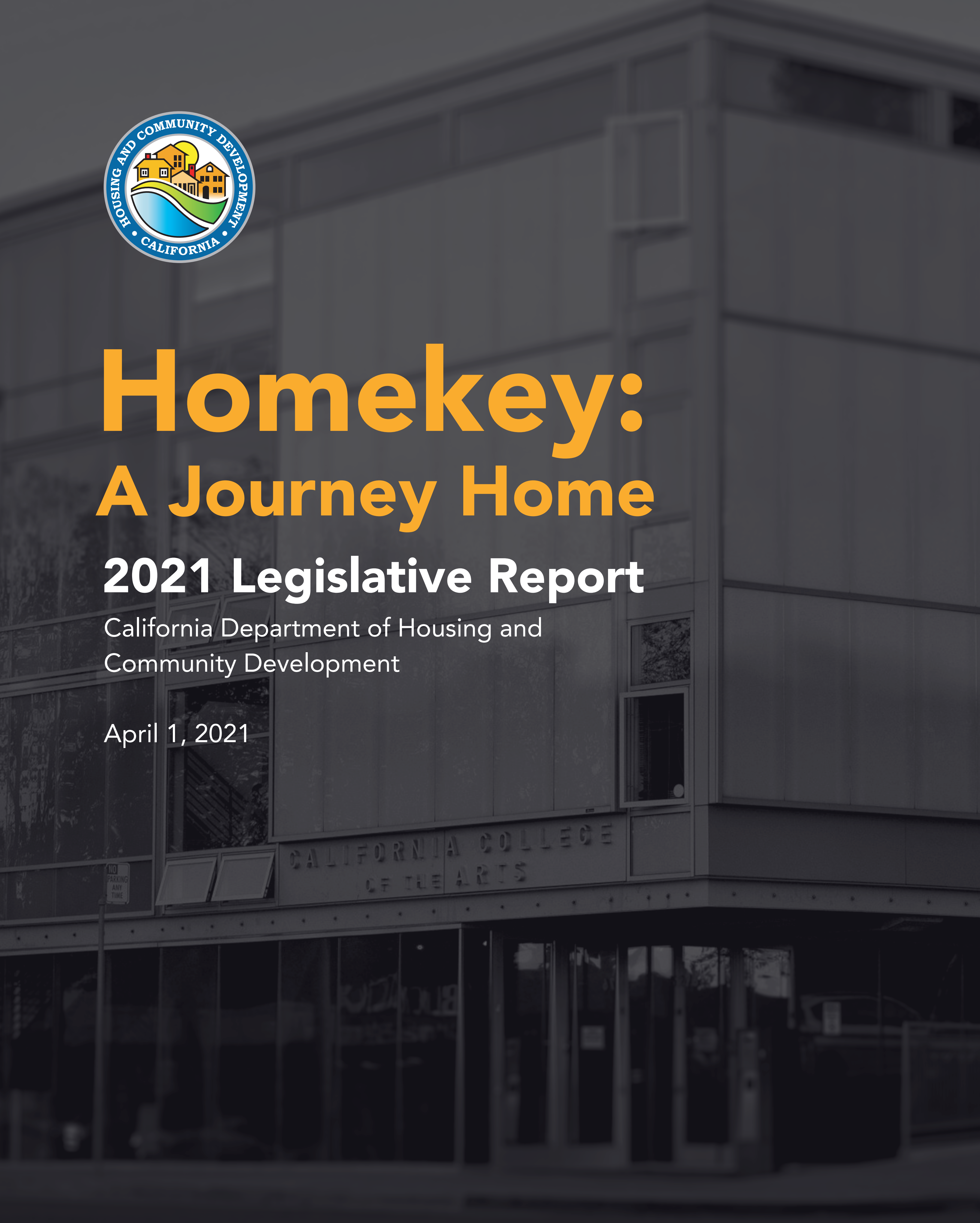

Homekey: A Journey Home

2021 Legislative Report

California Department of Housing and Community Development

April 1, 2021

Homekey: A Journey Home

2021 Legislative Report

State of California
Gavin Newsom, Governor

Business, Consumer Services, and Housing Agency
Lourdes M. Castro Ramírez, Secretary

Department of Housing and Community Development
Gustavo Velasquez, Director

April 1, 2021

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Authorizing Legislation

Statutory Basis for the 2021 Homekey Legislative Report

Assembly Bill No. 83 (Chapter 15, Statutes of 2020) created the statutory basis for the Homekey Program by adding section 50675.1.1 to the Health and Safety Code (HSC). Specifically, HSC Section 50675.1.1(f) requires the Department, in coordination with BCSH, to report to the chairs of each fiscal committee and each relevant policy committee of the Legislature on the use of Homekey funds. The report must include the following:

1. The amount of funds expended for the uses described in this section.
2. The location of any properties for which the funds are used.
3. The number of useable housing units produced, or planned to be produced, using the funds.
4. The number of individuals housed, or likely to be housed, using the funds.
5. The number of units, and the location of those units, for which operating subsidies have been, or are planned to be, capitalized using the funds.
6. An explanation of how funding decisions were made for acquisition, conversion, or rehabilitation projects, or for capitalized operating subsidies, including what metrics were considered in making those decisions.
7. Any lessons learned from the use of the funds.

HCD Mission, Vision, and Core Values

Mission

Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.

Vision

Every California resident can live, work, and play in healthy communities of opportunity.

Core Values

INNOVATION: Empowered to apply creative solutions

PROFESSIONALISM: Demonstrate a willing attitude, open-mindedness, competence, and respect at all levels

ACCOUNTABILITY: Responsible, thoughtful ownership and acknowledgement of actions and performance

MISSION-DRIVEN: Determined and focused on achieving HCD's purpose

INTEGRITY: Direct, honest, transparent, and ethical in every action

DIVERSITY: Support, strengthen, and foster diversity and inclusive teams, programs, and partnerships

Executive Summary

Homekey has played a pivotal role in the state's response to COVID-19. People experiencing homelessness and those at risk of homelessness are disproportionately impacted by the COVID-19 pandemic; they have a lower average life expectancy, limited ability to follow hygiene recommendations such as frequent handwashing, and are at higher risk of infectious and chronic illness. One study found that individuals experiencing homeless were 75 percent more likely to die due to the illness than housed individuals. When people remain homeless and unable to quarantine or follow safety precautions like social distancing and hand-washing, transmission-rates increase across the community.

The COVID-19 pandemic has exacerbated both health and housing inequities. Homelessness is disproportionately experienced by people of color, disabled individuals, and other protected classes. One study estimates that the COVID-19-related economic recession will cause homelessness to increase by 68 percent in California.[1] The Centers for Disease Control and Prevention also found disproportionate impacts by race and ethnicity for COVID-19 hospitalization and death.

Homekey was created as an opportunity for local public agencies to purchase motels and other housing types to increase their communities' capacity to respond to the COVID-19 pandemic. The target population was individuals and families who are experiencing homelessness or at risk of homelessness. By targeting this population, the Homekey program serves those with heightened risk for severe illness from COVID-19.

On July 16, 2020, the California Department of Housing and Community Development (HCD or Department) made available $550 million in federal Coronavirus Relief Funds (CRF), $50 million in state General funds (GF), and later, $46 million in philanthropic funds for cities, counties, or other local public entities, including housing authorities or federally recognized Native American governments within California. An additional $200 million was later announced on October 7, 2020, totaling $750 million in CRF and $50 million in General Fund monies.

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.

"In a matter of months and in the midst of a pandemic, we did what many said was impossible—California created over 6,000 new units, on-time and under budget, helping thousands of homeless Californians move out of cars and tents and into permanent housing. Homekey is possible because of federal support to slow the spread of COVID-19 and partnership from the legislature and local leaders who didn't settle for excuses and instead got to work to do something historic."

– CA Governor Gavin Newsom

The Department encouraged expediency, and supported rapid solutions to address homelessness and protect those most at risk of complications of COVID-19. The Notice of Funding Availability (NOFA), which advertised the availability of the funds, defined and prioritized funding awards to Tier One projects that could be substantially occupied within 90 days from the date of acquisition. Tier One projects were of three types:

1) Permanent housing
2) Interim housing expected to be developed into permanent housing at a later date
3) Interim housing with a coordinated exit strategy adopted by the Continuum of Care (CoC).

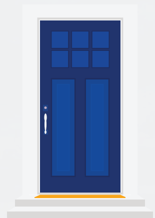
The Department expedited Homekey's design and implementation to meet Federal requirements and respond quickly to the health crisis. For the abbreviated timeline, the Department re-assigned existing staff from diverse teams and innovated new processes, such as "pre-application consultations." Projects also benefitted from the ability to avail themselves of California Environmental Quality Act (CEQA) and local land use exemptions. The speed of implementation was largely successful in most cases, but lessons are still emerging about how the Department can replicate successful innovations from Homekey while avoiding unintended consequences of rapid fund dispersal and expenditure.

By December 2020, 94 awards had been made to 51 jurisdictions with a total of 120 unique sites created.

Regions	Total Award (CRF + GF)	Overall Percentage of Homekey Funds Awarded	Overall Percentage of Homeless Population (PIT-2019)
Bay Area	$274,505,179	34.4%	24.59%
Southern California	$65,949,089	8.3%	10.15%
Central Coast	$22,679,661	2.9%	4.84%
San Joaquin Valley	$63,246,531	8.0%	5.91%
Sacramento Area	$38,627,493	4.8%	4.52%
Los Angeles Area	$268,374,750	33.6%	39.23%
San Diego Area	$37,690,283	4.7%	5.36%
Balance of State	$25,927,014	3.3%	5.40%
Total	**$797,000,000**		

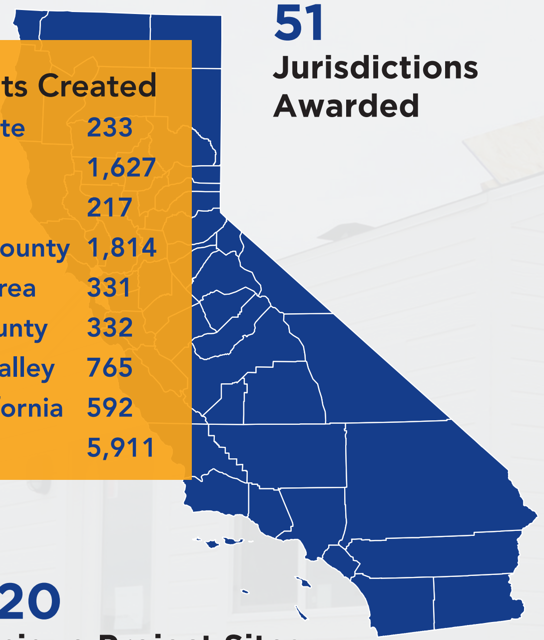
Homekey Program At-A-Glance

94 Contracts Executed



6,050 Doors Converted

5,911 Useable Units Created



Useable Units Created

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
Grand Total	5,911

51 Jurisdictions Awarded

120 Unique Project Sites

8,264 Individuals Housed

Housed at least:

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

"Homekey has secured more than 6,000 units for individuals who would otherwise experience homelessness or be at risk of homelessness. Homekey has already started to change lives for the better in many communities by placing individuals on a path to long-term stable housing with services."

