

No Place Like Home (NPLH) Program

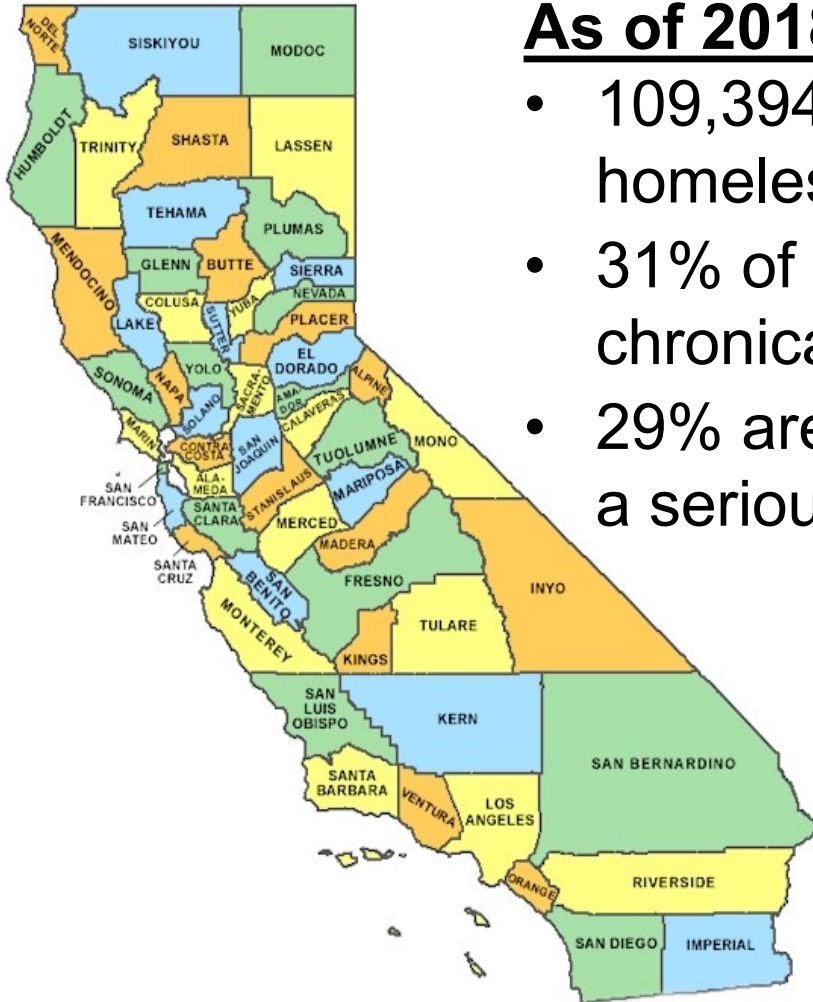


California Department of Housing and Community Development

April 23, 2019
2019 MHSA Boot camp



Homelessness in California



As of 2018:

- 109,394 Californians are homeless
- 31% of these individuals are chronically homeless (34,332)
- 29% are reported to be living with a serious mental illness (32,168)



NPLH Background

- Signed into law on July 1, 2016.
- Authorization of up to \$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 not exceeding \$140 million per year
- Voters approved Proposition 2, November 2018



Summary: NPLH in a Nutshell

Investment:	Authorization of up to \$2 billion in funding <ul style="list-style-type: none">• \$1.8 billion Competitive/Alternative Program• \$190 million Noncompetitive/Over-the-Counter• \$6.2 Million in Technical Assistance Grants
Applicants:	Counties (alone or may partner w/housing development sponsor)
Beneficiaries:	Adults with serious mental illness, children with severe emotional disorders and their families, and persons who, among other things, require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention who are: <ul style="list-style-type: none">• Homelessness• Chronically Homeless• At-risk of Chronic Homelessness
Program Goals:	Addressing the Need <ul style="list-style-type: none">• Deep Targeting of Hardest to House• Expanding Pool of Developers serving these populations• De-concentration and Integration



What is PSH?

- Rental Housing (typically in structures of five or more units, but not always)
- Tenant signs a lease, (no limit on length of stay), and has their own bedroom or housing unit with a workable lock
- Voluntary, client-driven services provided on or off-site with a focus on services needed to maintain housing stability



Who Qualifies?

(NPLH Program Guidelines, Sec 101)

- SMI as defined by MHSA and
 - Chronically Homeless (HUD Definition)
 - Homeless (HUD Definition) or:
 - At-Risk of Chronic Homelessness (ARCH) (NPLH definition)
 - Exiting institutions (broadly defined)–length of stay does not matter
 - Prior to exit, 1 or more episodes of homelessness or
 - TAY meeting above, or with significant barriers to housing stability (e.g. 1 or more evictions or episodes of homelessness and foster care of JJ history)



How are Referrals Made?

