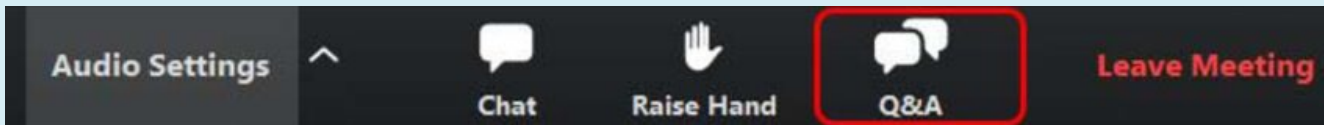


# CREATING HOUSING FOR YOUTH

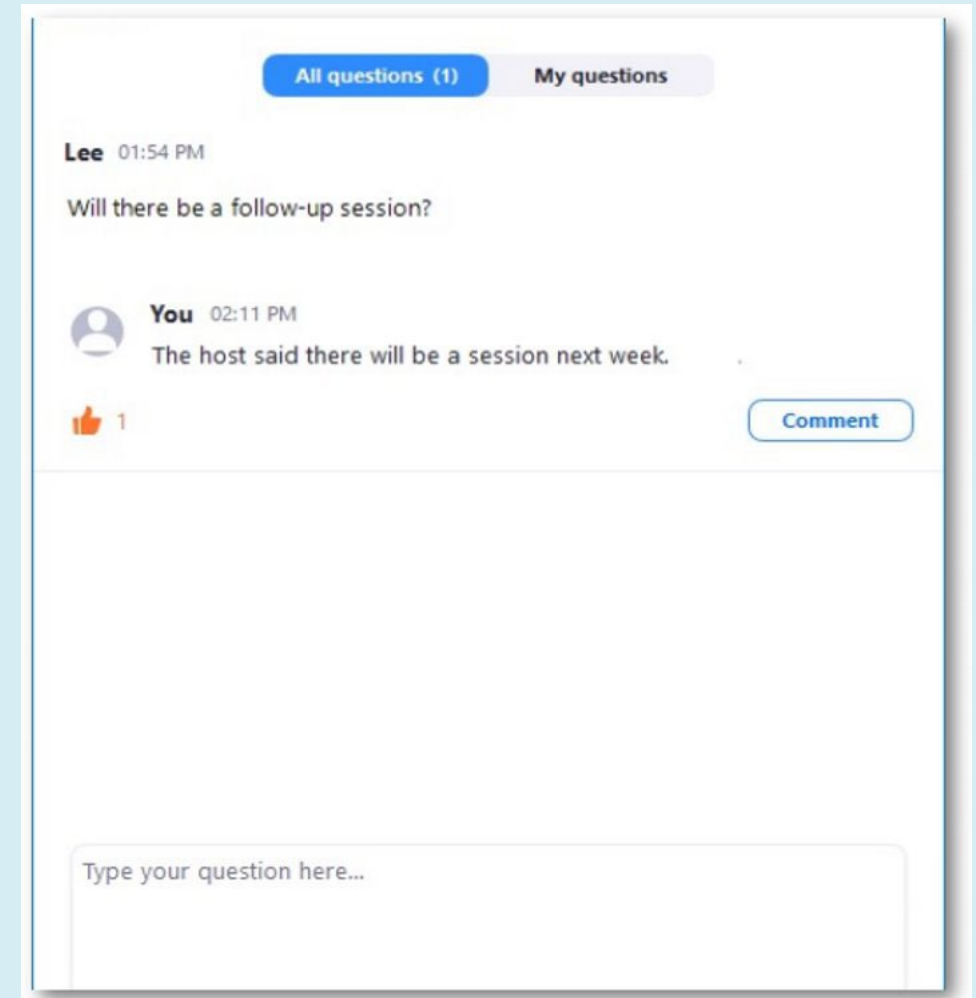
Homekey's 8% Youth Set-Aside in  
Round Two

# USING ZOOM WEBINAR

To submit questions, click on the Q & A icon on the control panel. The Q & A window will appear, allowing you to ask questions to the host and panelists.



Webinar materials and recording will be posted at <https://jbay.org/resources/> and sent out to all registrants following the live presentation.