– Secretary Lourdes M. Castro Ramírez, Business, Consumer Services and Housing Agency

"With equity and inclusion built into Homekey, communities and Californians too often overlooked will benefit, including at-risk and former foster youth, LGTBQ+ youth, people living with HIV, essential farmworkers, vulnerable seniors, veterans, people with disabilities, and women escaping domestic violence. I applaud Governor Newsom, California's state and local elected officials who supported Homekey and its projects, and the philanthropic organizations who contributed critical operations funding to stand up and operate these lifesaving developments."

– Director Gustavo Velasquez, Department of Housing and Community Development

Approximately 86 percent of CRF funds were awarded to acquisition or rehabilitation of motels, hotels, hostels and other types of buildings. Approximately 8,264 individuals, of which at least 1,207 are seniors, are housed or will be housed in 2021 within the nearly 6,000 units created by this first round of Homekey. In addition, there are as many as 24 of the awarded projects (25 percent of the total number of projects), that have or intend to house Transitional Age Youth (TAY) residents between the ages of 18-24 who are at risk of or experiencing homelessness.

Since the program entailed purchasing and rehabilitating existing housing, such as motels and vacant apartment buildings, it was extremely cost-effective and efficient. According to a 2019 analysis by the Terner Center for Housing Innovation, the typical cost per unit to develop new housing in California ranges from roughly $380,000-$570,000. By comparison, the average CRF funds expended per door acquired was $129,254. When broken down by geographic region, the Bay Area had the highest average costs per door acquired at $155,294, while projects in the San Joaquin Valley had the lowest average costs at $79,188 per door acquired.

The program used innovative approaches, such as converting temporary non-congregate housing, including hotels, motels, vacant apartment buildings and other properties, into permanent long-term housing for people experiencing or at risk of experiencing homelessness. Of the 6,050 doors acquired, project sponsors were able to create 5,911 useable housing units. Through Homekey, more of our most vulnerable neighbors have moved or will move off the streets and into a place they can call home. Together, this program supported housing for:

- At-risk and former foster youth
- LGTBQ+ 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

Cost Efficiency

Average Cost Per Unit

Homekey
$129,254

California New Construction
$380,000-$570,000

Introduction

The purpose of the Homekey program was to provide grant funding to eligible applicants and facilitate a partnership between the state and local governments to quickly acquire, rehabilitate or master lease a variety of housing types to assist one of the most vulnerable populations impacted by COVID-19.

On July 16, 2020, the California Department of Housing and Community Development (HCD) made available $550 million in federal CRF, $50 million in state General Fund (GF), and later, $46 million in philanthropic funds for cities, counties, or other local public entities, including housing authorities or federally recognized Native American governments within California. An additional $200 million was later announced on October 7, 2020 bringing the total to $750 million in CRF and $50 million in GF. These funds were targeted for the purpose of providing permanent housing, or interim housing that connects to permanent housing, as options for persons experiencing homelessness and who are also at risk of COVID-19.

People experiencing homelessness or who are at risk homelessness were considered inherently "impacted by COVID-19," as they are most likely to have a lower life expectancy, be at a higher risk of infectious and chronic illness, and suffer from substance abuse and poor health. The target population is also highly likely to have the same underlying medical conditions that result in increased risk for severe illness from COVID-19.

The Notice of Funding Availability (NOFA) defined the acceptable Homekey eligible uses and detailed priority of awards. Prioritization was given to projects that could be occupied quickly. This allowed the Department to encourage expediency as a critical response to the unfolding pandemic and support rapid solutions to address homelessness.

To that end, the NOFA defined and prioritized Tier One projects. Tier One projects are those that could be substantially occupied within 90 days from the date of acquisition and are permanent housing or would result in permanent housing. The process is detailed below.

Program Timeline

Homekey had a highly abbreviated timeline due to the requirement to spend all CRF dollars by December 30, 2020. The December 30 expenditure deadline not only meant the Department needed to allocate the funding, but also that Homekey awardees needed to close escrow and complete any Homekey-funded rehabilitation by this date. Although the December 30 expenditure deadline was later extended by Congress, that extension did not occur until the very end of the calendar year, by which time all funded projects had closed. The abbreviated timeline demanded that the Department take a number of bold actions to set the program up for success, including redirecting a large number of staff to implement the program, providing robust technical assistance, and innovating the award and standard agreement process. These actions are described in greater detail under "Program Innovations," later in the report.

The Department required all applicants to engage in a pre-application consultation with HCD prior to submitting an application. The consultation allowed the prospective applicant to discuss the proposed project, along with other applicable programmatic considerations, including those related to application requirements, site acquisition, land use, and long-term financing approaches. Before the final application deadline, the Department completed 101 pre-application consultations with cities, counties, Native American governments and public housing authorities.

Homekey funds were initially available to eligible applicants on an over-the-counter basis, meaning applications were accepted at any time until the specified closing date or until available funds are exhausted. The NOFA was released July 16, 2020 and applications were accepted beginning July 22, 2020 until the final application due date of September 29, 2020. The NOFA announced $550 million in Coronavirus Relief Funds (CRF) and $50 million in General Fund (GF).

On September 29, 2020 Governor Newsom announced his proposal for an additional $200 million in CRF to Homekey, pending conversations with the legislature. On October 7, 2020 the Joint Legislative Budget Committee approved the request for additional funding. With the additional CRF allocation to Homekey, HCD continued awarding funds for waitlisted applicants that could close escrow in early December.

Award announcements began in August 2020 and were issued through October 2020. The Department began redeploying unused funds in November 2020 until funds were fully awarded. From the award announcement to the issuance of Standard Agreements, Department staff worked with applicants to ensure those with conditional awards reached their milestones. HCD worked with applicants to refine budgets and update application materials. The waitlist remained dynamic, updated as new information or applications were submitted. Additional reservations were made from the waitlist when funding was made available.

From October to December, HCD issued Standard Agreements and disbursed awarded funds to awardees. HCD worked through the Standard

FIGURE 1.1 HOMEKEY TIMELINE

JUL 2020 — NOFA Released
HCD released a Homekey Notice of Funding Availability for $550,000,000 in Coronavirus Relief Funds (CRF) and $50,000,000 in State General Fund (GF) on July 16, 2020. The Application Period began on July 22, 2020.

AUG 2020 — Award Announcements Begin
Award announcements began in August 2020 and were issued through October 2020.

SEP 2020 — Additional Funds Announced
The first application period closed on September 29th. The same day, Governor Newsom announced his proposal for an additional $200 million in CRF for Homekey, pending conversations with the legislature.

OCT 2020 — New Funding Approval
On October 7, the Joint Legislative Budget Committee approved the request for additional funding. HCD continued awarding funds for waitlisted applicants that could close escrow by the December 30th deadline.

NOV 2020 — Redeploying Unused Funds
HCD began redeploying unutilized funds in November, until all funds were awarded.

DEC 2020 — Expenditure Deadline
Applicants were required to expend all CRF funds by December 30th. By this point, 94 awards had been made to 51 different jurisdictions for a combined 120 unique project sites.

JAN 2021 — Reporting Ramp-Up
HCD's Division of State Grant Management published the annual report form, which grantees would use to fill out their contract expenditure information and project accomplishments.

FEB 2021 — Reports Due
The first Grantee Expenditure Report was due to the Department on February 1, 2021. This report was due from all awarded projects, and the Department received 100% of these required reports.

Agreement process in the order of escrow close dates, accelerating the process as much as possible. This required ongoing coordination with HCD staff and awardees. By December, 94 awards were made to 51 jurisdictions with a total of 120 unique sites.

As part of the Program requirements, the first Grantee Expenditure and Program Report was due to the Department on February 1, 2021. The Department received 100 percent of these required reports. This report contains information provided by awardees on their outcomes to date. Additional grantee reports will be due on July 31, 2021, January 31, 2022, and July 31, 2022, to confirm expenditures and compliance of the GF awards used for operating subsidies.

A wide range of activities were performed during the limited amount of time allotted, as evidenced in the Figure 1.1 . The effort, output, and level of partnership between the state and local partners was unprecedented.

In addition to the activities mentioned, HCD worked with Enterprise Community Partners to coordinate on projects that received awards from the $46 million philanthropic fund. These funds from Kaiser Permanente, Blue Cross/Blue Shield of California, and the Chan Zuckerberg Initiative were used for operating subsidies.

Program Background

Funding Tier Prioritization

The NOFA defined the acceptable Homekey eligible uses, which are discussed in the Eligible Uses section on the following page. Priority was given to projects that could be occupied quickly. This allowed the Department to encourage expediency and support rapid solutions to address homelessness. To that end, the NOFA defined and prioritized Tier One projects that could be substantially occupied within 90 days from the date of acquisition and are permanent housing or would result in permanent housing.

Other Tier One projects include those that could be occupied within 90 days and used for interim housing, provided the project was expected to be developed into permanent housing at a later date, or interim housing with a coordinated exit strategy adopted by the Continuum of Care (CoC) to support transitions into other permanent housing. Interim housing projects included letters of support from the local CoC that demonstrated the coordinated exit strategy of the target population. Other project types and uses were considered tier two projects, including housing that would be used for interim only with no expectation of development into permanent housing.

For projects received within the priority application period, the Department awarded Tier One projects meeting the program requirements on a rolling basis, up to the regional cap, on a first-come, first-served basis. Other projects meeting program requirements were waitlisted and awarded funding based on rating and ranking as funds became available.

Scoring Criteria

Applications were required to meet the minimum program requirements, such as being an eligible applicant and using the funds for eligible uses.