- Local Homeless Coordinated Entry Systems (CES)
 - For Chronically Homeless and Homeless
 - For ARCH, if the local CES will refer persons not currently homeless OR
 - ARCH referrals can be made through a similar system developed by the County in collaboration with the local Continuum of Care



All Referral Systems Must: NPLH Guidelines, Sec. 211

- Prioritize the most vulnerable, with the most barriers to housing stability
- Ensure that tenants are accepted into housing based on a Housing First approach:
 - No clean and sober requirements
 - Participation in services is voluntary
 - Can't consider history of incarceration or credit or eviction history unless another funding source for the housing development requires you to do so



NPLH Funding: Eligible Uses

- Permanent Supportive Rental Housing
 - New Construction
 - Rehabilitation, or Preservation of Existing Affordable Rental Housing
 - Capitalized Operating Subsidy Reserve
- NPLH does not fund supportive services costs
 - Bond funds generally cannot fund supportive services



Supportive Services (NPLH Guidelines, Sec 202)

- County's must for a minimum of 20 years:
 - Make mental health services available to NPLH tenants
 - Coordinate the provision or referral of other needed supportive services



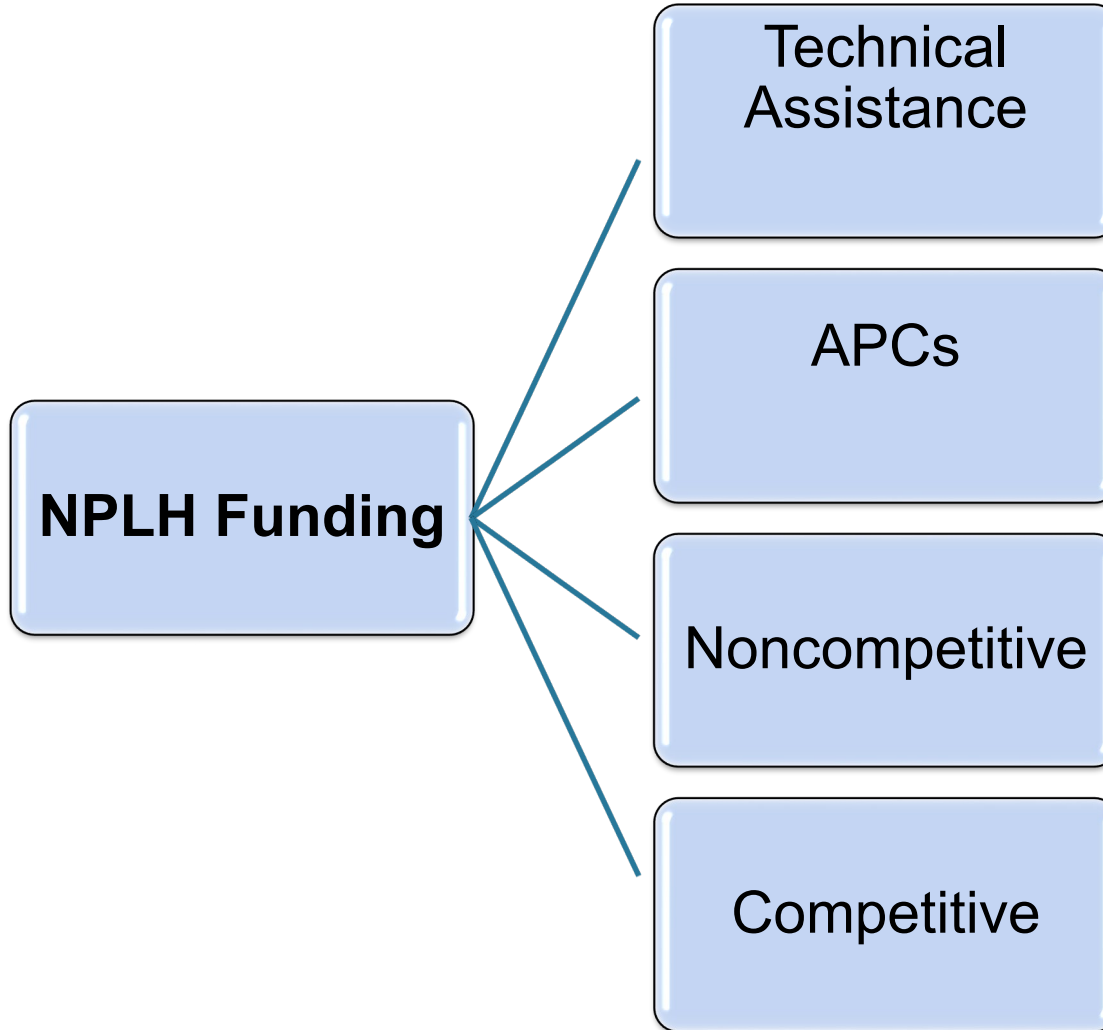
Supportive Services (NPLH Guidelines, Sec 203)

- **Must Make Available**
 - Case management
 - Mental health care
 - Peer support groups and activities
 - Substance use services
 - Linkages to other health care
 - Benefits counseling and advocacy
 - Housing retention skills counseling



Supportive Services (NPLH Guidelines, Sec 203)

- Encouraged to Make Available
 - Services for co-occurring disorders (for example MH and substance use, or MH and other physical disabilities)
 - Education and employment services
 - Recreational and social activities
 - Access to food, clothing, legal services, other needed services





