

# No Place Like Home Program (NPLH)

**AB 1618**

**AB 1628**

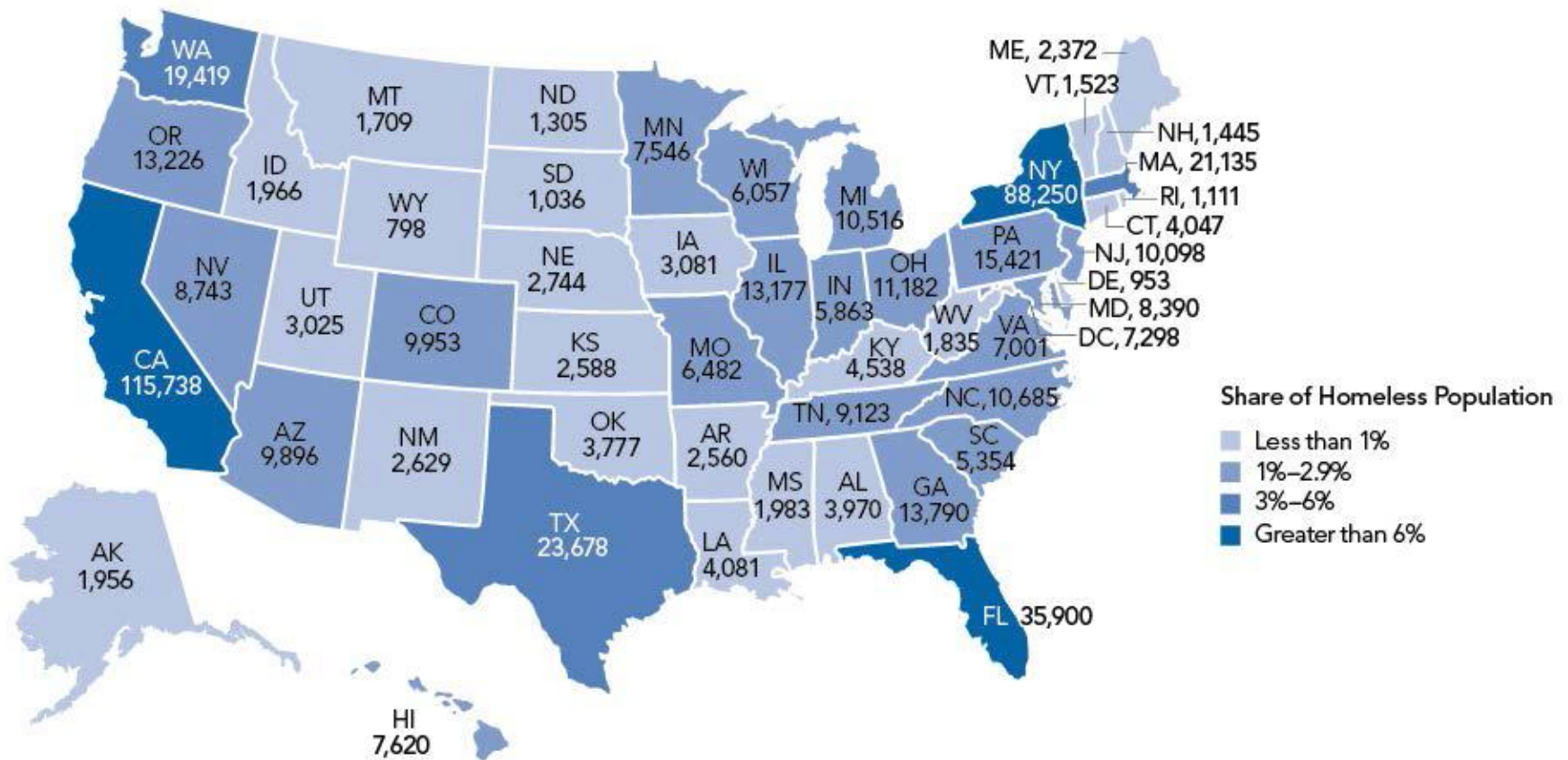


California Department of Housing and Community Development

March 2017



# California has the Highest Percentage of People Experiencing Homelessness in the Nation

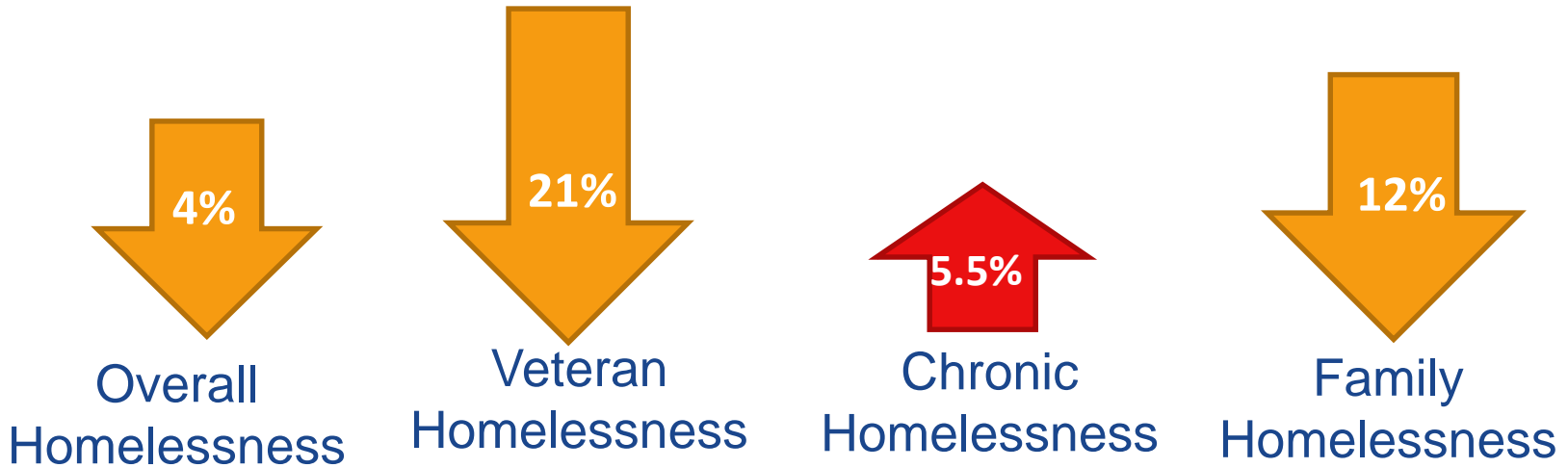


Source: 2015 AHAR: Part 1 - PIT Estimates of Homelessness in the U.S



# California Lags Behind the Rest of the Nation in Combating Homelessness

## California



## United States



# NPLH Background

- Signed into law on July 1, 2016.
- Authorization of \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- The bonds are repaid through Mental Health Services Act revenues.



## Key Features

- Counties will be eligible applicants (either solely or with a housing development sponsor).
- Funding for permanent supportive housing must utilize low barrier tenant selection practices that prioritize vulnerable populations and offer flexible, voluntary, and individualized supportive services.
- Counties must commit to provide mental health services and help coordinate access to other community-based supportive services.



# NPLH Program Goals

- Permanent Supportive Housing to improve quality of life for people who are homeless and experience mental illness
- Housing First
- Flexible, Voluntary, and Individualized Services
- Innovation in Program Services and Delivery
- Continuity of Care
- Housing Projects in Proximity to Community Services
- Framing Paper released with comment period ending in January.