> *"Homekey is not a shelter; it is a home."*
>
> *– Mendocino County*

Applicants meeting those minimum requirements then had to receive a minimum score of 110 points to be eligible for funding. This is known as "rating and ranking." Scores were based on the following evaluation criteria:

- The ability to expend funds by December 30, 2020 (up to 50 points),
- Demonstration of the development team's experience and capacity to acquire and operate the project (up to 40 points),
- A demonstration of how the project will address racial equity, other systemic inequities, state and federal accessibility requirements, and serve members of the target population (up to 25 points), and
- The extent to which the eligible applicant can demonstrate the Project's community impact and site selection (up to 45 points).

Eligible Uses

Funds were awarded to provide housing for individuals and families who were experiencing homelessness or at risk of experiencing homelessness and who were impacted by the COVID-19 pandemic. The list of eligible uses for the CRF allocation and the state GF allocation is as follows:

- Acquisition or rehabilitation of motels, hotels, or hostels.
- Master leasing of properties.
- Acquisition of other sites and assets, including purchase of apartments or homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, and other buildings with existing residential uses that could be converted to permanent or interim housing.
- Conversion of units from nonresidential to residential in a structure with a certificate of occupancy as a motel, hotel, or hostel.
- The purchase of affordability covenants and restrictions for units.
- Relocation costs for individuals who are being displaced as a result of rehabilitation of existing units.
- Capitalized operating subsidies for units purchased, converted, or altered with funds provided pursuant to Health and Safety Code (HSC) section 50675.1.1.[2]

"Homekey funds have helped promote social, racial and health equity in Oakland by providing permanent supportive housing to residents experiencing homelessness."

– City of Oakland Staff

Equity and Accessibility

COVID-19, Homelessness, and Inequality

The COVID-19 pandemic has exacerbated existing inequities among race, gender, age, economic status and health. As of June 12, 2020 the Center for Disease Control reported that age-adjusted hospitalization rates are highest among non-Hispanic American Indian or Alaska Native (5 times white persons) and non-Hispanic Black persons (5 times white persons), followed by Hispanic or Latino persons (4 times white persons).[3] The disparate impact of COVID-19 on African Americans, Latinos and Native Americans is reflected in California counties' hospitalization and mortality rates as well.

In many communities, homelessness was already experienced disproportionately by race and other protected classes. According to the National Alliance to End Homelessness in their July 2020 report to Congress, "Measured as the number of people experiencing homelessness on a given night per 10,000 people in the population, Native Hawaiians and Pacific Islanders have the highest rate of homelessness. American Indians/Alaska Natives have the second highest rate, followed by African Americans, people who identify as two or more races, and Hispanics."[4] Persons experiencing homelessness are at increased risk of infection and death from COVID-19 due to exposure to elements, barriers to medical access, and limited ability to socially distance in a shelter environment.

Given that persons experiencing homelessness are at increased risk of infection and death due to COVID-19, Homekey's target population is individuals and families who are experiencing or at risk of homelessness. In doing so, Homekey inherently benefits people in protected classes who have been disproportionately impacted by COVID-19. However, Homekey recognized that more was needed to respond to ongoing racial inequities illuminated by both COVID-19 case rates and homeless counts, and encouraged eligible Homekey applicants to develop strategies to address disparate impacts according to the needs in their own communities.

Homekey program designers wanted applicants to contemplate further how equity could be included as a part of project design. The Homekey application process incorporated equity and accessibility considerations as additional incentive in the scoring criteria for grantees to address racial and systemic inequities, and equitably distribute resources within the target population.

Local Efforts

Homekey applicants included response plans to address inequities in their respective communities. While all applicants included a general statement of non-discrimination in their response plan, some provided additional program design components to help their projects reach populations disproportionately impacted by COVID-19.

Program design components 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.

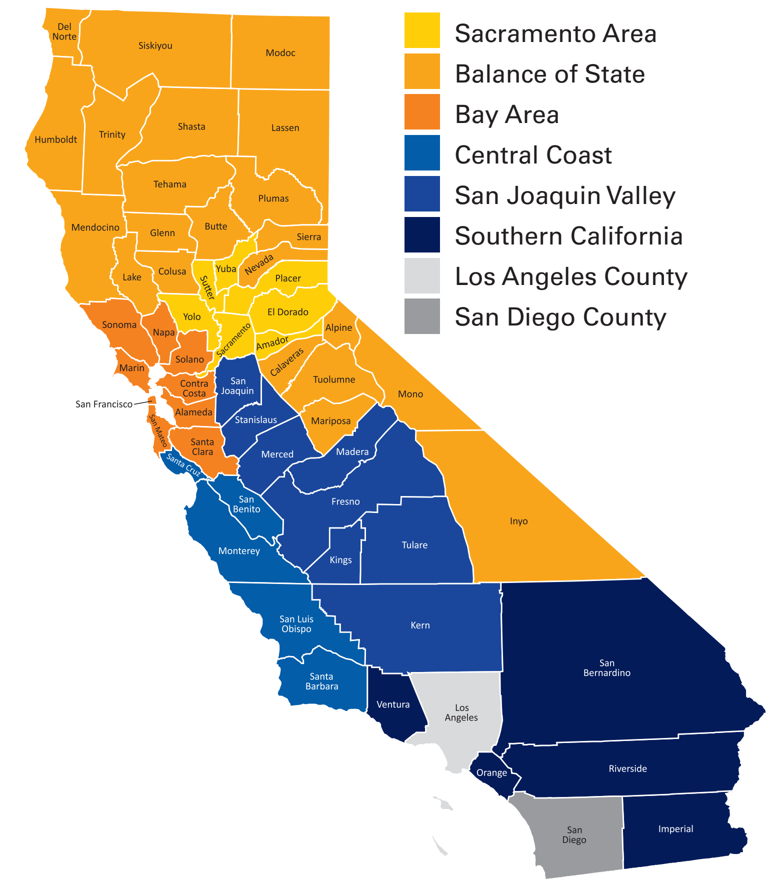
Examples from specific applicants include:

- Los Angeles County is incorporating into their Homekey project an agenda to "Establish an Antiracist Los Angeles County Policy Agenda," affirming the ongoing work of their Ad Hoc Committee on Black People Experiencing Homelessness. Los Angeles received $271,566,750 for 28 sites throughout the jurisdiction.
- Fresno Housing and its Continuum of Care partners will implement processes to ameliorate disparities in services and housing in their community utilizing strategies including use of data to examine the Coordinated Entry System (CES) for bias in the process, and a revised CES prioritization tool is being developed with both race/ethnicity and medical/other vulnerabilities to COVID-19 in mind; and multilingual assistance.
- South Lake Tahoe will utilize the local Coordinated Entry System database to identify individuals who scored highest in vulnerability and target them for proactive outreach, screening, and move-in supports. Their project eligibility and screening criteria outlines several threshold requirements including homeless status and very low household income. They also plan to include preferences for Veterans and people with disabilities.

Geographic Distribution

COVID-19 impacts people who are experiencing or who are at risk of homelessness throughout California. As such, the Department ensured local agencies throughout the state had an equitable opportunity to apply for Homekey funds to protect the health and safety of their most vulnerable residents.

FIGURE 1.2 COUNTIES BY GEOGRAPHIC DISTRIBUTION



To this end, the Department divided the state into eight regions, as outlined in Figure 1.2. The regions are largely aligned with the various Councils of Government (COGs).

Each region had funding reserved of the original $550 million in CRF on a time-limited basis during the priority application period. Each region's share of the Homekey allocation, as outlined in the table below, was calculated based on its proportionate share of persons experiencing homelessness of both the sheltered and unsheltered 2019 Homeless Point-in-Time (PIT) counts and extremely low-income (ELI) renter households that were paying more than 50 percent of their income for rent. The Department temporarily held twenty percent (20 percent) of the funds to ensure there was adequate flexibility to issue awards expediently.

The remaining 20 percent, which was initially held back for flexibility, plus the additional $200 million that was later authorized, was not awarded based on geography, but rather through rating and ranking of the applications.

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**

TABLE 1.2 CRF AND GF AWARD DISTRIBUTIONS BY GEOGRAPHIC REGIONS

Regions	Total Award (CRF + GF)	Awarded CRF	CRF Percent	Awarded General Fund (GF)	GF Percent	Overall Homeless Population (PIT-2019)	PIT Percent
Bay Area	$274,505,179	$257,022,711	34.41%	$17,482,468	34.96%	37,195	24.59%
Southern California	$65,949,089	$64,399,823	8.62%	$1,549,266	3.10%	15,360	10.15%
Central Coast	$22,679,661	$22,679,661	3.04%	$0	0.00%	7,320	4.84%
San Joaquin Valley	$63,246,531	$61,546,531	8.24%	$1,700,000	3.40%	8,948	5.91%
Sacramento Area	$38,627,493	$38,405,349	5.14%	$222,144	0.44%	6,833	4.52%
Los Angeles Area	$268,374,750	$240,021,550	32.13%	$28,353,200	56.71%	59,351	39.23%
San Diego Area	$37,690,283	$37,690,283	5.05%	$0	0.00%	8,102	5.36%
Balance of State	$25,927,014	$25,234,092	3.38%	$692,922	1.39%	8,169	5.40%
Total	**$797,000,000**	**$747,000,000**	**100.0%**	**$50,000,000**	**100.0%**	**151,278**	**100.0%**

Geographic Region and Legislative District Outcomes

By setting aside funding by geographic region, Homekey ensured that each region of California was given an equitable opportunity to receive funding. The table above depicts the outcome of how all of the $797 million in CRF and GF was distributed, of which $3 million was used by the Department as a set-aside for administration of the Program. Note, that while this table shows the HCD awards, many of the projects also benefited from $46 million in philanthropic dollars for operating subsidies.

The site locations map in Figure 1. 3 illustrates the awarded sites throughout the state, and Figures 1.4 and 1.5 on the following page demonstrate the amount of funding and resulting sites awarded by State Senate District and Assembly District (see Appendix A for a full list of property locations).

