

# Calling All Youth Housing Providers:

Get Ready for the September Release of Homekey NOFA



August 26, 2021

# Agenda

- 1 Background & Overview of Homekey
- 2 Funding Levels & Youth Set-Aside for 2021-22 & 2022-23
- 3 Highlights from a 2020 Homekey Youth Project:  
*Provider & County Speakers*
- 4 Actions Providers Can Take Now
- 5 Additional Funding Opportunities & Technical Assistance
- 6 Q & A

# Presenters

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**Amy Lemley**

*Executive Director*

**John Burton Advocates for Youth**

**Simone Tureck Lee**

*Director of Housing & Health*

**John Burton Advocates for Youth**

**Anna Johnson**

*Senior Project Manager*

**John Burton Advocates for Youth**

**Gabriel Maldonado**

*CEO*

**TruEvolution**

**Michael Walsh**

*Deputy Director*

**Housing Authority  
of the County of Riverside**

# Why Homekey ? Why Now?



## Historic level of funding

- Once in a lifetime capital opportunity
- Less competitive than previous programs



## Historic investment in youth

- \$220 million over two years



## Flexibility of grant funding vs. tax credits funding

- More control over who you serve and how you serve them



## Opportunity to build the capacity of your organization

- Long-term stability; own vs. rent

# Background

On Homekey

# Overview of Homekey

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Established in 2020 to protect Californians experiencing homelessness who are at high risk for serious illness/impacted by COVID-19.



Provides funding to purchase, build and rehabilitate housing and convert it into interim or permanent, long-term housing.



Administered by the Department of Housing & Community Development within the California Business, Consumer Services and Housing Agency.



See page 1 of JBAY's factsheet on Homekey & HHAP: <https://jbay.org/wp-content/uploads/2021/07/2021-Implementation-Fact-Sheet-State-Investments-in-Youth-Homelessness.pdf>



2021 Homekey authorized in AB 140: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220AB140](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB140)



# Eligible Applicants Are Public Entities

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Applicants are state, regional and local public entities. In 2020, applicants were:

- Cities
- Counties
- Public Housing Authorities

Co-applicants are permitted. In 2020, co-applicants were:

- Housing Developers
- Service providers
- Other public entities

**\*\*There can also be non-co-applicant partners\*\***

# Jurisdictions Will Only Be Awarded if They Apply

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Not all jurisdictions applied for Homekey in 2020.

(e.g. Santa Cruz did not apply).

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Several jurisdictions had multiple projects funded.

(e.g. LA County had 10 funded projects).

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Applicants have to respond to a NOFA.

Although in 2020 all project applications were funded; none were turned away.

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# Homekey Eligible Uses

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**Acquisition and/or rehabilitation** of motels, hotels, hostels, or other sites & assets, inclu. apts/homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, commercial property, & other buildings with existing uses that could be converted to permanent or interim housing.

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**Master leasing** of properties for noncongregant housing.

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**Conversion** of units from nonresidential to residential.

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**New construction** of dwelling units.

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The purchase of **affordability covenants and restrictions** for units.

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**Relocation costs** for individuals who are being displaced as a result of rehabilitation of existing units.

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**Capitalized operating subsidies** for units purchased, converted, or altered with Homekey funds.

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# Considerations for Fund Allocation

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## Fund allocation, where possible, will take into consideration:

- Geographic need;
- Demonstrated ability of the applicant to fund ongoing operating reserves;
- Creation of new permanent housing options; and
- Potential for state, federal or local funding for capitalized operating reserves to make additional housing units financially viable through Homekey.