# AGENDA

- 1 Welcome & Introduction
- 2 Homekey 2.0 Overview
- 3 Homekey 2.0 Youth Set-Aside Update
- 4 Youth Project Overviews
- 5 Youth Project Panel Discussion
- 6 Homekey Resources
- 7 Q&A

# PANELISTS



## John Burton Advocates for Youth

**Andy Lomeli**

Project Manager

**Simone Tureck Lee**

Director of Housing and Health

## Mesa Ojai

**Chelsee Benté Russell**

Management Analyst, Community  
Development Division

*Ventura County Executive Office*

**Dan Parziale**

Co-Founder

*Mesa*

## California Department of Housing & Community Development

**Jason Blair**

Manager, Program Design &  
Implementation

**Angela Marin**

Section Chief, Program Design  
& Implementation

**Colleen Monahan**

Senior Program Specialist,  
Program Design &  
Implementation

## Valley Lodge Apartments

**Janine Evans**

Director of Predevelopment  
and Compliance

*Abode Services*

**Jocelyn Lin**

Associate Director of Housing  
Development

*Burbank Housing*

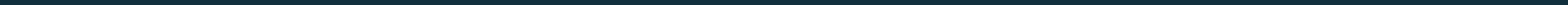
**Amber Twitchell**

Associate Director

*VOICES*

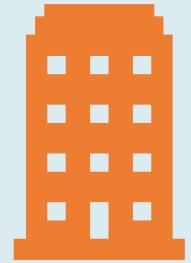
# HOMEKEY 2.0 OVERVIEW & YOUTH SET-ASIDE UPDATE

California Department of Housing and Community Development



# HOMEKEY TARGET POPULATION

- Homekey was created as an opportunity for local public agencies to quickly acquire, rehabilitate or master lease motels and other housing types to increase their communities' capacity to respond to COVID-19 pandemic.
- The target population is individuals and families who are experiencing homelessness or at risk of homelessness. People experiencing homelessness or who are at risk of homelessness were considered inherently impacted by COVID-19.



# AVAILABLE FUNDING

## Funding Details

### Total Homekey Allocation

\$2.75 billion in funding to expand the Homekey program.

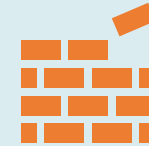
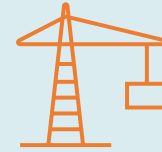
### Homekey Round 2 NOFA

- Approximately \$1.45 billion grant funds:
  - \$1.2 billion is derived from the Coronavirus State Fiscal Recovery Fund (CSFRF)
  - \$250 million state General Fund
- Over-the-counter application process with a threshold score of 120 or greater needed.
- Awards made on a rolling, first come, first served basis.

# ELIGIBLE USES

## Acquisition and/or rehabilitation of, but not limited to:

- Motels and hotels
- Apartments or homes
- Manufactured housing
- Commercial properties
- Other buildings with existing uses that could be converted to permanent or interim housing



## Other eligible uses:

- Master leasing of properties for non-congregate housing
- New construction of dwelling units
- The purchase of affordability covenants and restrictions for units
- Relocation costs
- Capitalized operating subsidies for units purchased, converted, constructed, or altered with funds provided pursuant to HSC section 50675.1.3



# BASELINE CAPITAL AMOUNTS & LOCAL MATCH

## Unit Size – Baseline Capital Amounts

STUDIO OR ONE-BEDROOM UNITS	\$150K per Door
TWO-BEDROOM UNITS	\$175K per Door
THREE-BEDROOM UNITS	\$200K per Door

## Subpopulations Served – Baseline Capital Amounts

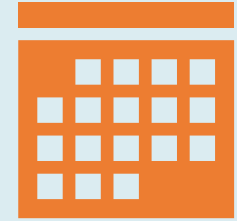
ASSISTED UNITS – CHRONIC HOMELESSNESS	\$200K per Door
ASSISTED UNITS – HOMELESS YOUTH / YOUTH AT RISK OF HOMELESSNESS	\$175K per Door

## Local Match – Additional Contributions

BEYOND THE APPLICABLE BASELINE AMOUNT	May leverage a 1:1 local match to provide up to \$100K in additional per Door
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# HOMEKEY CAPITAL AWARD EXPENDITURE DEADLINE



- Homekey capital award must be spent within 8 months of award.
- All rehab must be completed within one year of award.
- Opportunity for extension for circumstances outside the control of the sponsor.



**Projects Awarded: 70**

**Funds Awarded: \$1,152,733,725**

**Homes Created: 4,004**

Pages

Overview

Geography

Projects

Progress

User Guide

Filters

Region

All

Project Type

All

Reset Filters

The first round of Homekey funding allocated \$800 million for nearly 6,000 homes, projected to serve over 8,000 individuals. This dashboard provides information about the second round of Homekey program funding.