# Stakeholder Outreach

- Approximately 40 interviews/meetings with stakeholders prior to drafting of Framing Paper.
- 6 in-person public workshops (Sacramento, San Francisco, Redding, Los Angeles, Fresno, San Diego) and a webinar
- Nearly 500 specific comments through workshops or submitted written comment from over 80 separate entities



# NPLH Advisory Committee

- Comprised of 15 members, including State agencies, and Governor and legislative appointees. The Advisory Committee will assist and advise HCD in the implementation of the program, review and make recommendations on program guidelines, and review the progress in distributing awards.
  - Director of Housing and Community Development, Chair
  - Director of Health Care Services or Designee
  - Department of Health Care Services Additional Representative
  - Secretary of Veterans Affairs or Designee
  - Director of Social Services or Designee
  - State Treasurer or Designee
  - Chair of the Mental Health Services Oversight and Accountability Commission or Designee
  - Chief Administrative Officer or Member of a County Board of Supervisors, Small County
  - Chief Administrative Officer or Member of a County Board of Supervisors, Large County
  - Director of a County Behavioral Health Department
  - Administrative Officer of a City
  - Resident of Supportive Housing
  - Representative of a Local or Regional Continuum of Care Organization
  - Mental Health Organization
  - Representative of an Affordable Housing Organization