Accomplishments to Date

- Awarded approximately \$6 million in NPLH TA funds
- Awarded over \$300 million in development funds to 3 of the 4 APCs for award to local projects they select
 - San Diego NOFA released;
 - LA and Santa Clara expect to release NOFAs in April
 - SF to be awarded in Summer 2019
- Currently evaluating housing development applications for 45 projects located in the non-APC counties
 - Awards for selected projects expected in June



Upcoming Activities

- Program Guidelines Amendments
 - 30-day Public Comment period anticipated May 2019
 - Public Comment Workshops in May/June
- Next NOFA release anticipated September 2019
 - At least 3 more annual funding rounds (2019-2021)
- First Bond Sale (State Treasurer's Office) – October 2019



Common Questions

1. Roles/Responsibilities
2. How do I get started
3. Finding a Development Sponsor
4. Authorizing Resolutions
5. Housing First Resources
6. Other TA Resources
7. Important Deadlines



Roles/Responsibilities

- **County as Applicant**
 - Vision and direction for use of funds
 - Housing and Behavioral Health partner with Development Sponsor
 - Annual Reporting
- **Service Provision/Coordination**
- **Tenant Referral Process**
 - Work in partnership with local homeless Coordinated Entry System



Shared Housing Option

- 1-4 unit properties
- Noncompetitive Allocation funds only
- Department Designation Required
 - Designation forms due 8-27-19
- County Roles:
 - Project Selection
 - Lender/loan servicing, long-term monitoring
 - Service Provision/Coordination
 - Develop Tenant Referral process in partnership with CES
 - Reporting



How do I get started?

1. Develop County NPLH Plan to Combat Homelessness (GL, Sec 201)
 - Discuss with County partners, community stakeholders a common vision for use of NPLH funds
 - Target populations, needed services & amenities, project types, size, locations, possible sites, resource needs
 - Set numerical goals (number of projects/units)
2. Find potential Development Sponsor(s)



How do I find a Development Sponsor?

- Know where you have available suitable sites
- Local Housing Authorities
- Trade Associations
 - NPH, CCRH, SCANPH, Housing California
- TCAC and HCD lists of funded developers, and property managers
- Developer meetings, conferences

Persistence Pays Off



Authorizing Resolutions

- County must submit with Noncompetitive Allocation Acceptance Form (by 8-15-19)
- Must be submitted by the County and the Development Sponsor with each Project application
 - Needed to enter into a Standard Agreement with the Department
- Use AR templates on NPLH webpage
- Will try to post these in June/July for the September NOFA Release

Technical Assistance Opportunities at HCD

Available Assistance

Capacity Building	Create or update Homeless plans	Setting basic and uniform expectations for Coordinated Entry Systems	Improving local Homeless Management Information Systems (HMIS) data quality or increasing participation rate or coverage	<ul style="list-style-type: none">• Access and deploying resources• New tools and guidance
Housing First	Conversion of emergency shelters to a low barrier or a Housing First Shelter	Adopting and incorporating Housing First for all homelessness programs	Improve or establish a diversion strategy to prevent homelessness or reduce the demand for shelter beds	
Housing Stability	Establishing or improving rates of exits from homelessness into permanent housing	Assist RRH to move individuals and families into permanent housing	Innovative solutions to engage landlords and identify creative housing solutions in challenging rental markets	

Eligible recipients include CoCs and Counties that administer or receive a direct allocation from HCD



HCD Technical Assistance

Program Overview:	<ul style="list-style-type: none">• Derives its funds from Emergency Solutions Grant (ESG) and No Place Like Home (NPLH) TA set-asides.• Up to \$2.175 Million → <i>approx. 13,000 hours of TA</i>
Recipients:	CA Counties and Continuums of Care eligible for either or both ESG and NPLH Programs
Program Goals:	<ul style="list-style-type: none">• Complement the jurisdictions' TA efforts• Streamline TA opportunity where feasible• At least 50% of eligible recipients should receive TA within 12 months
Selected Consultants:	<ul style="list-style-type: none">• Technical Assistance Collaborative, Inc. (TAC) → <i>Building Capacity</i>• Corporation for Supportive Housing (CSH) → <i>Housing Stability</i>• The Center for Common Concerns (Home Base) → <i>Housing First</i>



Accessing TA

- Apply on HCD website
- Under the Grants and Funding drop-down menu go to the Training and Technical Assistance webpage.
- 3-page application form
- No contract with HCD or the TA provider
- No Authorizing Resolution needed



Important Due Dates

[2018 NPLH Noncompetitive Allocation Funds Memo \(PDF\)](#)

- **August 15, 2019** – Noncompetitive Allocation Acceptance Form and Authorizing Resolution
- **August 27, 2019** – Designation Form for Shared Housing Option
- **September 2019** – NPLH Round 2 NOFA Release
- **February 15, 2021**
 - Last day to submit project applications using Noncompetitive Allocation Funds
 - Last day to submit NPLH Plans to Combat Homelessness

**Website: Just “google” NPLH
or CA HCD**

Contact us: nplh@hcd.ca.gov



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