*"Homekey continues to change lives for the better in communities all across California by placing individuals on a path to long-term stable housing with services."*

—Governor Gavin Newsom

**Projects**

Jurisdictions with Homekey Award: **43**

Projects Serving Homeless Youth: **14**

Tribal Projects: **2**

**Homes**

Homes: **4,004**

Homes with 50+ Years of Affordability: **3,056**

Family-Sized Homes: **202**

**People**

Chronically Homeless Households Served: **1,613**

Homeless Youth Households Served: **249**

Households Served over Project Lifetime: **44,042**



**Projects Awarded: 70**

**Funds Awarded: \$1,152,733,725**

**Homes Created: 4,004**

Pages

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All

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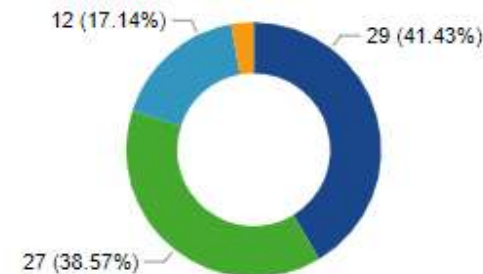
Reset Filters

*"Local communities continue to demonstrate imagination and innovation for how they utilize their Homekey dollars to help their homeless residents. From a modular project in Rohnert Park to a project inside of a converted church in Bakersfield serving homeless youth, the state is proud to partner with local communities to prevent and end homelessness with the flexibility provided by Homekey."*

-BCSH Secretary Lourdes Castro Ramirez

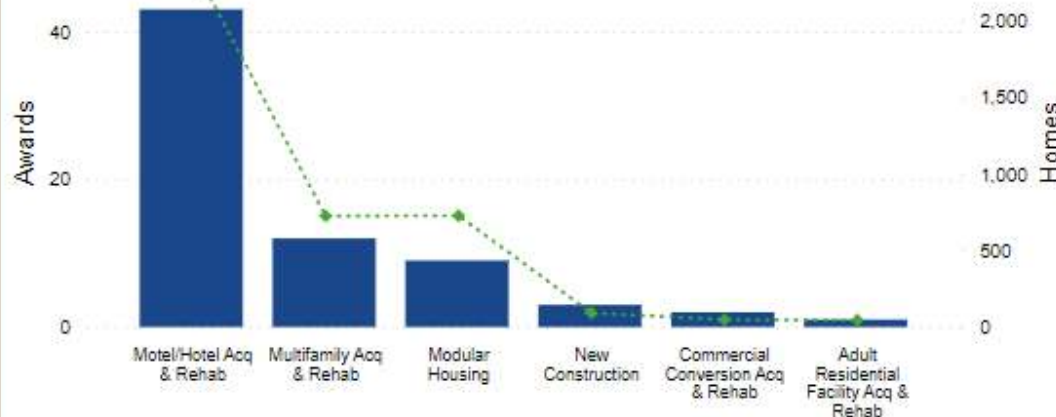
Applicant Type

County City Housing Authority Tribal Entity



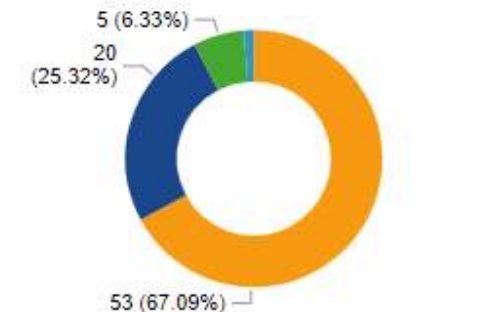
Awards and Homes by Building Type

Awards Homes



Co-Applicant Type

Non-profit Corp For-profit Corp City Housing ...



# HOMEKEY SET-ASIDES

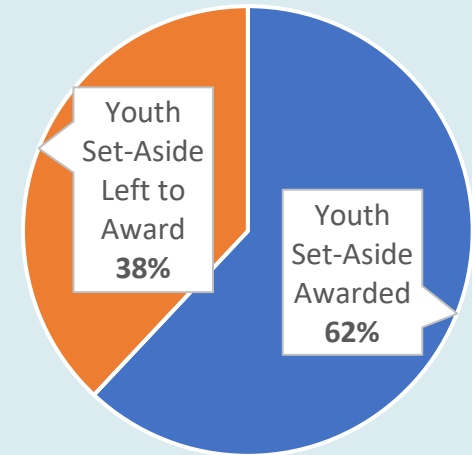
Category	Total
Total Homekey Allocation	\$1,450,000,000
Total Geographic Regional Allocation	\$951,600,000
Discretionary Set-Aside at 20%	\$237,900,000
Administrative at 5%	\$72,000,000
Tribal Set-Aside at 5%	\$72,500,000
Homeless Youth Set-Aside at 8%	\$116,000,000

# HOMELESS YOUTH SET-ASIDE

- **“No less than 8%” of the Homekey funds shall go to projects serving homeless youth** (Chapter 111, Statutes of 2021)
- **The Homekey Round 2 NOFA:**
  - Defines Homeless Youth or Youth At Risk of Homelessness, per Title 24 CFR 578.3. May expand population to include current and former foster youth through 25 years old.
  - Prioritizes projects with at least 25% youth units, but Homekey has funded projects with less units as well.
  - Projects can be 100% youth, or a mix of youth and other units.
  - Requires youth-centric supportive services.
  - Funds youth units at a premium per-door amount for both capital and operating.