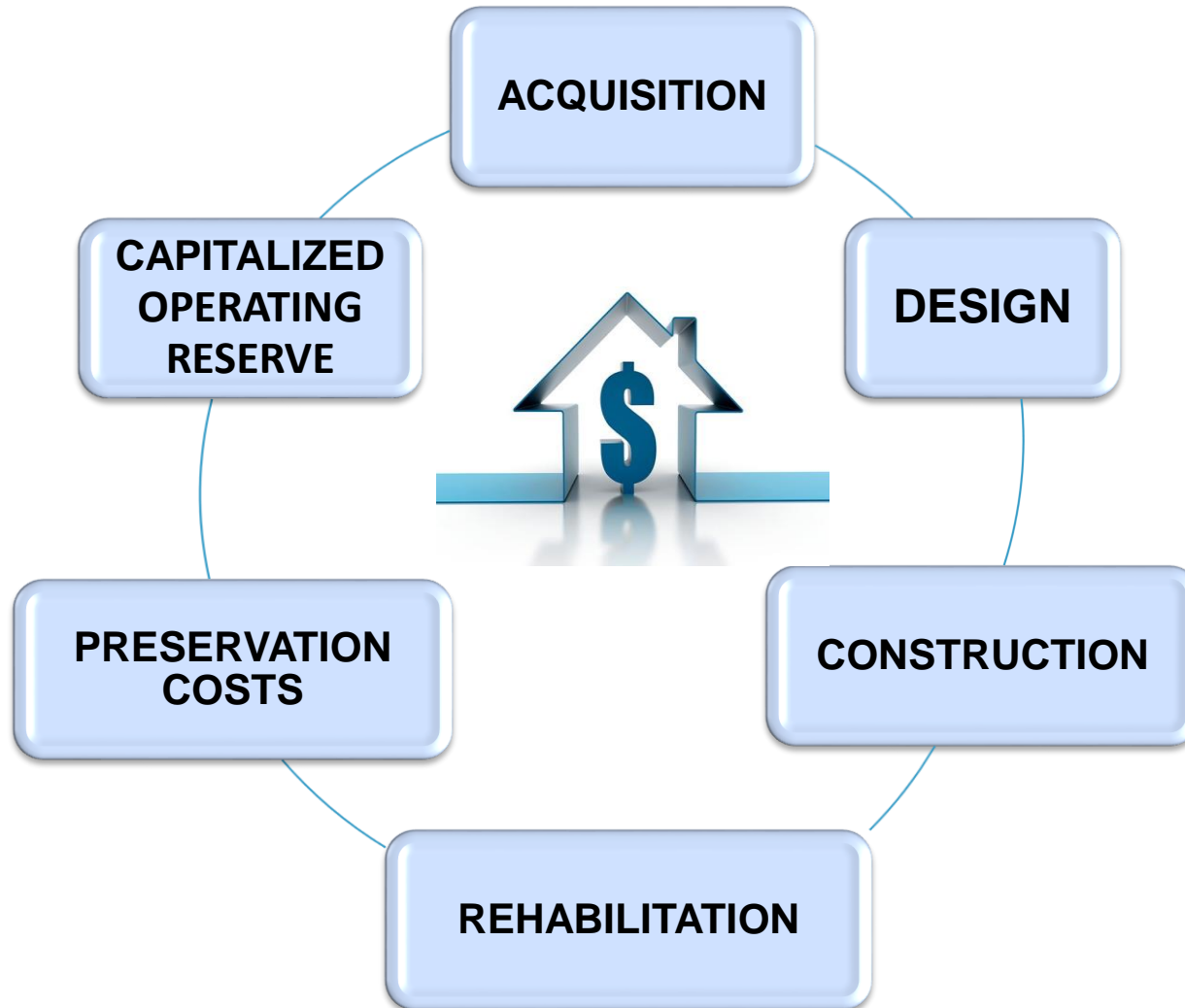


# Program Components and Timeline





# NPLH Program Eligible Uses:





## Some Differences with CalHFA MHSA Program

- Construction financing not available
- Counties with over 5% of share of state homeless population can take funds and administer on own (LA, SF, SD, and Santa Clara)
- Trying to take lessons learned
  - Capitalized Operating Subsidy Reserve
  - 20-Year Commitment to Provide Supportive Services to NPLH Tenants



