



Homekey Program

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Homekey is recognized as a once-in-a-generation opportunity from the State to accelerate and catalyze transformation in areas of opportunity.



Homekey Target Population

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.

Highlights

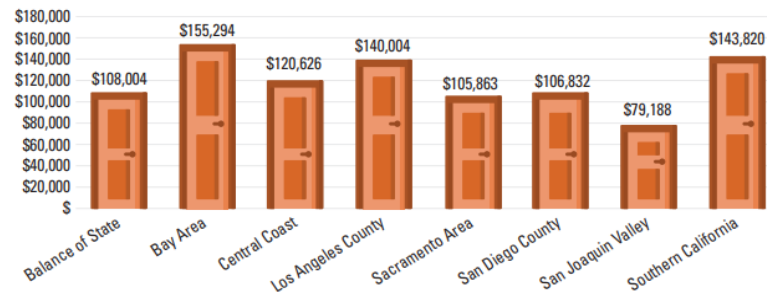
Geographic Equity: Dedicated pots of funding for various regions

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



Cost Efficiency

Average Cost Per Unit

Homekey

\$129,254

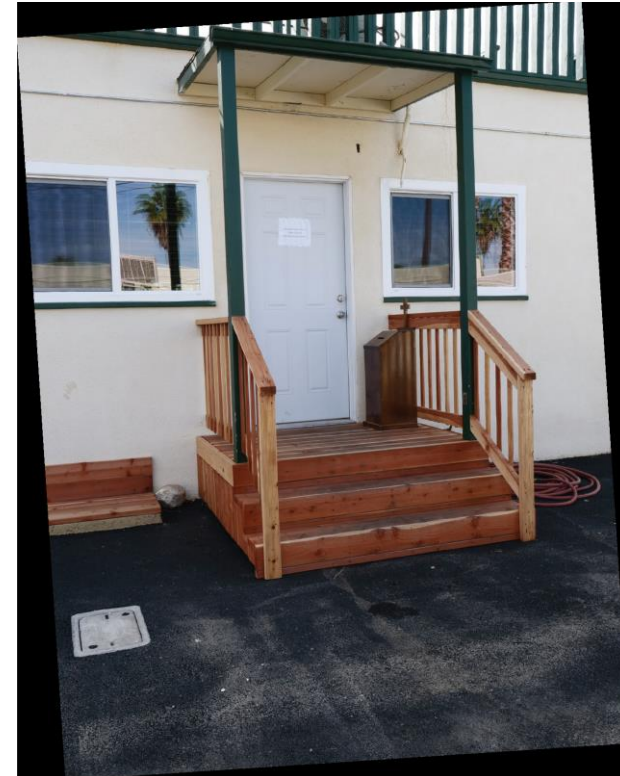
California New Construction

\$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 \(cchealth.org\)](#)

HOMEKEY OVERVIEW

Impact at a Glance

94
Contracts Executed

6,050
Doors Converted

5,911
Useable Units Created

51
Jurisdictions Awarded

120
Unique Project Sites



8,264
Individuals Housed

Housed at least:

1,207 Seniors 201 Transition-Age Youth 333 Minor Children

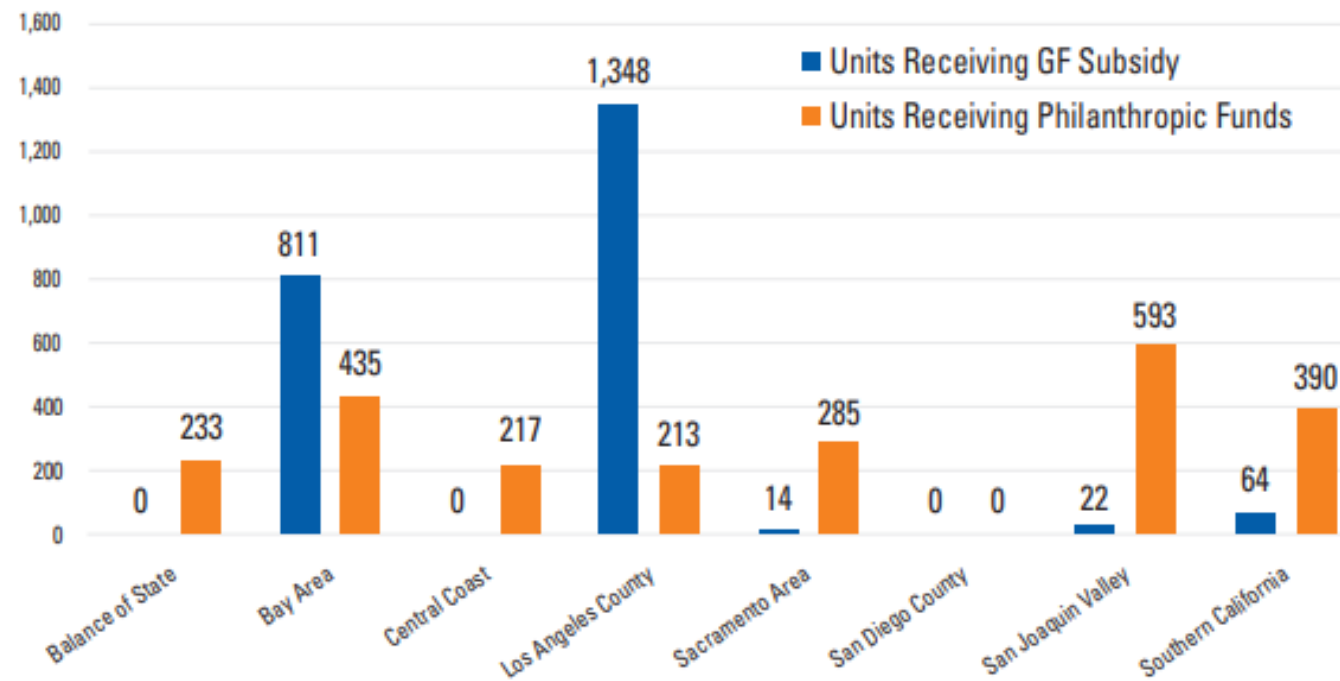
TABLE 1.1 CRF AND GF ALLOCATIONS BY GEOGRAPHIC REGION

Geographic Regions	PIT Count	Severely Rent-burdened ELI	CRF Allocation	GF Allocation
Los Angeles County	58,936	415,970	\$161,572,217	\$14,688,383
SF Bay Area	35,028	213,910	\$91,134,470	\$8,284,952
Southern California (w/o LA)	15,360	200,095	\$55,577,540	\$5,052,504
San Joaquin Valley	10,271	105,370	\$32,987,450	\$2,998,859
Central Coast	8,439	38,395	\$20,025,927	\$1,820,539
Sacramento Area	8,381	73,780	\$25,125,077	\$2,284,098
San Diego County	8,102	94,480	\$27,690,283	\$2,517,298
Balance of State	7,254	32,140	\$17,087,036	\$1,553,367
Total:	151,771	1,174,140	\$431,200,000	\$39,200,000

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.

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What Makes a Strong Application?

Engage in a pre-application consultation prior applying



Complete every cell within the application



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

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 homelessness.
- **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.