# Homekey Operates on a Tight Timeline

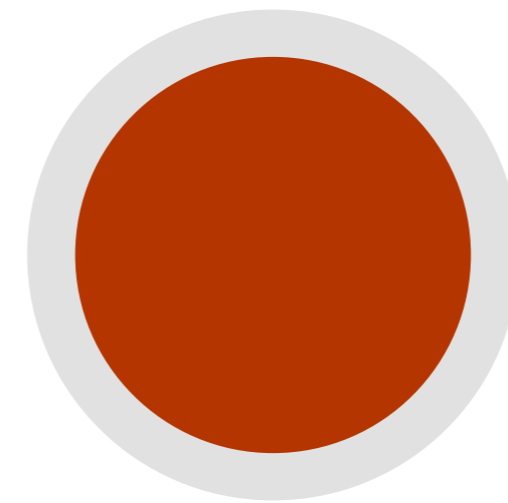
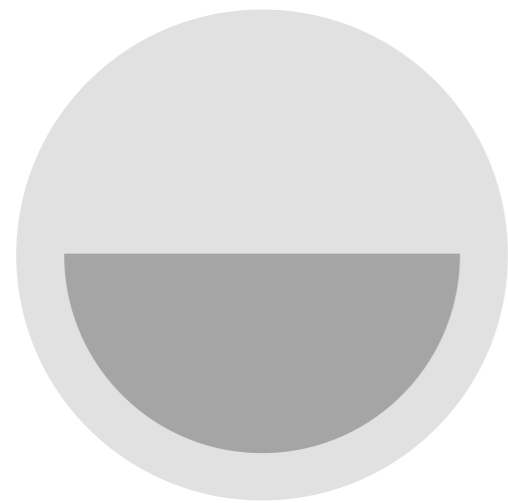
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HCD will issue a Notice of Funding Availability (NOFA) within 3 months of the funds being appropriated in the state budget (by end of September)



Each award must be expended within **eight months** of the date of the award. Applicants may ask HCD for an extension.



# Funding Levels & Youth Set - Aside

For 2021-22 and 2022 - 23

# \$220M Avail. for Youth Over Next 2 Years

- This year's state budget provides \$2.75 billion for Homekey over 2 years.
- The budget also established a “**youth set-aside**” for Homekey: A minimum of **8% of funds** must be available for projects serving homeless youth, or youth at risk of homelessness.

	2021-22	2022-23	Total
Overall Homekey Funding	\$1.45 billion	\$1.3 billion	\$2.75 billion
8% Youth Set-Aside	\$116 million	\$104 million	<b>\$220 million</b>

# With No Youth Set - Aside in 2020, Few Youth Were Served

- In 2020 HCD administered \$846 million in Homekey funding under an even tighter timeline.

94 funded projects

Two projects (0.6% of total Homekey funding statewide) were described as serving homeless youth, awarded to:

Riverside County: LGBTQ youth

City of El Centro: Imperial Valley College students

*With the exception of Riverside County and City of El Centro, youth-focused projects did not apply.*



# Highlights

From a 2020 Homekey Youth Project

# Perspective of Funded County Applicant

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**Michael Wash, Deputy Director**