# Program Components and Timeline

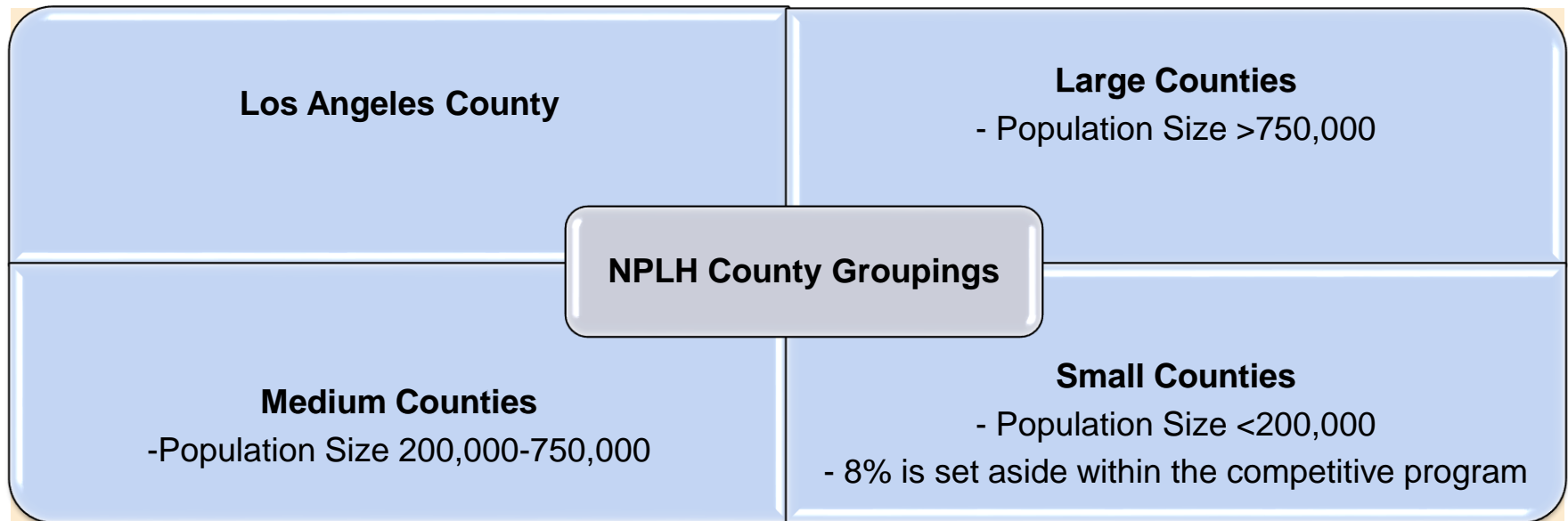
<b>How much:</b>	<b>Authorization of \$2 billion</b> <ul style="list-style-type: none"><li>• \$1.8 billion Competitive/Alternative Program</li><li>• \$200 million Non-Competitive / Over-the-Counter</li></ul>
<b>Who can apply:</b>	<b>Counties (alone or in partnership with Developers)</b>
<b>Target Populations:</b>	<ul style="list-style-type: none"><li>• <b>Chronically Homeless</b></li><li>• <b>At-risk of Chronic Homelessness</b></li><li>• <b>Homeless</b></li><li>• <b>All persons must have a serious mental illness</b></li></ul>



# Program Components Overview and Timeline

## Competitive Program:

- Up to \$1.8 billion
- Allocated to regions of counties based on population-size
- Formula-based allocations





# Program Components Overview and Timeline

## **Non-Competitive / Over-the-Counter Funds:**

- Up to \$200 million available to all counties
- Allocation formula is based on HUD Point in Time Count Data
- Minimum allocation of \$500,000
- Funds available continuously for first eighteen months

## **Technical Assistance:**

- \$6.2 million
- Grants to counties based on population size
- Money available over the counter beginning in March through June 2017

# Definitions



## Three Target Populations

- Chronically Homeless (HUD Definition at 24 CFR 578.3)
- Homeless (HUD Definition at 24 CFR 578.3)
- At-Risk of Chronic Homelessness (NPLH Definition)
- All target populations must be adults living with a diagnosed Serious Mental Disorder or children or adolescents with a Serious Emotional Disturbance as defined under MHSA (WIC Section 5600.3).