# HOMELESS YOUTH SET-ASIDE - *STATUS*

- To date, Homekey has awarded **\$71.6 million** to support youth units (**62%** of youth set-aside).
  - **\$60.5 million** for capital, **\$11.1 million** for operations.
  - **\$44.4 million** left to award under Round 2.
- About **half** has been awarded to mixed population projects and **half** to youth-only projects.
  - Represents a total of **249** youth assisted units and **4** Homekey-funded manager units.
  - **57%** of youth assisted units are permanent; **43%** are interim.



# YOUTH PROJECT OVERVIEW

## **Valley Lodge Apartments**

200 S. Coombs Street

Napa, CA 94559

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# VALLEY LODGE APARTMENTS: PROJECT PARTNERS



**Public Entity Lead Applicant: City of Napa**



**Nonprofit Housing Developer: Burbank Housing**



**Nonprofit Housing & Service Provider: Abode Services**



**Nonprofit Service Provider: VOICES**

# VALLEY LODGE APARTMENTS: OVERVIEW

<b>Location:</b>	City of Napa, Napa County
<b>Number of Units for Residents:</b>	54
<b>Number of Units Reserved for Youth:</b>	14
<b>Target Populations Served:</b>	Individuals that meet the definition of “homeless,” “chronically homeless” and homeless youth
<b>Building Type:</b>	Motel Acquisition & Rehabilitation
<b>Occupancy Type:</b>	Permanent
<b>Total Homekey Award:</b>	\$18,113,600
<b>Total Cost Per Unit:</b>	\$437,981
<b>Opening:</b>	Fall 2022



# VALLEY LODGE APARTMENTS: PROJECT DETAILS

- All studio units to be filled with residents referred through Coordinated Entry.
- Unit mix (54 units total) + on-site manager's unit:
  - 40 units for Homeless or Chronically Homeless
  - **14 units for Homeless Youth**
- Supportive services:
  - Abode Services to serve residents of the homeless and chronically homeless units.
  - **VOICES to provide enhanced services to transition-age youth population.**



Photo Source: Elizabeth McLachlan

# VALLEY LODGE APARTMENTS: FINANCING SOURCES

## City of Napa

- Affordable Housing Impact Fee Fund
- CDBG-DR MHP
- Project-Based Vouchers

## County of Napa

- Affordable Housing Trust Fund

**HCD Homekey 2.0**

**Providence Queen of the Valley**

**Wells Fargo Accelerator Grant**

# VALLEY LODGE APARTMENTS: TIMELINE

**2/16/22:** Homekey 2.0 award date

**5/30/22:** Close on property acquisition

**6/1/22:** Construction rehab start date

**10/15/22:** Full lease-up occupancy date



Photo Source: Elizabeth McLachlan

# VALLEY LODGE APARTMENTS PROFILE AVAILABLE AT

<https://jbay.org/resources/homekey-youth-project-profiles/>

## HOMEKEY 2.0 YOUTH PROJECT PROFILE

Valley Lodge Apartments • City of Napa, Napa County



Project:	Valley Lodge Apartments
Project Team:	City of Napa, Burbank Housing, Abode Services, and VOICES
Location:	City of Napa, Napa County
Number of Units for Residents:	54
Number of Units Reserved for Youth:	14
Building Type:	Hotel/Motel Acquisition and Rehabilitation
Occupancy Type:	Permanent
Total Homekey 2.0 Award:	\$18,113,600
Opening:	Fall 2022

Homekey is administered by the California Department of Housing and Community Development and funds the purchase, rehabilitation, and construction of interim and permanent housing for individuals and families who are experiencing or at risk of homelessness. Homekey rounds two and three contain a "youth set-aside," requiring 8% of Homekey funds to be available for projects serving homeless youth or youth at risk of homelessness.