FIGURE 1.3 PROJECT LOCATION MAP

County	Count of Projects	County	Count of Projects
Alameda	19	Riverside	8
Contra Costa	1	Sacramento	4
Del Norte	1	San Bernardino	3
El Dorado	3	San Diego	2
Fresno	5	San Francisco	2
Humboldt	2	San Joaquin	1
Imperial	2	San Luis Obispo	1
Kern	4	San Mateo	2
Kings	2	Santa Barbara	1
Lake	2	Santa Clara	4
Los Angeles	28	Shasta	5
Marin	2	Sonoma	3
Mendocino	1	Sutter	1
Monterey	1	Tehama	1
Napa	1	Tulare	1
Nevada	1	Ventura	2
Orange	2	Yolo	1
Placer	1		
Total Projects 120			

FIGURE 1.4 HOMEKEY AWARDS AND PROJECT SITES BY SENATE DISTRICT

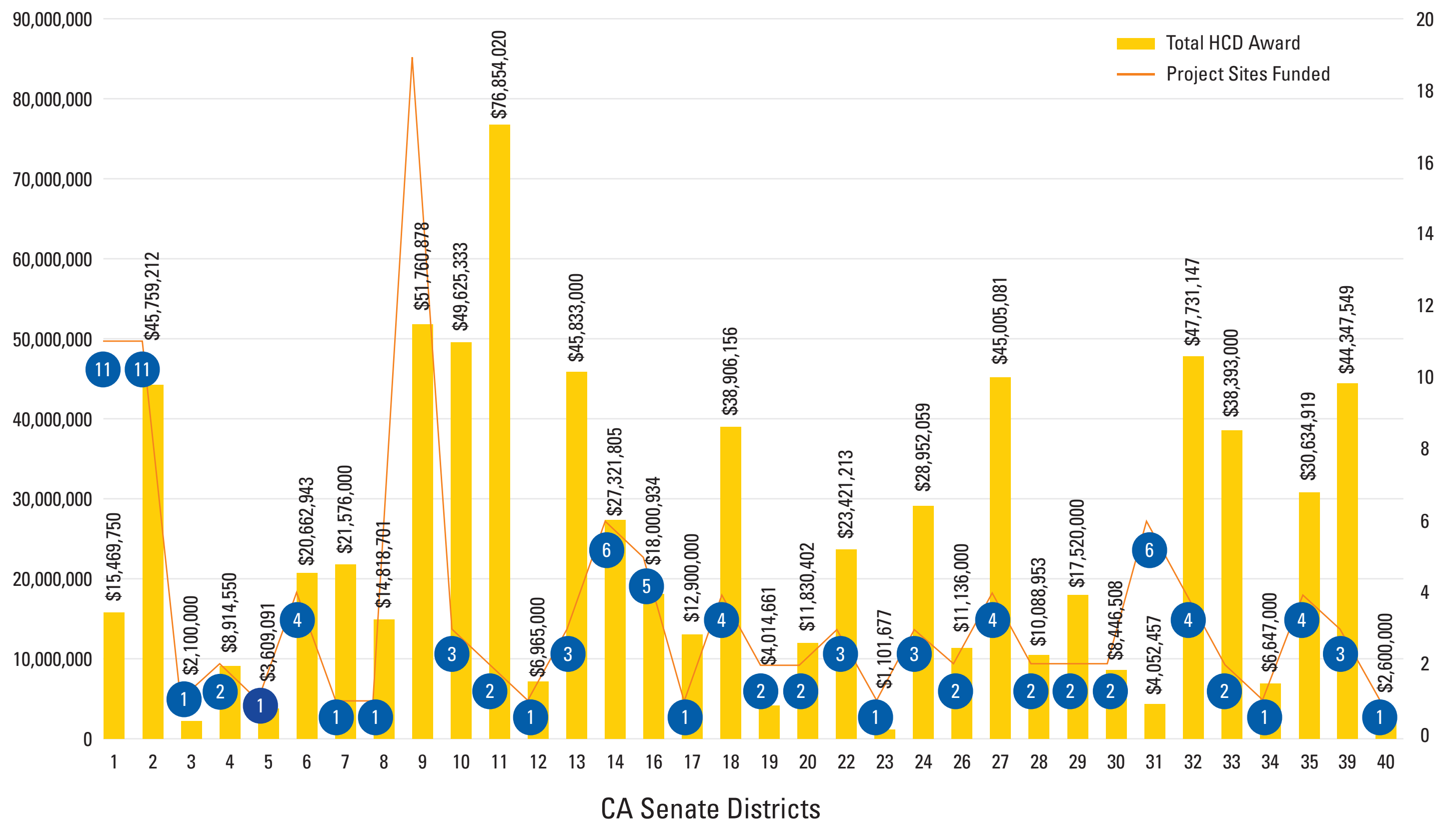
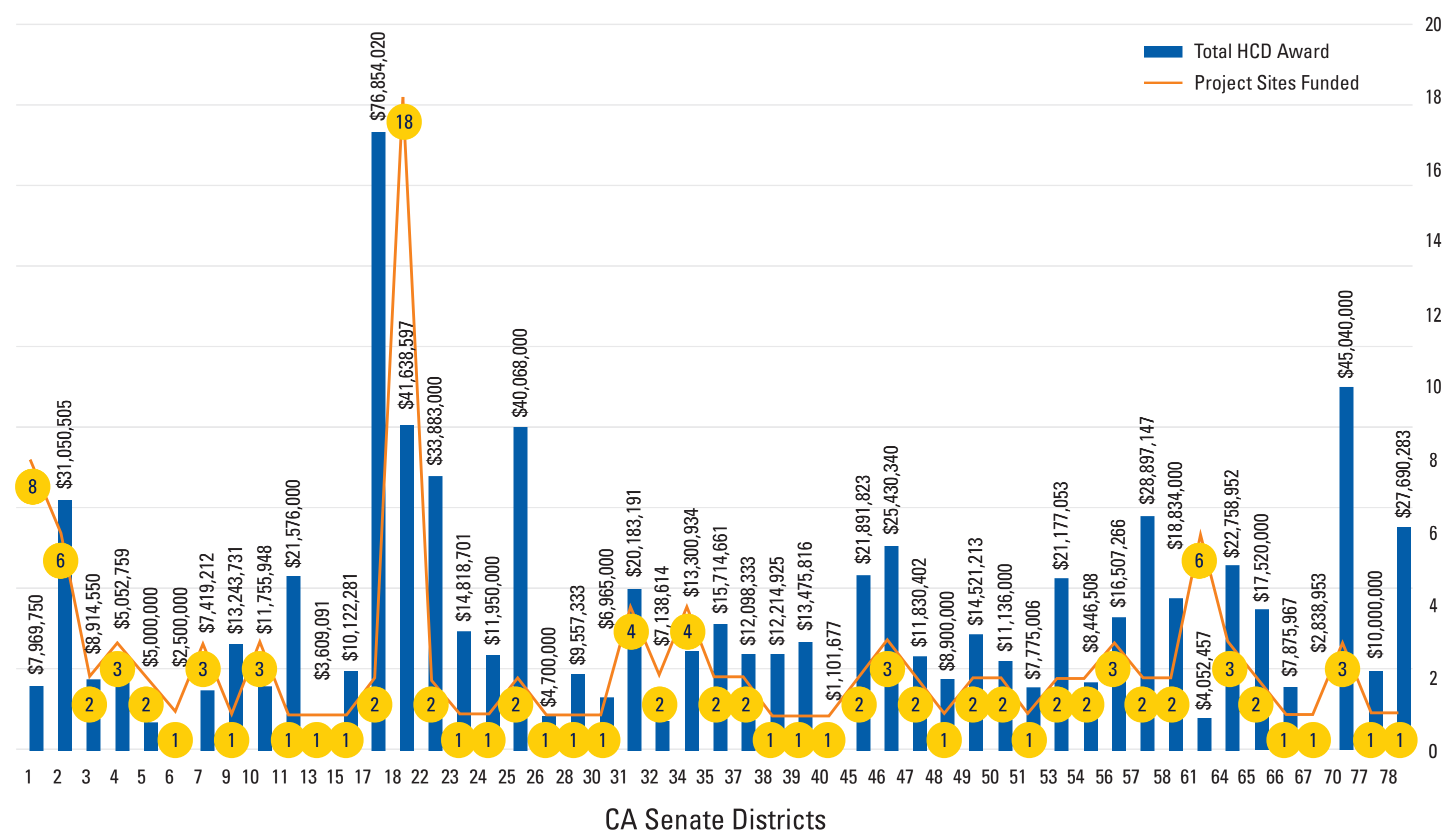


FIGURE 1.5 HOMEKEY AWARDS AND PROJECT SITES FUNDED BY ASSEMBLY DISTRICT



Expenditures

CRF Expenditures

CRF funds were originally required to be expended by December 30, 2020. This date, however, was extended to December 31, 2021, by section 1001 of Division N of the Consolidated Appropriations Act 2021, Pub. L. No. 116-260 (Dec. 27, 2020). Proof of expenditures and supporting documentation were required with the Grantee Expenditure and Program Report, which was due to the Department on February 1, 2021.

Of the $747 million of CRF awarded, $5,167,772 remains unexpended as of the date of this report. The unexpended funds are attributable to two project sites. Due to the extended expenditure deadline of December 31, 2021, the Department continues to work with these sponsors to ensure all funds are appropriately expended by the deadline.

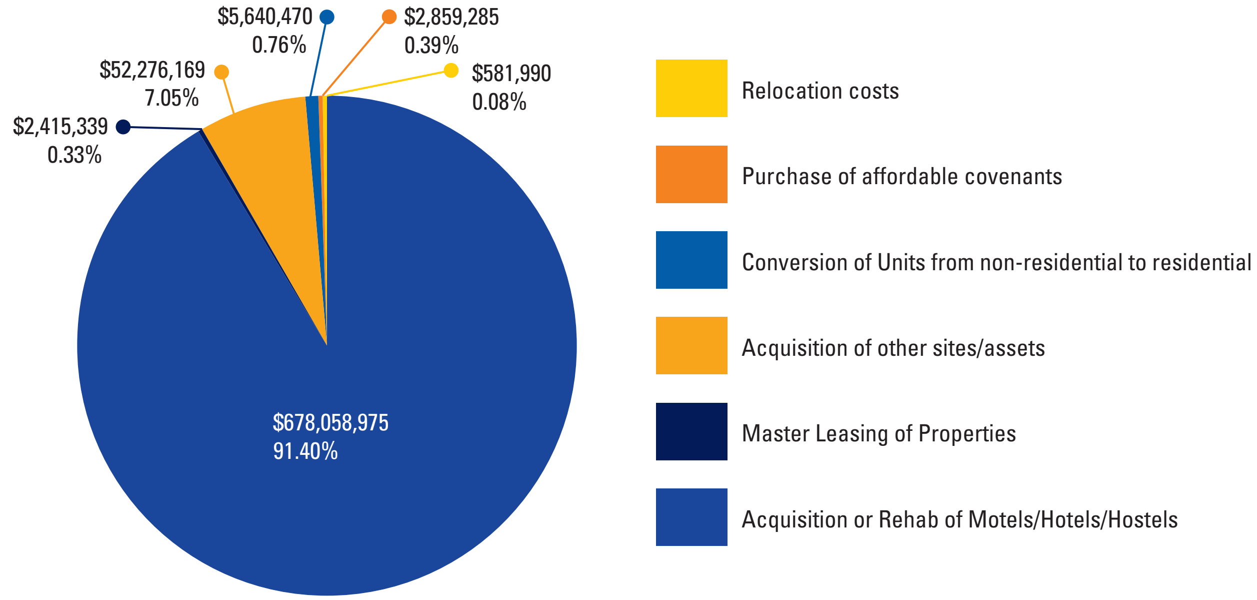
Of the CRF expenditures made to date:

- Approximately 91 percent of funds were expended on rehabilitation and acquisition of motels, hotels, hostels and the like. Of the amount expended on rehabilitation and acquisition, approximately $107,897,056 (16 percent) was used for rehabilitation and the remaining $570,161,919 (8 percent) was used for acquisition.
- Approximately 7 percent of funds were spent on acquisition of other types of sites.
- Approximately 2 percent of funds were expended in any of the other eligible categories including master leasing, conversion from non-residential to residential purposes, purchase of affordable covenants and relocation costs.