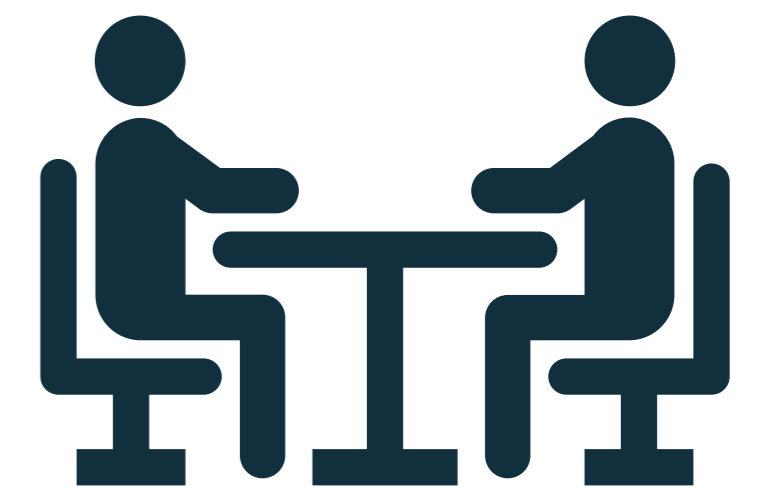
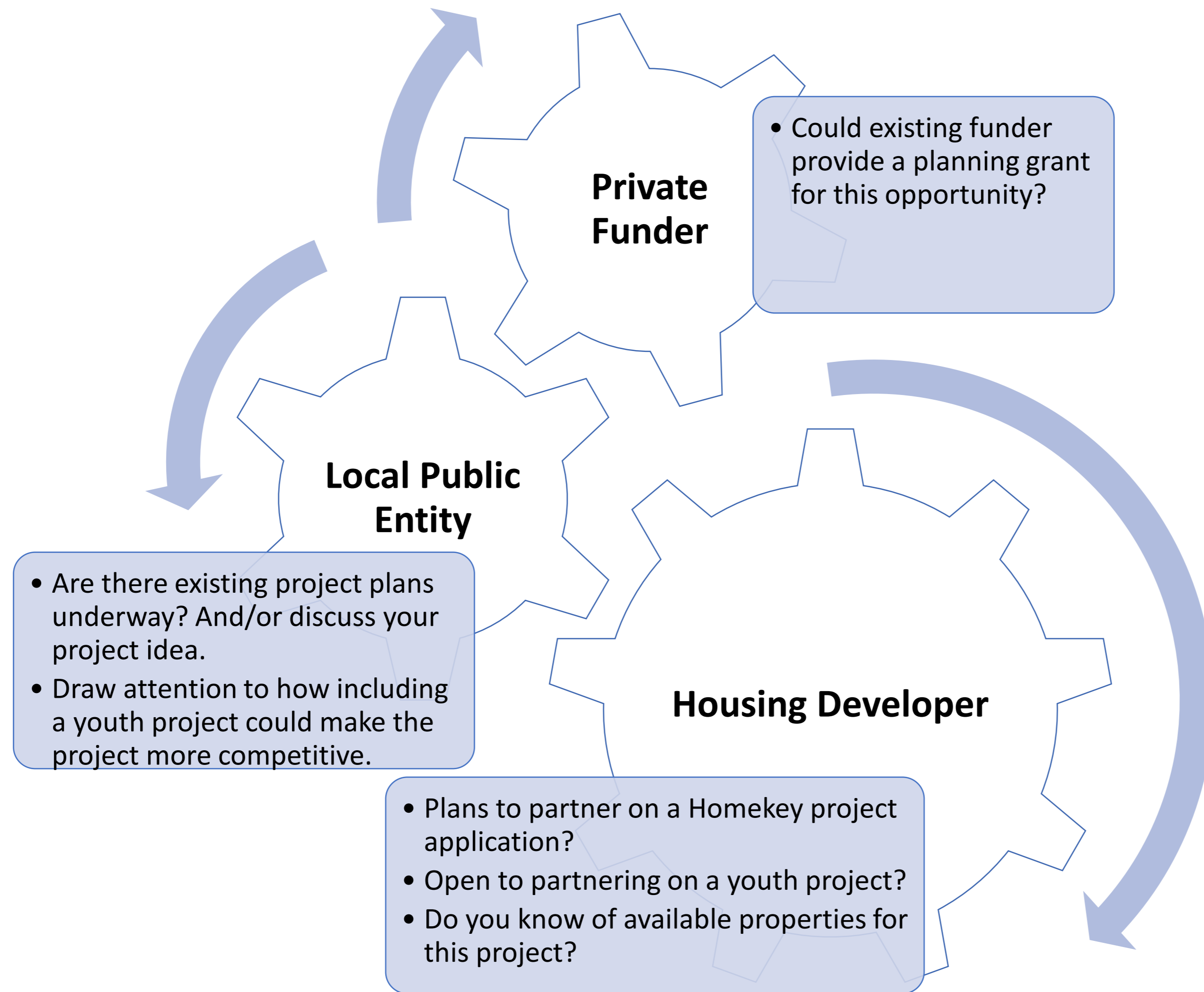
**Housing Authority of the County of Riverside**

- *What do you look for in an organization when you are considering a Homekey project co-applicant?*
- *Is a youth-serving organization who has no experience in housing development going to be a competitive co-applicant in the eyes of a public entity like yours?*
- *Do you have any other recommendations for providers looking to partner with their local public entity on a project?*

# Actions

Providers Can Take Now

# Next Steps: Engage With Partners



# Public Entity Contacts

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- **Counties:** Roster of housing contacts available at <https://jbay.org/resources/county-homeless-funds-roster/> (developed for HHAP)
- **Cities:** *No roster available from JBAY*



- **Public Housing Authorities:** Roster available at <https://jbay.org/resources/pha-ca/> (developed for FUP & FYI)

# Housing Developer Contacts

**JBAY has developed a new roster providing a **list of affordable housing developers** across California, including:**

- The county or counties where they are located
- Their website and phone number
- Whether they were involved in a 2020 Homekey funded project

**\*\*It is fairly robust, but a working document that we will continue to grow\*\***

**ACCESS IT HERE:**

<https://jbay.org/resources/developer-roster/>



# Which Developers Were Part of a 2020 Homekey - Funded Project?

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Download list of funded projects from 2020 and see who the developers were for projects in your region, if any.



