Homekey Program

Presented by Sasha Hauswald
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California Department of Housing and Community Development
Homekey is recognized as a once-in-a-generation opportunity from the State to accelerate and catalyze transformation in areas of opportunity.
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-10 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.
Funding Availability

HCD made available $750 million in Coronavirus Relief Funds (CRF), $50 million in General funds (GF) and $46 million in philanthropic funds for cities, counties, or other public entities.

Funds were awarded to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings, and convert them into interim or permanent, long-term housing.
HOMEKEY OVERVIEW

Highlights

**Geographic Equity:** Dedicated pots of funding for various regions

**Building Capacity:** Targeted and sustained technical assistance

**Land Use:** Clear path to occupancy with exemptions to land use requirements

**Philanthropy:** Leveraged philanthropic funds for services

**Collaboration:** National and international peer support

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Cost Efficiency

Average Cost Per Unit

**Homekey**

$129,254

**California New Construction**

$380,000-$570,000
Eligible Uses

• Acquisition or rehabilitation of motels, hotels, or hostels.
• Master leasing of properties.
• Acquisition of other sites and assets
• Conversion of units from nonresidential to residential in a structure with a certificate of occupancy as a motel, hotel, or hostel.
Project Types

Permanent Housing (53)
- Restricting the use and eligible tenant or target population for 55 years

Interim Housing (18)
- No plan for conversion to permanent housing

Interim to Permanent (50)
- Plan for conversion to permanent housing in the future

Source: Permanent Connections :: Health, Housing & Homeless :: Contra Costa Health Services (cchealth.org)
Impact at a Glance

8,264 Individuals Housed

Housed at least:
1,207 Seniors  
201 Transition-Age Youth  
333 Minor Children

94 Contracts Executed
6,050 Doors Converted
5,911 Useable Units Created
51 Jurisdictions Awarded
120 Unique Project Sites

TABLE 1.1 CRF AND GF ALLOCATIONS BY GEOGRAPHIC REGION

<table>
<thead>
<tr>
<th>Geographic Regions</th>
<th>PIT Count</th>
<th>Severely Rent-Burdened ELI</th>
<th>CRF Allocation</th>
<th>GF Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles County</td>
<td>58,936</td>
<td>415,970</td>
<td>$611,572,217</td>
<td>$14,688,363</td>
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<tr>
<td>SF Bay Area</td>
<td>35,028</td>
<td>213,910</td>
<td>$913,134,470</td>
<td>$8,284,152</td>
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<tr>
<td>Southern California</td>
<td>15,360</td>
<td>200,095</td>
<td>$555,777,540</td>
<td>$5,052,504</td>
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<tr>
<td>San Joaquin Valley</td>
<td>10,271</td>
<td>105,370</td>
<td>$32,987,450</td>
<td>$2,999,079</td>
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<tr>
<td>Central Coast</td>
<td>8,429</td>
<td>28,399</td>
<td>$30,039,927</td>
<td>$1,803,939</td>
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<tr>
<td>Sacramento Area</td>
<td>6,381</td>
<td>72,780</td>
<td>$25,133,577</td>
<td>$2,066,098</td>
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<tr>
<td>San Diego County</td>
<td>8,182</td>
<td>94,698</td>
<td>$21,693,283</td>
<td>$2,577,298</td>
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<tr>
<td>Balance of State</td>
<td>7,254</td>
<td>32,140</td>
<td>$17,087,056</td>
<td>$1,553,367</td>
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<tr>
<td>Total</td>
<td>151,771</td>
<td>1,174,140</td>
<td>$431,200,000</td>
<td>$29,200,000</td>
</tr>
</tbody>
</table>

PIT = Point-in-Time; ELI = Extremely Low Income; CRF = Coronavirus Relief Funds; GF = General Funds
GF Subsidy and Philanthropic Funds
CA Comeback Plan Housing and Homelessness

Homekey 2.0:

$3.5 billion proposed in May Revise including $1 billion in funds specifically targeted toward families.

Source: California Roars Back: Governor Newsom Announces Historic $12 Billion Package to Confront the Homelessness Crisis | California Governor
What Makes a Strong Application?

