. The buildings are new, low maintenance and have ideal floorplans for shared living.

**What do the neighbors say?** Because HAAVEN residents are no longer homeless, neighbors don't take issue with HAAVEN homes. And since most of the buildings are in family-oriented working class neighborhoods, our residents don't feel out of place and can afford local services, restaurants and stores, making them valuable members of the community.

**HAAVEN Expansion Budget Breakdown available on request and in person.**