Operating Subsidy Expenditures

Of the $800 million in Homekey grant funds, $50 million was derived from the state's GF and utilized to secure operating subsides for units. Operating subsidies are a set-aside of funds to address project operating deficits attributable to the assisted units and help to ensure the long-term success of the projects. The Homekey program provides up to 24 months of operating subsidy funding, not to exceed $1,000 per month per unit.

FIGURE 1.7 EXPENDITURES BY ELIGIBLE ACTIVITY



"I am proud and happy to be a part of what you have given me. I am very lucky. I will treasure this place and pay it forward."

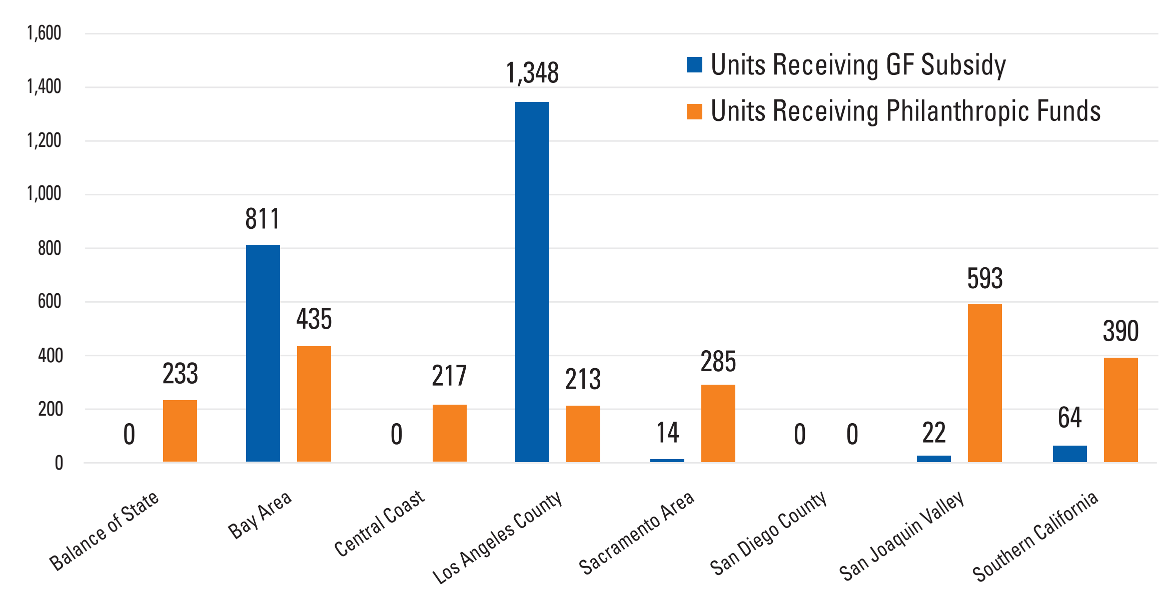
– San Bernardino Resident

In addition to the $50 million in GF, another $46 million in philanthropic funds were provided by Kaiser Permanente, Blue Cross/Blue Shield of California, and the Chan Zuckerberg Foundation were used to augment the GF initial operating subsidies for Homekey sites.

As of February 1, 2021, $599,785 of the $50 million in operating subsidies has been expended. Future expenditures will be reviewed for compliance during each bi-annual report due to HCD. These reports are due on July 31, 2021, January 31, 2022, and July 31, 2022, to confirm expenditures and compliance with operating subsidy eligible expenses.

HCD is pleased to partner with Enterprise Community Partners to coordinate on projects that received awards from the $46 million philanthropic fund. These funds, $25 million from Kaiser Permanente, $20 million from Blue Cross/Blue Shield of California and $1 million from the Chan Zuckerberg Foundation, will support additional needed operational and supportive services, and reinforce the pathway to safe, affordable and sustainable homes for California's most vulnerable. These philanthropic dollars will help some cities achieve functional zero homelessness, while helping other jurisdictions explore innovative solutions such as modular construction. The grants will leverage Enterprise's expertise in providing technical assistance and build the capacity of

FIGURE 1.8 UNITS RECEIVING GENERAL FUND AND PHILANTHROPIC OPERATING SUBSIDY



trusted housing and service providers supporting our homeless Californians.

Figure 1.8 shows the number of units that are and will continue to be supported by the GF Operating Subsidy by geographic region. A total of 2,289 units are receiving operating subsidy funding from the GF in 32 projects and an additional 45 projects received philanthropic operating subsidy funding to support an additional 2,366 units.

Project Site and Type Outcomes

Ninety-four percent of the project sites (113 out of 120) funded by Homekey were acquired with an existing structure on site, such as a hotel, motel or commercial building, that was converted into a useable housing facility. For those projects that will undergo a future conversion, the number of units may end up smaller than the number of doors acquired, as some units may require expansion of a traditional hotel room to accommodate kitchenettes, multiple bedrooms and other amenities.

For reporting purposes, Homekey differentiates "doors" and "units," whereby "doors" refer to the number of units at the time of the acquisition before any rehabilitation has taken place and "units" refer to the livable spaces created after the project is completed which are made available for operations.

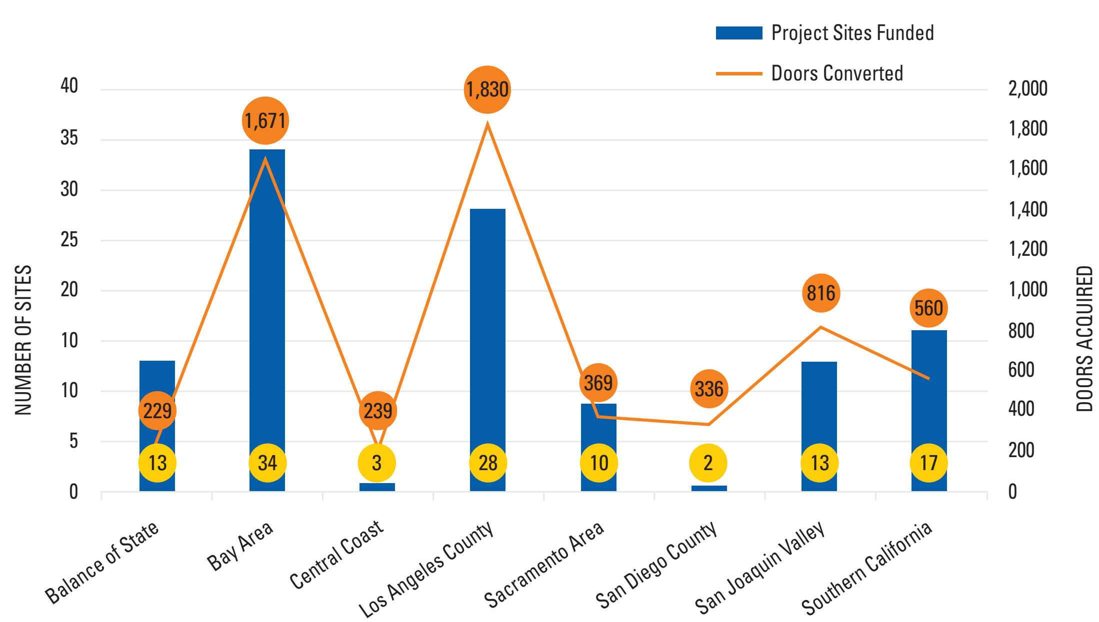
Figure 1.6 shows how many project sites and doors were acquired per geographic region.

Project Roomkey vs. Homekey Sites

Project Roomkey was established in March 2020 as part of the state response to the COVID-19 pandemic. The purpose of Project Roomkey was to provide non-congregate shelter options for people experiencing homelessness, protect human life, and minimize strain on the health care system. The program leveraged Federal Emergency Management Agency (FEMA) funds to offset the cost of hotel rooms for individuals experiencing homelessness. By late June 2020, approximately 10,644 hotel rooms with individuals experiencing homelessness were filled. The initiative offered a short-term, emergency measure, non-congregate shelter option for those experiencing homelessness who otherwise could not quarantine from COVID-19. Despite the success of Project Roomkey, more was needed to continue the momentum as COVID-19 cases continued to surge throughout the state during the Fall of 2020 and into the winter months when persons experiencing or at-risk of homelessness are most vulnerable.

Homekey built off the success of Project Roomkey and secured 24 of the sites (1,820 doors) that had been originally utilized through the Project Roomkey initiative, creating 1,798 new units of permanent housing.

FIGURE 1.6 SITES AND TOTAL DOORS



"Homekey is recognized as a once-in-a-generation opportunity from the State to accelerate and catalyze our collective vision for the much-needed transformation."

– Fresno County

Homekey Eligible Project Types

Homekey applicants were able to target the emergency hotel shelter sites that had been acquired through Homekey's predecessor program, Project Roomkey, though most opted to pursue other existing but underutilized sites with their Homekey funding.