<https://www.hcd.ca.gov/grants-funding/active-funding/homekey/docs/Final-Homekey-Awards.xlsx>

# Need Help Identifying a Developer?

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If you encounter obstacles identifying a housing developer to work with, fill out this form and JBAY will help, in partnership with Housing California:

<https://forms.gle/ZxcsUpLX3yYUgUG5A>



# Next Steps: NOFA!

- Familiarize yourself with the NOFA once released (September).
  - Sign up for emails from HCD – things will move quickly:  
[https://www.hcd.ca.gov/HCD\\_SSI/subscribe-form.html](https://www.hcd.ca.gov/HCD_SSI/subscribe-form.html) - select “Homelessness” under “State Programs.”
  - Understand how the youth set-aside will work; can including a youth strategy help a project be more competitive?
- Make sure your public entity signs up for a pre-application consultation.
- Questions can be sent to:  
[homekey@hcd.ca.gov](mailto:homekey@hcd.ca.gov)

## State Programs

### Homelessness - Includes:

California Emergency Solutions and Housing (CESH)  
No Place Like Home (NPLH)  
Pets Assistance and Support (PAS)  
Veterans Housing and Homelessness Prevention (VHHP)  
Homekey

### Homeownership - Includes:

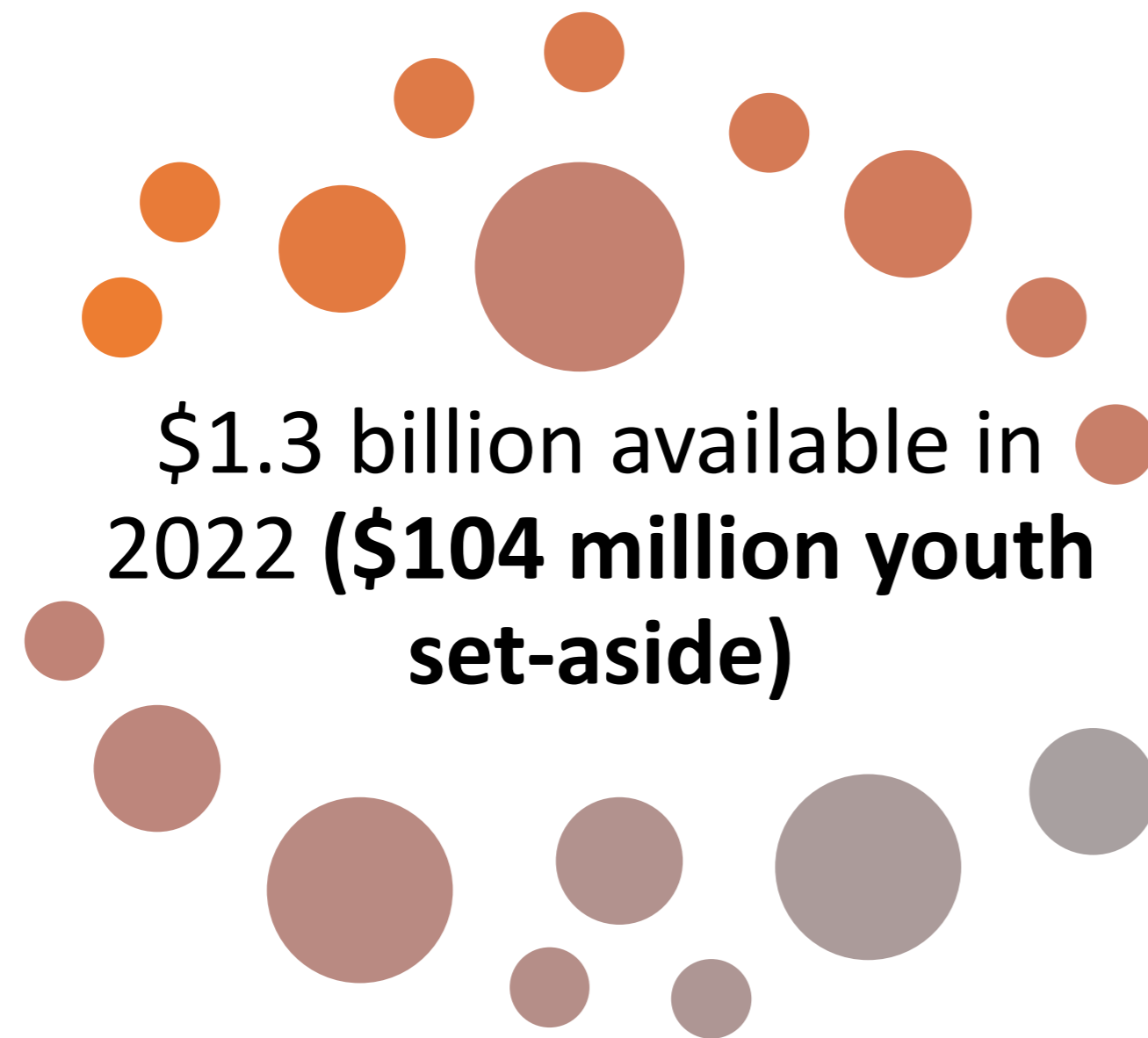
CalHome (for CalHome Disaster, see above)  
Joe Serna Jr. Farmworker Housing Grant

