Bringing California Home
Homekey and the HOME-American Rescue Plan

Presented by Geoffrey Ross, Deputy Director,
Division of Federal Financial Assistance,
California Department of Housing and
Community Development
Historic Housing Investment

- Demonstrated that homelessness is solvable - requires vision, cross-disciplinary partners, multi-pronged approaches, and hard work
- Laid groundwork for long term efforts to prevent and end homelessness
- Accelerated efforts to protect individuals experiencing homelessness
- Increased regional and statewide coordination
- Improved health outcomes and services
California’s Housing Response to Covid-19

**BACKGROUND**

**ROOMKEY**

March 2020: Temporary hotel-based housing with medical and social service support for people experiencing homelessness most at risk of COVID-19 complications

Partnership: with local governments to quickly expand non-congregate shelter by securing hotels

Funding: FEMA Reimbursement, CRF and other state & local funding

Impact: 23,000 hotel/motel rooms, life saving option for thousands of Californians

**HOMEKEY**

July 2020: Acquisition of hotel/motels/residential care facilities to convert into permanent housing for persons experiencing homelessness.

Partnership: local government entities including housing authorities, cities, counties

Funding: $846 million from CRF, CA General Fund and philanthropic partners

Impact: 6,029 new permanent housing units
Strategic Focus

- Permanent Housing
- Equity
- Targeted Geography
- Accessibility
The Homekey Model

- Speed, size, and scale
- Throw away the playbook, breakdown silos, and build trust
- More than 85% of Homekey sites are or will convert to permanent homes
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
Sasha Wisotsky Kergan
Data and Research Unit Chief
Division of Housing Policy Development
Trust-Based Partnerships

- Local Planners and Partners Across State
- California Business, Consumer Services, and Housing Agency
- California Department of General Services
- Kaiser and Blue Cross Blue Shield (Philanthropic Partners)
- Governor's Office
- 50 Local Agencies as Awardees
- Continuums of Care
Impact at a Glance

8,264 Individuals Housed

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

<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>
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<tbody>
<tr>
<td>Los Angeles County</td>
<td>58,936</td>
<td>415,970</td>
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<td>SF Bay Area</td>
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<td>$17,087,036</td>
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<td>Total:</td>
<td>151,771</td>
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<td>$431,200,000</td>
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PIT = Point-in-Time; ELI = Extremely Low Income; CRF = Coronavirus Relief Funds; GF = General Funds
HOMEKEY OVERVIEW

HOMEKEY: Planning & Housing Goals

Focus
Address rental cost burden & need for low-income housing

Support
Provide technical assistance

Act
Accelerate housing production
### City of Oakland
- **3 Awards: $21.9M**
- **17 housing sites: dorm, hotel, and 15 single-family homes**

### Yurok Indian Housing Authority
- **1 Award: $2.2M**
- **18 permanent units with priority for Native Americans in Humboldt County**

### Housing Authority of Riverside County
- **2 Awards: $12M**
- **107 units focused on housing farmworkers; 25 units focused on LGBTQ+ youth, people living with HIV, and vulnerable seniors**
HOMEKEY OVERVIEW

HOMEKEY: Land use authority & other planning tools

- By right permit approval
- Environmental review (CEQA) streamlining
- Adaptive reuse
Catalyst for Neighborhood Transformation

Fresno Housing Authority’s transformation of four properties provided immediate housing for more than 275 people including 81 children.

Parkway Drive has been a densely developed strip of motels parallel to Highway 99, in an area of concentrated poverty.
Homekey is recognized as a once-in-a-generation opportunity from the State to accelerate and catalyze transformation in areas of opportunity.
# HOMEKEY: 2021 State Budget Appropriation

$2.75 Billion Available Over Three years

| $2.2 Billion from the American Rescue Plan | $550 State General Fund | Available over three years, through June 30, 2024 |
HOMEKEY 2.0
POLICY CONSIDERATIONS

- Maximizing impact
- Continued urgency and flexibility
- Promoting project sustainability
- Ongoing equity focus
- Continued land use and environmental review streamlining
- Technical assistance
HOME – American Rescue Plan

Targeted: Behavioral health, family homelessness, justice-impacted

NEPA and Davis Bacon impacts but find other streamlining, speed opportunities

Avoid areas that have known remediation issues

Continued emphasis on permanent and quality homes

Diversity of housing types like Homekey: manufactured, adaptive reuse, single family, apartments

Equity

Flexibility

Ongoing Capitalization
Thank You

Link: Homekey: A Journey Home
Resources

- Homekey: A Journey Home
- National Alliance to End Homelessness: Homekey Case Study
- NPR All Things Considered: Homekey
- New York Times: One Way to Get People Off the Streets
- KQED: MOUNTain View’s Homekey Site...Temporary Refuge for City's Growing Homeless Population
- Modus | RICS: Home at last-How COVID took homelessness off the streets