The list of eligible projects shown in Figure 1.10 is not exhaustive, and the Department welcomed other forms of housing as eligible projects:

- Non-residential structures with a certificate of occupancy as a motel, hotel, or hostel.
- Adult residential facilities, residential care facilities for the elderly, manufactured housing, and other buildings with existing residential uses.
- Multifamily rental housing projects with five or more housing units.
- Shared housing or scattered site housing as long as the housing had common ownership, financing, and property management, and each household signed a lease.

FIGURE 1.9 ROOMKEY AND NON-ROOMKEY PROJECT SITES BY GEOGRAPHIC REGION

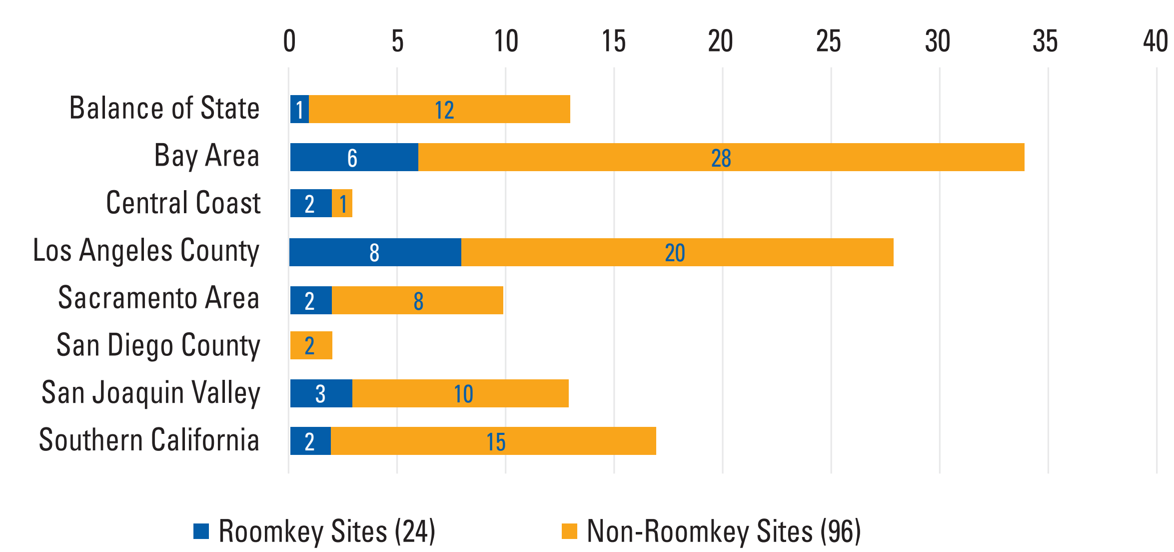
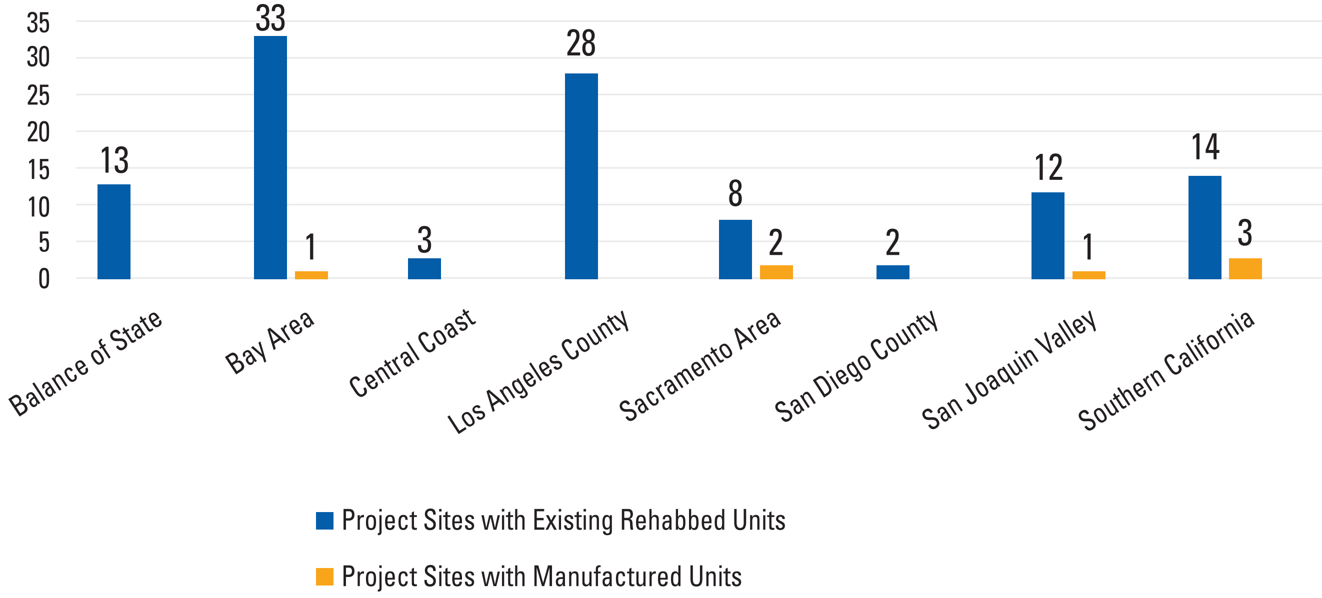


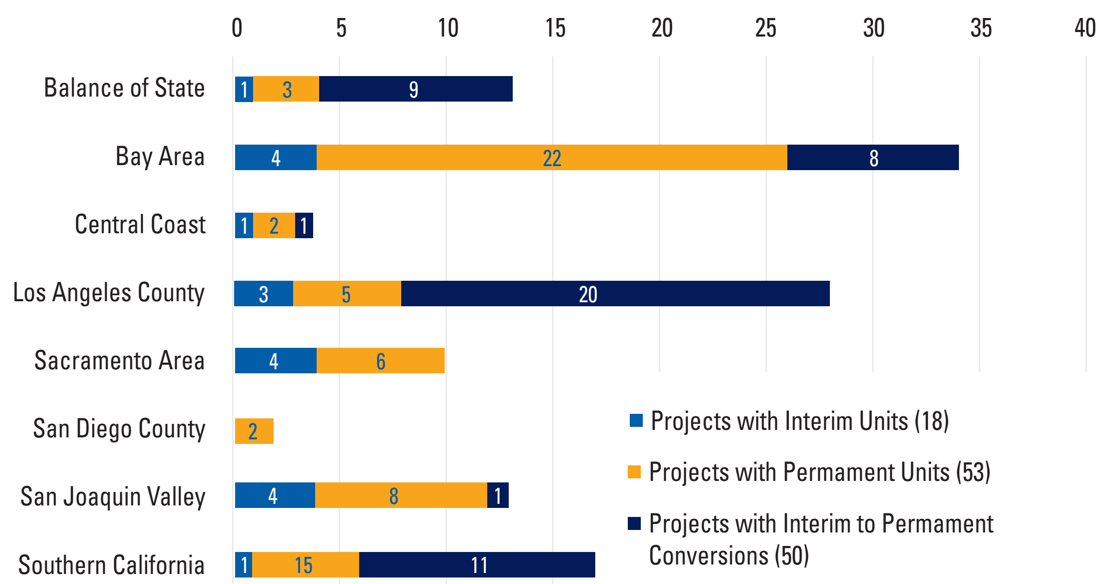
FIGURE 1.10 PROJECT TYPES BY GEOGRAPHIC REGION



Regardless of the project type, applicants were required to restrict units to individuals and families who are experiencing homelessness or at risk of homelessness (as defined in Section 578.3 of Title 24 of the Code of Federal Regulation) for no fewer than 20 years. Additionally, each awarded project was required to have a plan to cover operations and service costs with specified funding sources (government/philanthropic) for the awarded projects for five years and have demonstrated a path to the ultimate use of the site for ten years.

Most Homekey projects created units that began as interim housing but will convert to permanent housing. Ultimately, 4,862 total permanent units will be brought online throughout California through the first round of the Homekey program (permanent units created + interim to permanent conversions).