# YOUTH PROJECT OVERVIEW

**Mesa Ojai**

400 Gorham Road

Ojai, CA 93023

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# MESA OJAI: PROJECT PARTNERS



**Public Entity Lead Applicant: Ventura County**



**Nonprofit Service Provider: Mesa**

*Mesa* advocates for innovative upstream approaches to preventing youth homelessness. This is accomplished through a holistic approach to the individual, the building of strong relationships within the community, and the therapeutic potential of regenerative agriculture.



# MESA OJAI: OVERVIEW

<b>Location:</b>	City of Ojai, Ventura County
<b>Number of Units for Residents:</b>	13
<b>Number of Units Reserved for Youth:</b>	13
<b>Target Population Served:</b>	Transition-age youth who are experiencing or at risk of homelessness
<b>Building Type:</b>	Manufactured Housing
<b>Occupancy Type:</b>	Interim
<b>Total Homekey Award:</b>	\$4,229,800
<b>Opening:</b>	December 2022



# MESA OJAI: PROJECT DETAILS

- Spacious 10-acre orange grove on the east end of the Ojai Valley
- Main home and **10** tiny homes:
  - **8** studio size tiny homes (160 sq ft)
  - **2** larger units (220 sq ft) that will be suitable for a **parent and young child**



# MESA OJAI: ADD'L PROJECT DETAILS

- Solar for entire property
- Permaculture food forest
- Group yoga and meditation space
- Ocean Friendly\* landscaping for common areas
- Meditation room in the orchard
- Community room
- Laundry facility
- Room furnishings for one tiny home
- Wellness services

\*Ocean Friendly Gardens is a Surfrider Foundation initiative that promotes rainwater retention, living soil, pollution filtering and carbon sequestration.



# MESA OJAI PROFILE AVAILABLE AT

<https://jbay.org/resources/homekey-youth-project-profiles/>

## HOMEKEY 2.0 YOUTH PROJECT PROFILE

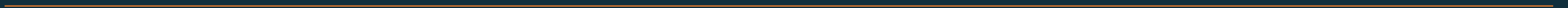
Mesa Ojai • City of Ojai, Ventura County



Project:	Mesa Ojai
Project Team:	Mesa and Ventura County
Location:	City of Ojai, Ventura County
Number of Units for Residents:	13
Number of Units Reserved for Youth:	13
Building Type:	Manufactured Housing
Occupancy Type:	Transitional
Total Homekey 2.0 Award:	\$4,229,800
Opening:	Fall 2022

Homekey is administered by the California Department of Housing and Community Development and funds the purchase, rehabilitation, and construction of interim and permanent housing for individuals and families who are experiencing or at risk of homelessness. Homekey rounds two and three contain a "youth set-aside," requiring 5% of Homekey funds to be available for projects serving homeless youth or youth at risk of homelessness.