# Competitive Program: Threshold Requirements

- **Eligible Applicant:**
  - County as sole applicant if it is a development sponsor, or jointly with a separate entity as a development sponsor.
- **Development Team Capacity:**
  - Two affordable rental housing projects funded in the last 10 years, one must include 1 PSH unit for Homeless, Chronically Homeless, or those At-Risk of chronic homelessness.
  - 3 years experience of Lead Service Provider and Property Manager in serving NPLH Target Population.
  - Collaboration among entities is imperative.





# Competitive Program: Threshold Requirements

- **Project must be integrated**
  - Projects of 20+ units, no more than 49% of the units will be restricted as NPLH units.
    - Projects of 20 or fewer units can restrict more than 49%, but Article 34 of state constitution applies.
  - NPLH units integrated with other project units
  - Encourage social interaction
    - Community building activities
    - Architectural design
    - No special restrictions on guests



# Competitive Program: Threshold Requirements

- **Project Financial Feasibility**
  - Conform with HCD Uniform Multifamily Regulations
  - Tenant incomes cannot exceed 30% Area Median Income
  - Rents restricted from 15%-30% Area Median Income
  - Tenant pays no more than 30% of income in units with Capitalized Operating Subsidy Reserves or rent subsidy.



# Competitive Program: Threshold Requirements

- **Eligible Housing Types**

- Minimum 5 units
- Can be single developments, scattered-site, or shared housing
- Common ownership, financing, and property management
- Each tenant signs a lease
- Permanent foundation, meet State and local codes, minimum sq. footage requirements.



# Competitive Program: Threshold Requirements

- **20-yr Supportive Services**
  - County commits to provide mental health services & coordinate provision/referral to other services, including but not limited to substance use treatment services.
  - County-Approved Supportive Services Plan
  - Required Minimum services offered:
    - On-site case management
    - Mental health services
    - Substance use services
    - Physical health care services
    - Benefits counseling and advocacy
    - Life skills
    - On-site peer support and advocacy
    - Transportation plan
    - Recreational and social activities
    - Housing retention services
    - Linkages to community resources
    - Recreational and social activities



# Competitive Program: Threshold Requirements

- **Low-Barrier Tenant Selection Practices**
  - Housing First Practices
    - Participation in services cannot be a condition of tenancy
    - All tenants have their own lease
  - Eligibility not limited to clients of County Mental Health Department, as long as the tenant has a qualifying diagnosis under MHSA.
    - Adults – Serious Mental Illness
    - Children/Adolescents – Serious Emotional Disturbance



# Competitive Program: Threshold Requirements

- **County Homelessness Plan**
  - Local Continuum of Care Plan
  - MHSA Plan addressing homelessness
  - Other County Plan
  - Subject to public input, publically approved, easily accessible/available.
  - May use NPLH Technical Assistance funds to develop



# Alternative Program: Los Angeles, San Diego, San Francisco, and Santa Clara

For Alternative Program counties to administer their own funds they must:

- Have a minimum of 5% of the State's homeless population as measured through HUD Point In Time Count data.
- Demonstrate the capacity to directly administer loan funds for permanent supportive housing serving the Target Population.
- Have the ability to prioritize those with mental health needs who fit the Target Population criteria consistent with program requirements.

Counties participating in the Alternative Program shall not be eligible for funds available through the Competitive Program funding pool.



## Topics with Significant Feedback

- Alternative County process and administration
- Coordinated Entry System
- At Risk of Chronic Homelessness Definition
- Integration requirements
- Outcome measures
- Services/service plan requirement
- Threshold requirements





# Anticipated Timeline

Initial Research, Stakeholder Outreach, Advisory Committee Recruitment	Fall 2016
Release of Framework Paper and Start of Public Comment Period	Winter 2016
Advisory Committee Meetings Begin	March 2017
Release of Draft Guidelines for Comment	April 2017
Completion of Guidelines/Beginning of Validation	Summer 2017
Release of Notice of Funding Availability	Winter 2018*

***\*Subject to completion of a court validation process***

More information on new HCD  
website at [www.hcd.ca.gov](http://www.hcd.ca.gov)



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