FIGURE 1.11 NUMBER OF PROJECT TYPES BY GEOGRAPHIC REGION

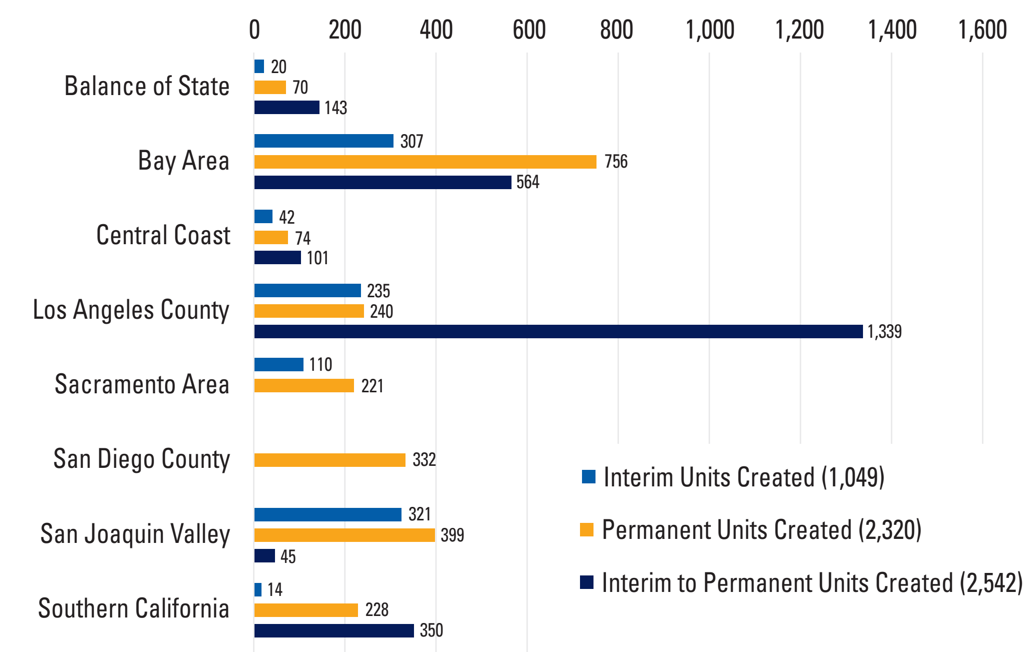


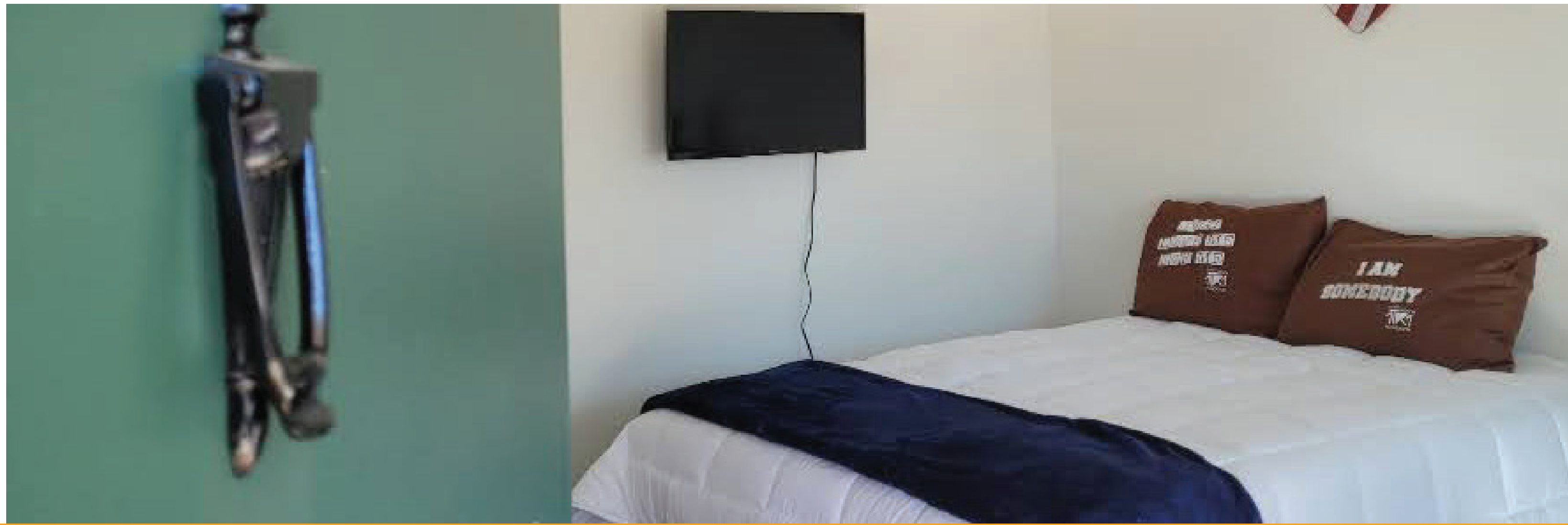
HOMEKEY DEFINED – PERMANENT VS. INTERIM HOUSING

Permanent housing projects require a local covenant restricting the use and eligible tenant or target population for 55 years. These projects must have a plan to cover operations and service costs with specific funding sources (government/philanthropic/private) for five years and have demonstrated a path to the ultimate use of the site for ten years.

Interim housing projects are projects with no plan for conversion to permanent housing. These projects have a plan to cover operations and service costs with specific funding sources, including government, philanthropic, or private, for five years and have demonstrated a path to the ultimate use of the site for ten years.

FIGURE 1.12 NUMBER OF UNITS BY GEOGRAPHIC REGION





Unit and Tenant Outcomes

HOMEKEY DEFINED - DOOR VS. UNIT

Door refers to number of units at the time of acquisition before any rehabilitation has taken place.

Unit refers to the livable spaces created after the project is completed which are made available for operations.

Cost Efficiency and Unit Outcomes

The Department recognized that some acquisitions would have a higher per-door appraised value in certain high-cost areas and some properties may also have a higher per-door value because they need less upfront work and already have the necessary amenities to support a permanent housing solution. For example, a hotel featuring rooms with kitchenettes would likely take less upfront investment than a commercial office space. To support these efforts, the Department accepted requests from Tier One projects – those able to convert to permanent supportive housing within 90 days - for up to $200,000 per door. However, for this $200,000 per door maximum, a local funding match was required as detailed below.

The average CRF cost per door acquired was $129,254. When broken down by geographic region, the Bay Area had the highest average cost per door acquired at $155,294, while projects in the San Joaquin Valley had the lowest average cost per door at $79,188.

Since the program entailed purchasing and rehabilitating existing housing, such as motels and vacant apartment buildings as opposed to new construction, it was extremely cost-effective and efficient. Even at the high end average cost per door, this was an extremely cost-efficient way to rapidly secure, sustain and expand the inventory of housing for those that need it most.

TABLE 1.3 MATCH REQUIREMENTS

	Eligible Applicant Contribution	Total Per Door
First $100,000	No Match Required	$100,000
Next $50,000	1:1 up to $50,000	$200,000
Next $50,000	2:1	$350,000

TABLE 1.4 AVERAGE COST PER DOOR/UNIT

Homkey	NPLH*	VHHP*	MHP*
$129,254 per door	$528,769 per unit	$542,011 per unit	$578,398

**Average cost per unit = total estimated development costs/number of units*
NPLH figures are based on Round 2 Balance of State Awards
VHHP figure based on average cost per unit for rounds 3, 4, and 5
MHP figure based on average cost per unit for rounds 1, 2, and 3 funded through Proposition 1

FIGURE 1.13 AVERAGE HOMEKEY COST PER DOOR

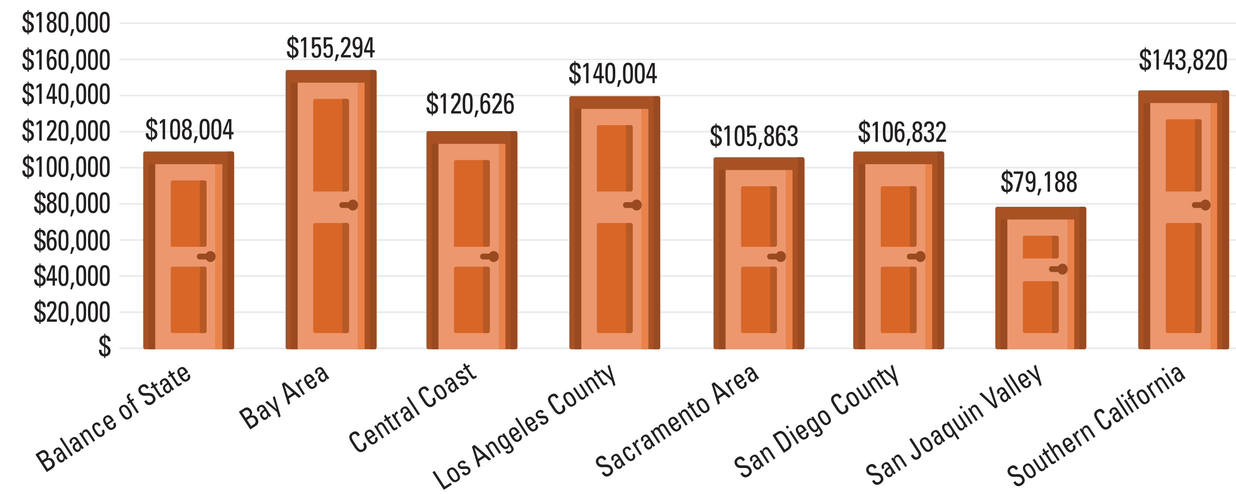
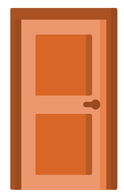


Table 1.4 compares the average cost to acquire a Homekey door to the average per unit cost from the Department's multifamily new construction No Place Like Home and Veterans Housing and Homelessness Prevention programs.

Of the 6,050 doors acquired, project sponsors were able to create 5,911 useable housing units. As of February 1, 2021, 8,264 individuals at risk of or experiencing homelessness have been or are likely to be housed in 2021. In a matter of months, over 5 percent of the 2019 homeless population (per PIT count) have been helped with the Homekey program.

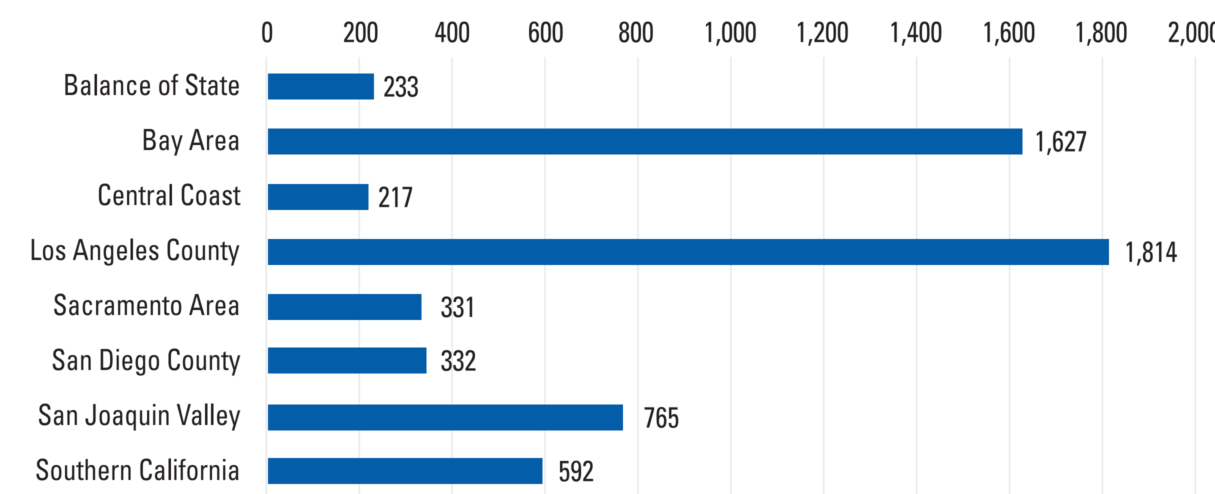


6,050
Doors Acquired

5,911
Units

8,264
Individuals Housed

FIGURE 1.14 UNITS CREATED BY GEOGRAPHIC REGION



Tenant Outcomes

Together, the Homekey program supported housing for:

- At-risk and former foster youth
- LGTBQ+ 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

Among the sub-groups, 1,207 seniors were reported housed. In addition, as many as 24 projects dedicated a portion of units, or anticipated housing, to Transitional Age Youth (TAY) ages 18-24 resulting in a projected 201 TAY individuals housed and served with Homekey funds. For example:

"As a former foster youth and a single mother, I cannot express how grateful I am."

