CREATING HOUSING FOR YOUTH

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

May 25, 2022
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
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Ventura County Executive Office
Dan Parziale
Co-Founder
Mesa

California Department of Housing & Community Development
Jason Blair
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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

<table>
<thead>
<tr>
<th>Total Homekey Allocation</th>
<th>$2.75 billion in funding to expand the Homekey program.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Homekey Round 2 NOFA</strong></td>
<td>- Approximately $1.45 billion grant funds:</td>
</tr>
<tr>
<td></td>
<td>- $1.2 billion is derived from the Coronavirus State Fiscal Recovery Fund (CSFRF)</td>
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<tr>
<td></td>
<td>- $250 million state General Fund</td>
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<tr>
<td></td>
<td>- Over-the-counter application process with a threshold score of 120 or greater needed.</td>
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<tr>
<td></td>
<td>- Awards made on a rolling, first come, first served basis.</td>
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</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Unit Size – Baseline Capital Amounts</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO OR ONE-BEDROOM UNITS</td>
<td>$150K per Door</td>
</tr>
<tr>
<td>TWO-BEDROOM UNITS</td>
<td>$175K per Door</td>
</tr>
<tr>
<td>THREE-BEDROOM UNITS</td>
<td>$200K per Door</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subpopulations Served – Baseline Capital Amounts</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSISTED UNITS – CHRONIC HOMELESSNESS</td>
<td>$200K per Door</td>
</tr>
<tr>
<td>ASSISTED UNITS – HOMELESS YOUTH / YOUTH AT RISK OF HOMELESSNESS</td>
<td>$175K per Door</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local Match – Additional Contributions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BEYOND THE APPLICABLE BASELINE AMOUNT</td>
<td>May leverage a 1:1 local match to provide up to $100K in additional per Door</td>
</tr>
</tbody>
</table>
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.
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
"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
## HOMEKEY SET-ASIDES

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Homekey Allocation</td>
<td>$1,450,000,000</td>
</tr>
<tr>
<td>Total Geographic Regional Allocation</td>
<td>$951,600,000</td>
</tr>
<tr>
<td>Discretionary Set-Aside at 20%</td>
<td>$237,900,000</td>
</tr>
<tr>
<td>Administrative at 5%</td>
<td>$72,000,000</td>
</tr>
<tr>
<td>Tribal Set-Aside at 5%</td>
<td>$72,500,000</td>
</tr>
<tr>
<td>Homeless Youth Set-Aside at 8%</td>
<td>$116,000,000</td>
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</table>
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
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

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

Providence Queen of the Valley

HCD Homekey 2.0

Wells Fargo Accelerator Grant
VALLEY LODGE APARTMENTS:
TIMELINE

2/16/22: Homekey acquisition date
5/30/22: Close on property acquisition date
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/

<table>
<thead>
<tr>
<th>Project</th>
<th>Valley Lodge Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Team</td>
<td>City of Napa, Barbara's Housing, Alameda Services, and VOICE</td>
</tr>
<tr>
<td>Location</td>
<td>City of Napa, Napa County</td>
</tr>
<tr>
<td>Number of Units for Residents</td>
<td>44</td>
</tr>
<tr>
<td>Number of Units Reserved for Youth</td>
<td>14</td>
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<tr>
<td>Building Type</td>
<td>Hotel/Motel Acquisition and Rehabilitation</td>
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<tr>
<td>Occupancy Type</td>
<td>Permanent</td>
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<tr>
<td>Total Homekey 2.0 Award</td>
<td>$58,103,600</td>
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<tr>
<td>Opening</td>
<td>Fall 2022</td>
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</table>

Homekey is administered by the California Department of Housing and Community Development and funds the purchase, rehabilitation, and construction of affordable permanent housing for individuals and families who are experiencing or at risk of homelessness, people who are currently incarcerated and transitioning back into the community, and those experiencing a "cycle of poverty," requiring 80% of Homekey funds to be allocated for projects addressing youth or youth-at-risk of homelessness.
YOUTH PROJECT OVERVIEW

Mesa Ojai
400 Gorham Road
Ojai, CA 93023
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

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

- Orientation to the community
- Visiting leaders
- Inviting the community
- Supporting the community
- Feedback loops

- Building a plan
- Improving health
- Gaining income and independence
- Independent living skills
- Basic needs
- Feedback loops

- Healthy Neighborhoods
- Healthy Community
- Healthy Individual/Household

- Building fun and friendships
- Improving health
- Gaining independence
- Community integration
- Feedback loops
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.

- **62** Unsheltered TAY in 2022 PIT count
- **14** Sheltered TAY in 2022 PIT count
- **173** TAY in HMIS seeking permanent placement
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 Overlay
- Program is new and innovative
- Round 2 vs. Round 1
- Funding sources
- Workload considerations
- Funding timeline
- Application preparation and costs
- Operating subsidies
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.
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.
- **To inquire about TA or a grant:** contact Andy Lomeli at 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) for individualized assistance with identifying partners for a youth project.
Q & A

CONTACTS

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- Jason Blair, HCD: jason.blair@hcd.ca.gov
- Colleen Monahan, HCD: colleen.monahan@hcd.ca.gov
- Angela Marin, HCD: angela.marin@hcd.ca.gov
- Jocelyn Lin, Burbank Housing: jlin@burbankhousing.org
- Janine Evans, Abode Services: jevans@abodeservices.org
- Amber Twitchell, VOICES: amber@onthemovebayarea.org
- Dan Parziale, Mesa: dan.parziale@mesafarm.org
- Chelsee Benté Russell, Ventura Co.: chelsee.russell@ventura.org