# YOUTH PROJECT PANEL

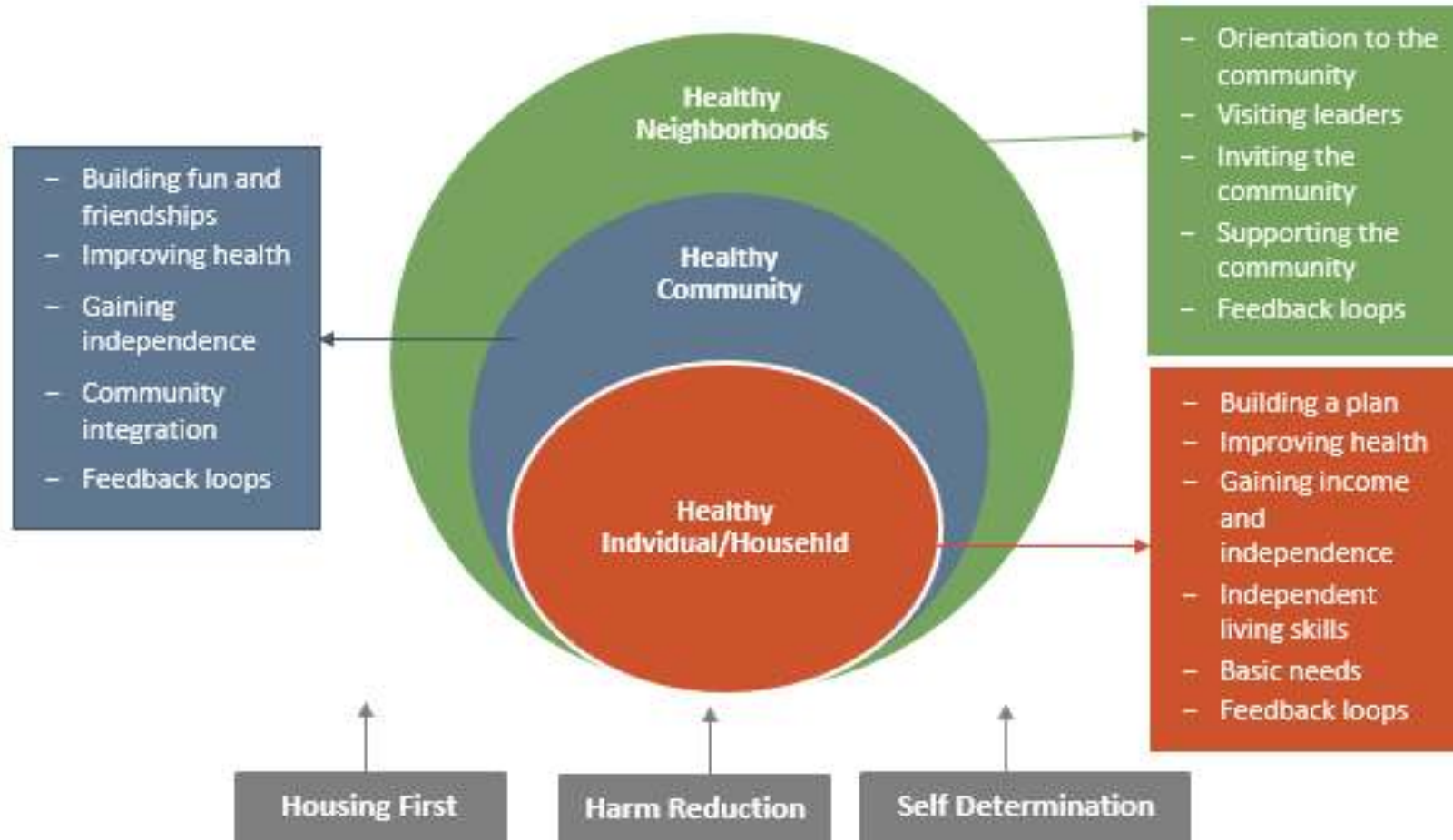


**What types of services will be offered to youth in your program?**

# Abode Services: Janine Evans



## Abode's Comprehensive On-site Services Approach



# VOICES: Amber Twitchell

## VOICES Model of Youth Engagement





## **VOICES Services Offered At Napa Valley Wine Lodge:**

- ✓ Peer-based case management in partnership with Abode
- ✓ On-site employment, educational, navigation and wellness services offered by peers
- ✓ Connection to VOICES Youth Center and the resources made available through the drop-in center
- ✓ Housing retention support



## **Leveraged Funding:**

- ✓ Independent Living Skills Program
- ✓ Transitional Housing Program
- ✓ Supervised Independent Living Payments
- ✓ Homeless Housing, Assistance and Prevention (HHAP) Funds



# MESA: Dan Parziale

## Whole Person Approach to Wellness



**FACT:** An integrative and comprehensive approach leads to better outcomes.

- Safe and Stable Housing
- Personalized Wellness Plan
- Therapeutic Interventions
- Educational Opportunities
- Vocational Training
- Community-Based Work
- Environmental Sustainability

# Core Belief: Environmental health and personal wellness go hand in hand.

Through the process of restoring the health of the soil and creating a sustainable food forest on our 10-acre farm, our residents will also restore their own mental and physical health.

This will all be done while growing the best food possible for themselves and their community.