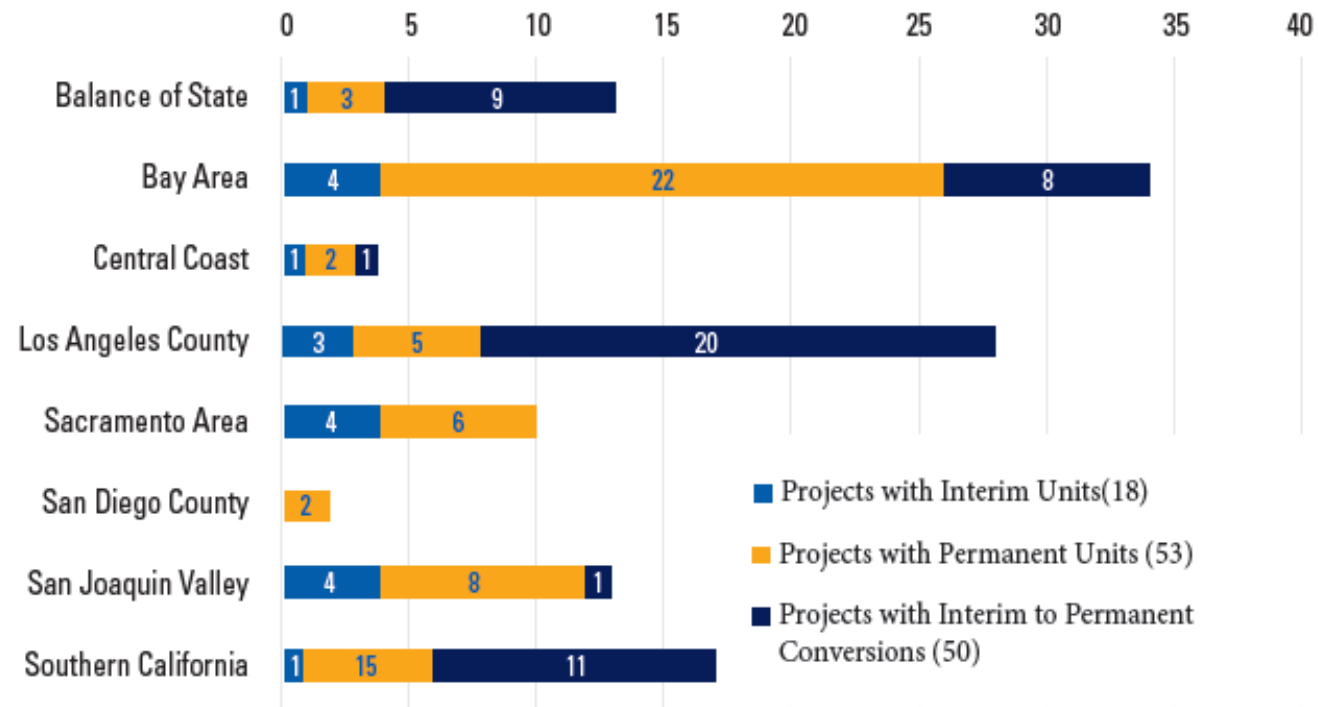
Tenant Outcomes

Together, this program supported housing for:

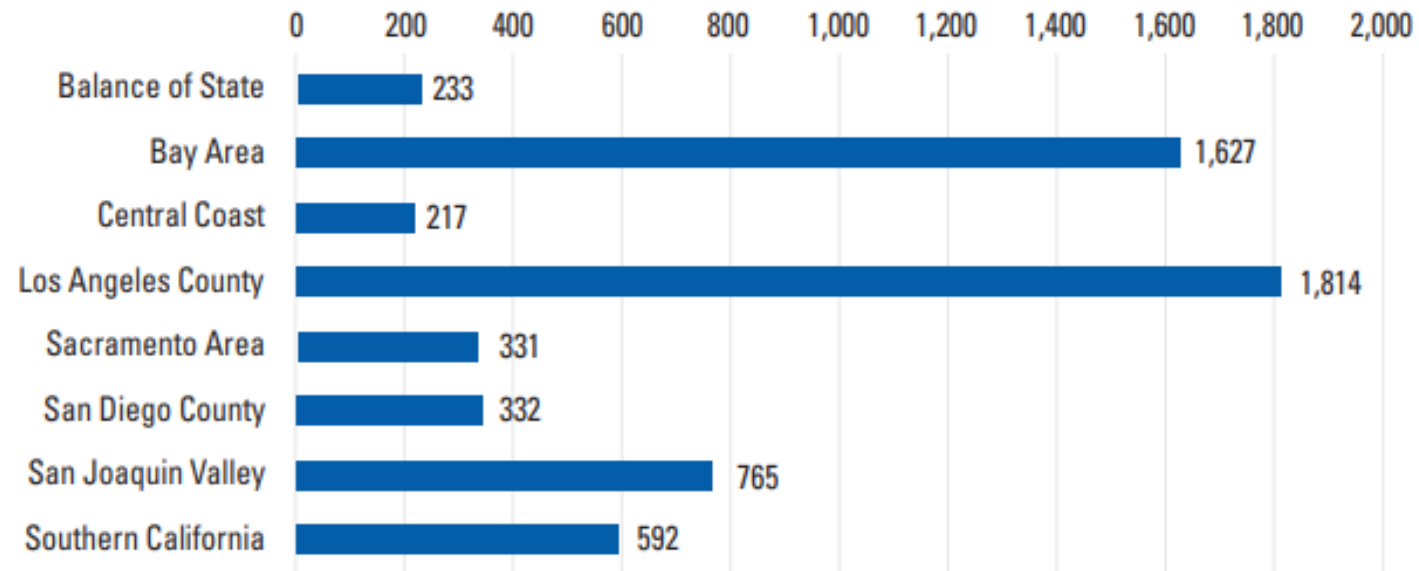
- At-risk and former foster youth
- LGBTQ+ youth
- People living with HIV
- Essential farmworkers
- Native American communities
- Vulnerable seniors
- People experiencing racial and economic disparities
- Women and children escaping unsafe housing situations
- Families
- Veterans
- People with disabilities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

Project Types by Geographic Region

FIGURE 1.11 NUMBER OF PROJECT TYPES BY GEOGRAPHIC REGION



Sites and Total Doors



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>