1. Engage in a pre-application consultation prior to applying.
2. Complete every cell within the application.
3. Provide all program required documentation.
Article XXXIV Exemption

Homekey 1.0 & 2.0

• Exempt from Article XXXIV
• By-Right
  • The project(s) must be approved by the local planning department for the new use
## California Environmental Quality Act (CEQA) Exemption

### Homekey 1.0
Assembly Bill No. 83

- Exempt from CEQA until July 1, 2021
- The initial application where the project is located was submitted on or before April 30, 2021
- [CEQA Exemption in AB 83 for Homekey Projects: Questions and Answers](#)

### Homekey 2.0
Assembly Bill No. 140

- Exempt from CEQA until July 1, 2024
- Requires certain condition to be met as detailed in the statute
  - This include the uses of skilled and trained labor
- Lead Applicant to file a notice of exemption if it deemed the project is not subject to CEQA
Homekey Program Case Study 1: Mountain View’s Project Homekey

- $14.35 million in Homekey funding to serve homeless families, seniors, and disabled individuals in modular units
- 100 doors available for up to 124 people, triple the number of shelter beds in the City during the winter, and 10 times the number of year-round beds.
- 2019 PIT Count shows 606 people experiencing homelessness
- An estimated 350+ individuals will be served in the first year
- Partnership between the City and LifeMoves will provide intensive case management services to address the spectrum of needs for residents.
- Less than $100K/door vs $200K/door for hotel stays & $450-$750K/door for housing units

Source: https://www.mountainview.gov/depts/comdev/housing/homelessness/project_homekey.asp
Strategic Focus

- Permanent Housing
- Equity
- Targeted Geography
- Accessibility
Equity and Accessibility

Some local efforts included:

- Implicit Bias and Cultural Competency training for all staff, allowing for a more tolerant, understanding and informed support team.
- Use of local and statewide data to identify disparities and target funding to those most impacted by homelessness and the COVID-19 pandemic.
- Unit set-asides for residents with mobility disabilities and hearing or vision disabilities.
- Community engagement and townhall meetings to hear from the target populations directly and develop plans based on community participation rather than assumptions.
- Promoting lived experience hiring practices, which allow for unique perspectives and problem solving when working with program participants.
- Use of racial equity frameworks to identify the needs of those suffering from multiple forms of inequity.
- Creation of Racial Equity Surveys and opportunities for the community to submit comments anonymously.
- Needs assessments, individual service planning, monitoring and trauma-informed care to help support the participant regardless of their needs.
Homekey Program

- California establishes Homekey in July 2020
- **Homekey**: acquisition of hotel/motels/residential care facilities/retail spaces/office buildings to convert into **permanent, interim to permanent, or interim housing** for persons experiencing homeless.
- **Partnership**: local government entities including housing authorities, cities, counties, and Tribal Affairs.
- **Funding**: $3.5 billion from CRF, CA General Fund and philanthropic partners in the next three years.
- **Impact**: 17,000 new interim and permanent housing units in the next three years.
Tenant Outcomes

Together, this program supported housing for:

- At-risk and former foster youth
- LGBTQ+ youth
- People living with HIV
- Essential farmworkers
- Native American communities
- Vulnerable seniors
- People experiencing racial and economic disparities
- Women and children escaping unsafe housing situations
- Families
- Veterans
- People with disabilities
- And hundreds of people experiencing homelessness
Project Types by Geographic Region

**Figure 1.11 Number of Project Types by Geographic Region**

- **Balance of State**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **Bar Area**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **Central Coast**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **Los Angeles County**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **Sacramento Area**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **San Diego County**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **San Joaquin Valley**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)

- **Southern California**
  - Projects with Interim Units (18)
  - Projects with Permanent Units (53)
  - Projects with Interim to Permanent Conversions (50)
Sites and Total Doors

- Balance of State: 233
- Bay Area: 1,627
- Central Coast: 217
- Los Angeles County: 1,814
- Sacramento Area: 331
- San Diego County: 332
- San Joaquin Valley: 765
- Southern California: 592
Counties by Geographic Distribution
Questions
Thank You

For more Information:
Homekey: A Journey Home
Homekey report can be found at:
https://www.hcd.ca.gov/policy/research/plans-reports/docs/HCD100_HomekeyReport_v18.pdf

HCD Homekey Program page can be found at:
https://www.hcd.ca.gov/grants-funding/active-funding/homekey.shtml