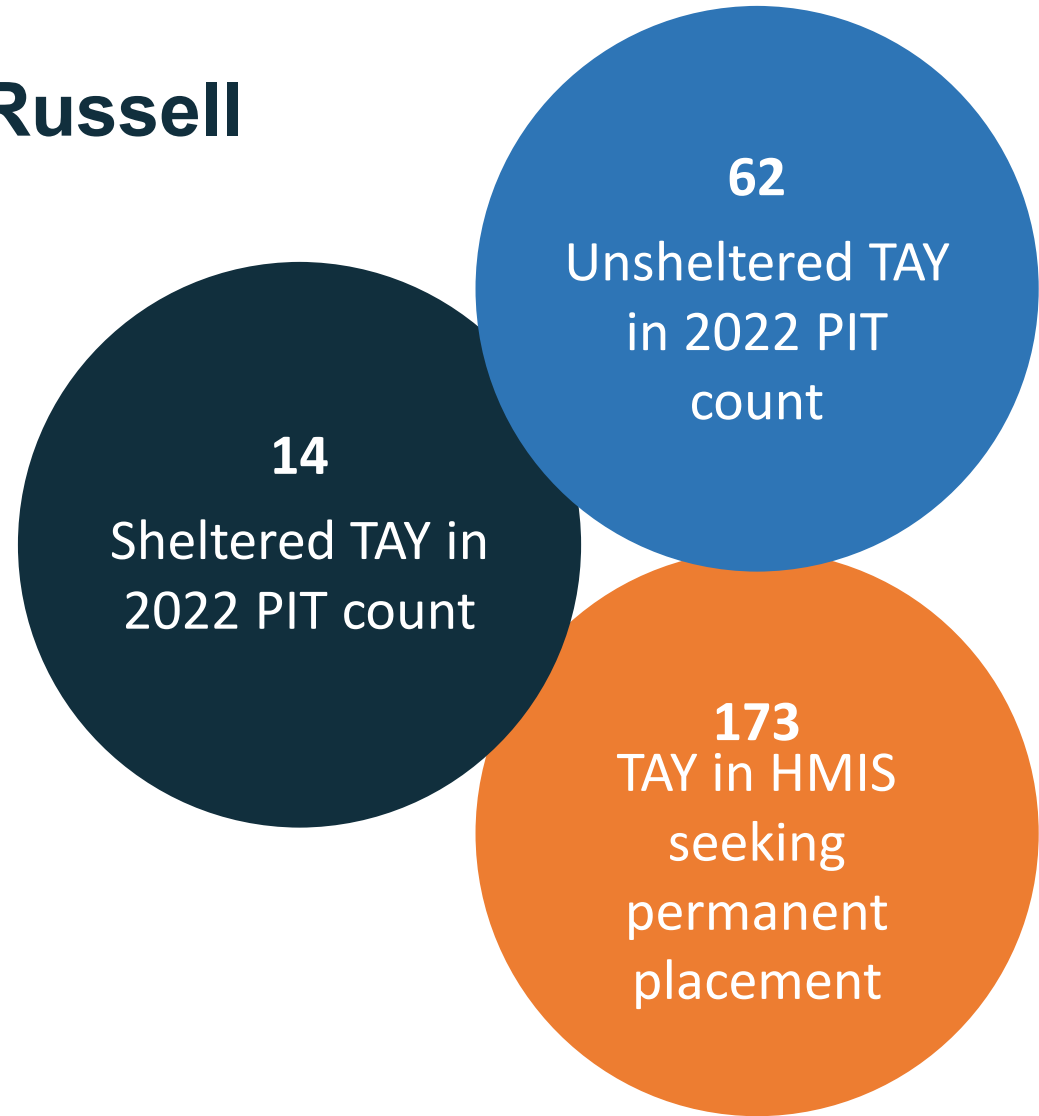
## Strategic Partnerships:

- The American Horticultural Therapy Association
- 1% For The Planet
- The C.R.E.W.
- Food Forward
- Local Permaculture Experts

**What motivated your county to partner on a youth project?**

# Ventura County: Chelsee Benté Russell

- Homeless PIT Count grew approx. **25%** following the onset of the pandemic.
- CSU Channel Islands (public university in VC) saw the number of students seeking emergency basic needs resources **double** between March and September 2020.
- There are **limited resources** for transition-age youth in Ventura County.

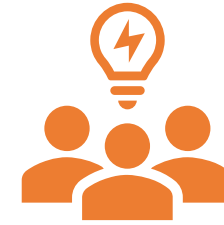


**How has having youth in a mixed project helped your project?**

**What was your greatest challenge encountered, or what were your biggest lessons learned?**

# Ventura County: Chelsee Benté Russell

## Lessons Learned & Things to Consider



Land Use  
Override

Program is  
new and  
innovative

Round 2 vs.  
Round 1

Funding  
sources

Workload  
considerations

Funding  
timeline

Application  
preparation  
and costs

Operating  
subsidies



# HOMEKEY RESOURCES

# HOMEKEY TECHNICAL ASSISTANCE TOOL: YOUTH-SPECIFIC FUNDING STREAMS

<https://jbay.org/resources/homekey-tool-youth-funding-streams/>

Assists prospective and current Homekey grantees whose projects serve youth with identifying funding sources for operating and rental subsidies as well as supportive services.

## Homekey Technical Assistance Tool: Youth-Specific Funding Streams

This tool was developed by John Burson Advocates for Youth to assist prospective and current Homekey grantees whose projects serve youth with identifying funding sources for operating and rental subsidies as well as supportive services. Homekey funds the purchase, rehabilitation, and construction of interim and permanent housing. Homekey has a "youth set-aside," which requires 8% of the funding to be available for projects serving homeless youth or youth at risk of homelessness. Please note that while the programs listed in this document are youth-specific sources of funding, a project serving youth could draw upon general funding sources for homelessness as well.