### Multifamily / Infrastructure - Includes:

Affordable Housing and Sustainable Communities (AHSC)  
Housing for Healthy California (HHC)  
Infill Infrastructure Grant (IIG)  
Joe Serna Jr. Farmworker Housing Grant  
Local Housing Trust Fund (LHTF)  
Multifamily Housing Program (MHP)  
Transit Oriented Development (TOD)

# Next Steps: Plan for Next Year

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\$1.3 billion available in  
2022 (**\$104 million youth  
set-aside**)



Keep your eyes  
out for  
potential 2022  
projects.

Start the conversation  
with key partners  
**now** about next  
year's project.

# Add'l Funding Opportunities

And Technical Assistance

# Other Relevant Funding Opportunities - HHAP

## Homeless Housing, Assistance and Prevention (HHAP) Program

Rounds 3 & 4 funded in state budget with \$2 billion:

- \$1 billion in 2021-22 & 2022-23

10% minimum youth set-aside:

- \$100 million in 2021-22 and 2022-23

Continuums of Care, counties & 13 largest cities apply for block grants in September-October 2021:

- Subsequently administer funding locally

Round 3 base allocations have been posted:

- [https://www.bcsb.ca.gov/hcfc/documents/hhap\\_r3\\_allocations.pdf](https://www.bcsb.ca.gov/hcfc/documents/hhap_r3_allocations.pdf)

View page 2 of JBAY's factsheet for more information on HHAP:

<https://jbay.org/wp-content/uploads/2021/07/2021-Implementation-Fact-Sheet-State-Investments-in-Youth-Homelessness.pdf>



# Other Relevant Funding Opportunities - YE

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## Homeless Youth Emergency Services and Housing Program (YE)

Funded in state budget: \$50 million in 2021-22

Applicants are non-governmental organizations (NGOs)

Up to 12 NGOs will be funded; 1 NGO per county

Continues the program in 4 existing counties (LA, San Diego, SF & Santa Clara) (\$5 million award ceiling)

- Previous NGOs that received funding not guaranteed an award (new NGOs can apply from those counties)

Expands the program to 8 new counties (\$2.25 million award ceiling)

RFP has been released; due October 18, 2021:

- <https://www.caloes.ca.gov/GrantsManagementSite/Documents/YE21%20RFP.pdf>

# Technical Assistance Available

JBAY is offering **technical assistance (TA) and planning grants** to youth housing providers located in **5 Bay Area counties** applying for **HHAP** funding or collaborating with a public entity to apply for **Homekey** funding.\*



- **Grants:** Up to \$10K to offset costs associated with organizational planning or applying for funding, e.g. paying for a grant writer.
- **TA:** Help matching with local HHAP administrator, eligible Homekey applicant or developer; determining how your services fit into local existing priorities; etc.
- One pager on TA & planning grant opportunity: <https://jbay.org/wp-content/uploads/2021/08/TA-Opp-HHAP-Homekey-2021.pdf>

*\*JBAY TA available statewide (no planning grants)*

# For Future Questions

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[JBAY.ORG](https://jbay.org)

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(scroll to bottom of home page)