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


California Lags Behind the Rest of the Nation in Combating Homelessness

California

Overall Homelessness: 4%
Veteran Homelessness: 21%
Chronic Homelessness: 1.5%
Family Homelessness: 12%

United States

Overall Homelessness: 11%
Veteran Homelessness: 36%
Chronic Homelessness: 22%
Family Homelessness: 19%
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.

Policy Goals and Considerations

- Promote integration of target population within projects and within community.

- Provide incentives for encouraging integration of NPLH units into existing, higher income affordable housing and the use of 4% low income housing tax credits.

- Build capacity at local level in overall approach to homelessness.
  - Use of coordinated entry systems
  - Creation or updating of local plan for homelessness

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

• Continuity of Care

• Housing Projects in Proximity to Community Services

Stakeholder Outreach

• Approximately 40 interviews/meetings with stakeholders prior to drafting of Framing Paper.

• Two rounds of in-person public workshops in January (Sacramento, San Francisco, Redding, Los Angeles, Fresno, San Diego) and May (Redding, Riverside, Oakland, Sacramento, Visalia) and webinars

• 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, Designee
  - Department of Health Care Services Additional Representative
  - Secretary of Veterans Affairs or Designee
  - Director of Social Services or Designee
  - State Treasurer or Designee
  - Mental Health Services Oversight and Accountability Commission or Designee
  - Chief Administration Officer or Member of a County Board of Supervisors, Small County
  - Chief Administration 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
  - Representative of an Affordable Housing Organization
**NPLH Program Eligible Uses:**

- Acquisition
- Capitalized Operating Reserve
- Design
- Construction
- Preservation Costs
- Rehabilitation

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**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

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**Program Components and Timeline**

<table>
<thead>
<tr>
<th>How much:</th>
<th>Authorization of $2 billion</th>
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<tbody>
<tr>
<td></td>
<td>$1.8 billion Competitive/Alternative Program</td>
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<tr>
<td></td>
<td>$200 million Non-Competitive / Over-the-Counter</td>
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</tbody>
</table>

| Who can apply: | Counties (alone or in partnership with Developers) |

| Target Populations: | Chronically Homeless |
|                     | At-risk of Chronic Homelessness |
|                     | Homeless |
|                     | All persons must have a serious mental illness |
Program Components Overview and Timeline

**Competitive Program:**
- Up to $1.8 billion
- Allocated to regions of counties based on population-size
- Formula-based allocations

**Los Angeles County**
- Population Size >750,000

**Large Counties**
- Population Size >750,000

**Medium Counties**
- Population Size 200,000-750,000

**Small Counties**
- Population Size <200,000
- 8% is set aside within the competitive program

**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

Key Definitions

**Target Population**
Persons who are Homeless, Chronically Homeless, or At Risk of Chronic Homelessness who are:
- An adult or older adult with a Serious Mental Disorder or
- Seriously Emotionally Disturbed Children or Adolescents
- Includes persons with co-occurring mental and physical disabilities or co-occurring mental and substance use disorders.
Key Definitions

At-Risk of Chronic Homelessness:
An adult or older adult with a Serious Mental Disorder or Seriously Emotionally Disturbed Children or Adolescents who meet one or more of the criteria below:

- Persons exiting institutionalized settings who were homeless prior to admission; or
- Transition-aged youth experiencing homelessness or with significant barriers to housing stability, including one or more evictions or episodes of homelessness, and a history of foster care or involvement with the juvenile justice system; or
- Persons, (including transition-aged youth), who were homeless prior to entering an institution, and will be homeless unless they can access the NPLH-assisted housing.

Covered Institutions
- state hospital
- hospital behavioral health unit
- hospital emergency room
- institute for mental disease
- psychiatric health facility
- mental health rehabilitation center
- skilled nursing facility
- developmental center
- residential treatment program
- residential care facility
- community crisis centers
- prison, parole, jail or juvenile detention facility, or
- foster care.

- Length of stay in institution does not matter

- At-Risk of Chronic Homeless includes persons exiting to shelter, transitional housing, interim bridge housing, hotels, motels, as well as places mentioned in HUD Homeless definition
"Permanent Supportive Housing" or Supportive Housing means:

- Housing with no limit on length of stay, that is occupied by the Target Population, and linked to onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Does not include any:

- "Health facility" (H&S Code Section 1250)
- "Alcoholism or drug abuse recovery or treatment facility" (H&S Code Section 11834.)
- "Community care facilities" (H&S Code Section 1502)
- "Mental health rehabilitation centers" (WIC Section 5675)

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.
## Anticipated Timeline

<table>
<thead>
<tr>
<th>Event</th>
<th>Timeframe</th>
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<tbody>
<tr>
<td>Initial Research, Stakeholder Outreach, Advisory Committee Recruitment</td>
<td>Fall 2016</td>
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<tr>
<td>Advisory Committee Meetings Begin</td>
<td>March 2017</td>
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<td>Release of Draft Guidelines for Comment</td>
<td>April 2017</td>
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<tr>
<td>Completion of Guidelines/Beginning of Program Validation in Courts</td>
<td>September 2017</td>
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<tr>
<td>Release of Notice of Funding Availability</td>
<td>2018*</td>
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*Subject to completion of a court validation process*

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

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