For more information about Homekey, visit the California Department of Housing and Community Development's website: <https://homekey.hcd.ca.gov/>.



Funding Source of Program	Eligible Population	Eligible Uses/What the Program Provides	How Its Administered	Annual Budget	More Information
<b>Homeless Housing, Assistance and Prevention (HHAP) program</b>	Homeless individuals and families, including unaccompanied youth.  *Homeless has the same meaning as defined in Section 578.3 of Title 54 of the Code of Federal Regulations as that section read on January 13, 2019.	<ul style="list-style-type: none"> <li>✓ OPERATING/RENTAL SUBSIDIES</li> <li>✓ SERVICES</li> </ul> <p>Provides jurisdictions one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges.</p> <p>HHAP has a number of eligible uses outlined in the round 3 NOFA on pages 14-16.</p>	<p>STATE → LOCAL CONTINUUMS OF CARE, COUNTIES &amp; CITIES</p> <p>The California Interagency Council on Homelessness (Cal CIH) administers formula-funded, non-competitive one-time grant funds to eligible local administrative entities.</p> <p>Eligible applicants are the state's 44 Continuums of Care (CoCs), 3 largest cities, 88 counties &amp; recognized tribal governments. These entities administer the funding locally.</p>	One-time funding (varies). Last funded rounds (3 and 4 in 2021-22 and 2022-23) are each funded with \$1 billion with 10% (\$100 million) set aside for unaccompanied youth between 12-24 years old.  See Cal CIH webpage for annual allocations by CoC, city and county.	<a href="https://calcih-hhap.org/">CALCIH-HAP Website</a>

# TECHNICAL ASSISTANCE & PLANNING GRANTS AVAILABLE FROM JBAY



**JBAY is providing technical assistance and planning grants to youth housing providers applying for:**

- 1) Homekey (partnering with their public entity) or
  - 2) The Homeless Housing, Assistance & Prevention (HHAP) program from their CoC, county or city.
- **Grant ceiling:** \$30K
  - **Funds may be used to:** hire a consultant (project manager, grant writer, etc.), or to offset other costs including staffing, associated with applying for funding.
  - **More information:** <https://jbay.org/wp-content/uploads/2022/05/TA-Opp-HHAP-Homekey-2022.pdf>
  - **To inquire about TA or a grant:** contact Andy Lomeli at [andy@jbay.org](mailto:andy@jbay.org).

# HOW DO I FIND LOCAL PARTNERS FOR HOMEKEY YOUTH PROJECTS?



## How do I find my public entity, local developer, local provider?

- Public Entities:
  - County contacts: <https://jbay.org/resources/county-homeless-funds-roster/>
  - Public Housing Authorities: <https://jbay.org/resources/pha-ca/>
- Affordable Housing Developers: <https://jbay.org/resources/developer-roster/>
- Youth Providers:
  - HEAP/HHAP: <https://jbay.org/resources/hhap-provider-roster/>
  - THP-Plus: <https://jbay.org/resources/thp-plus-provider-roster/>
  - THP-NMD: <https://jbay.org/resources/thp-nmd-provider-roster/>

Contact Andy Lomeli ([andy@jbay.org](mailto:andy@jbay.org)) for individualized assistance with identifying partners for a youth project.

# Q & A

## CONTACTS

- **Andy Lomeli, JBAY:** [andy@jbay.org](mailto:andy@jbay.org)
- **Simone Tureck Lee, JBAY:** [simone@jbay.org](mailto:simone@jbay.org)
- **Jason Blair, HCD:** [jason.blair@hcd.ca.gov](mailto:jason.blair@hcd.ca.gov)
- **Colleen Monahan, HCD:** [colleen.monahan@hcd.ca.gov](mailto:colleen.monahan@hcd.ca.gov)
- **Angela Marin, HCD:** [angela.marin@hcd.ca.gov](mailto:angela.marin@hcd.ca.gov)
- **Jocelyn Lin, Burbank Housing:** [jlin@burbankhousing.org](mailto:jlin@burbankhousing.org)
- **Janine Evans, Abode Services:** [jevans@abodeservices.org](mailto:jevans@abodeservices.org)
- **Amber Twitchell, VOICES:** [amber@onthemovebayarea.org](mailto:amber@onthemovebayarea.org)
- **Dan Parziale, Mesa:** [dan.parziale@mesafarm.org](mailto:dan.parziale@mesafarm.org)
- **Chelsee Benté Russell, Ventura Co.:** [chelsee.russell@ventura.org](mailto:chelsee.russell@ventura.org)