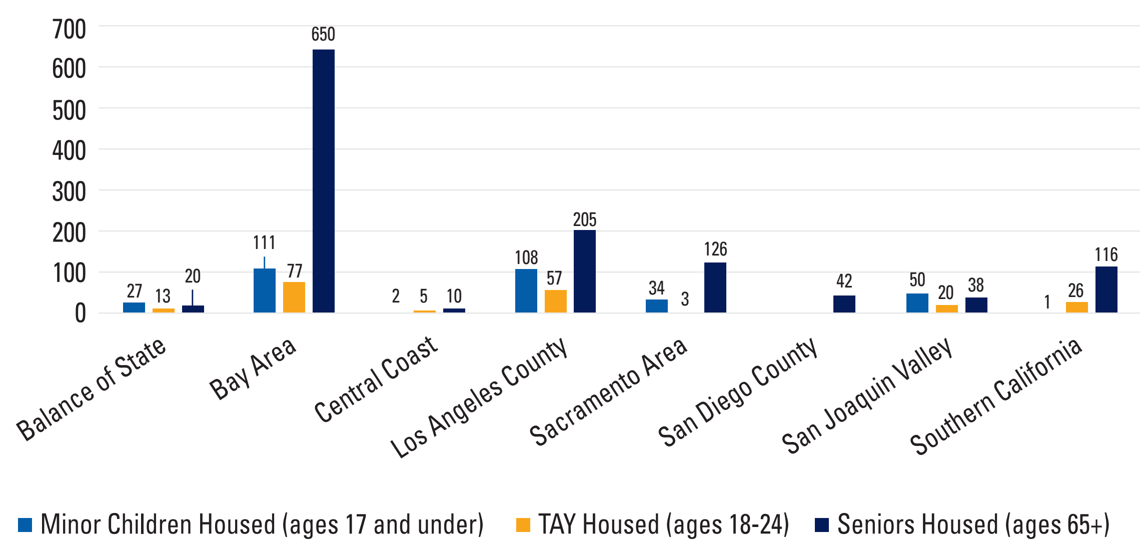
– Imperial County Resident

- Alameda County Health Care Services will serve a total of 40 TAY individuals within two of their Homekey projects.
- The City of El Centro's project, Lotus Living Rise Above Resilient Community, has dedicated all of its 26 units to TAY individuals.
- The Housing Authority of the City of Los Angeles is projected to house 22 TAY individuals.

At least 333 minor children are anticipated to be provided housing between all 94 projects. Specifically, Grantees reported the following:

- Alameda County Health Care Services anticipates housing a total of 42 minor children out of the 640 individuals served between two of their projects.

FIGURE 1.16 SUB-GROUP INDIVIDUALS HOUSED BY GEOGRAPHIC REGION



- The City of Oakland estimates almost one-third of their 110 individuals housed at the Clifton Hall project site are minor children. Their reported on-site services will include Head Start Home Base and a subcontract with Community Education Parnterships to provide educational opportunities for the youth in their housing.

Lessons Learned

The Homekey Program worked to prevent further devastating effects and harm to people experiencing homelessness and used innovative approaches to create housing opportunities for California's most vulnerable populations, acquiring nearly 6,000 units of affordable housing in a matter of months. The required pace to ensure both quality and expediency, however, required quick problem solving and innovative solutions both by the Department and its local jurisdictional partners.

Lessons Learned as Reported from Awardees

Through the required Grantee Expenditure and Program Report, awardees expressed their gratitude to HCD and Governor Newsom's office for facilitating the availability of Homekey funds, as the majority of funded projects were only possible because of Homekey. While a significant number reported that it was too soon to evaluate the success of the program, some awardees reported barriers they had to overcome or are continuing to encounter. The two most commonly reported barriers are summarized below.

- Grantees reported that the time limitations of the Program made reaching "substantial occupancy" difficult by the deadline required by the Department. For the purposes of Homekey, substantial occupancy is defined as having at least 50 percent of the acquired units occupied. Causes of delays in achieving substantial occupancy included, but are not limited to, the following:
  - » relocation of existing tenants;
  - » extended construction/rehabilitation timeframes;
  - » backorder of materials, including backorder of mobilehomes;
  - » unforeseen rehabilitation work; and
  - » building code requirements.

  For any serious non-compliance issues, the Department may require possible repayment of funds and/or ineligibility of additional rounds of program funds.

"We all have hope again."

– Sutter County Resident

- The timelines to close on properties resulted in a less thorough vetting process and atypical due diligence. The physical needs assessments (PNAs), appraisals and financial feasibility analyses were rushed and did not always capture a complete assessment of the rehabilitation work needed which resulted in unforeseen repairs, and increased costs.

Programmatic Innovations

The Department stretched resources and innovated in order to be able to receive applications and rate, rank, and award without its normal processes and procedures, or the typical staff and office capacity.

One key to success was redirecting a large number of existing staff, from an array of teams, to help implement the program. These staff participated in required "pre-application consultations" for each and every prospective applicant, to help ensure a mutual understanding of the program as well as the project particulars.

Other staff were assigned as Homekey "ambassadors," serving as single points of contact from the pre-application consultation through the closing of escrow. This helped ensure applicants could get their questions promptly answered by staff familiar with project details. Ambassadors also served as liaisons to Homekey leadership and raised important policy questions as they emerged. Their direct and frequent engagement with applicants generated goodwill and creative problem solving and made an accelerated timeline achievable. Additionally, technical assistance was provided from inside the Department on financing, data analysis, and fair housing, as well as from external partners such as the Department of General Services to support real property analysis and acquisition.

Other program implementation activities were achieved via implementing concurrent, rather than sequential, processes. For example, the NOFA had to be developed in a matter of weeks, and the program application had to be developed, to the extent possible, on a parallel track. Normally, these would be developed sequentially because the content of an application is dependent on the program requirements, as laid out in the NOFA.

The abbreviated timeline also required the Department to employ an innovative award process, whereby program applications were submitted with various documents still pending. For example, applications were submitted with site locations, a project vision, and other key information, as required in the NOFA, but applicants meeting program requirements received a preliminary award (or "reservation of funding") with documents like appraisals and inspections to follow later. This process was necessary to provide certainty to applicants and ensure CRF dollars were effectively utilized within the short expenditure timeline.

Finally, the Department also prioritized the execution of awardee standard agreements, ensuring Homekey projects received a prompt internal review so projects could close escrow by the federal expenditure deadline. A further innovation with standard agreements was that certain performance milestones were permitted to be delivered to the Department after the execution of the Standard Agreement, for example relocation plans and affordability covenants. Such items would normally be required beforehand, but in light of the abbreviated timeline, the Department allowed for flexibility.

With additional time in any future iteration of the program, the Department will utilize and seek additional stakeholder input on program requirements and the program application; hire dedicated staff and comprehensively train redirected staff; and gain community and political support.

Appendices

Appendix A: Definitions

Below are the definitions for purposes of the Homekey program:

- "Applicant" or "Eligible Applicant" means a city, county, or other "local public entity," as that term is defined at the HSC section 50079, applying to be a Development Sponsor either on its own or with another entity (such as a for-profit or nonprofit corporation, or another local public entity).
- "Area Median Income" or "AMI" means the most recent applicable county median family income published by the California Tax Credit Allocation Committee (TCAC) or the Department.
- "Assisted Unit" means a residential housing unit that is subject to rent, occupancy or other restrictions associated with a Homekey site.
- "At Risk of Homelessness" has the same meaning as defined in Section 578.3 of Title 24 of the Code of Federal Regulations.
- "City" means a city or city and county that is legally incorporated to provide local government services to its population. A city can be organized either under the general laws of this state or under a charter adopted by the local voters.
- "Chronic Homelessness" means a person who is chronically homeless, as defined in 578.3 of Title 24 of the Code of Federal Regulations.
- "Continuum of Care" means the same as defined by the United States Department of Housing and Urban Development at Section 578.3 of Title 24 of the Code of Federal Regulations.
- "Department" means the Department of Housing and Community Development.
- "Development Sponsor" or "Sponsor", as defined in Section 50675.2 of the HSC and subdivision (c) of Section 50669 of the HSC, means any individual, joint venture, partnership, limited partnership, trust, corporation, cooperative, local public entity, duly constituted governing body of an Indian reservation or rancheria, or other legal entity, or any combination thereof, certified by the Department as qualified to own, manage, and rehabilitate a rental housing development. A Development Sponsor may be organized for profit, limited profit or be nonprofit, and includes a limited partnership in which the Development Sponsor or an affiliate of the Development Sponsor is a general partner.
- "Doors" refer to the number of units at the time of the acquisition before any rehabilitation has taken place.
- "Grantee" means an Eligible Applicant that has been awarded funds under the program.
- "Homeless" has the same meaning as defined in Section 578.3 of Title 24 of the Code of Federal Regulations. Department of Housing and Community Development
- "Housing First" has the same meaning as in Welfare and Institutions Code Section 8255, including all of the core components listed therein.
- "HUD" means the U.S. Department of Housing and Urban Development.
- "Interim Housing" Transitional Housing" or "Congregate Shelter" means any facility whose primary purpose is to provide a temporary shelter for the Homeless in general or for specific populations of the Homeless, and which does not require occupants to sign leases or occupancy agreements.
- "Local Public Entity" means any county, city, city and county, the duly constituted governing body of an Indian reservation or rancheria, tribally designated housing entity as defined in Section 4103 of Title 25 of the United States Code and Section 50104.6.5, redevelopment agency organized pursuant to Part 1 (commencing with Section 33000) of Division 24, or housing authority organized pursuant to Part 2 (commencing with Section 34200) of Division 24, and also includes any state agency, public district, or other political subdivision of the state, and any instrumentality thereof, that is authorized to engage in or assist in the development or operation of housing for persons and families of low or moderate income. "Local public entity" also includes two or more local public entities acting jointly.
- "NOFA" means a Notice of Funding Availability.
- "Permanent Supportive Housing" has the same meaning as "supportive housing," as defined in Section 50675.14 of the HSC, except that "Permanent Supportive Housing" shall include associated facilities if used to provide services to housing residents.
- "Permanent Housing" means a housing unit where the landlord does not limit length of stay in the housing unit, the landlord does not restrict the movements of the tenant, and the tenant has a lease and is subject to the rights and responsibilities of tenancy.
- "Project" means a multifamily structure or set of structures providing housing with common financing, ownership, and management.
- "Program Award" means the portion of program funds available for a Grantee to expend toward eligible program uses.
- "Point-in-Time Count" means a count of sheltered and unsheltered Homeless persons on a single night conducted by Continuums of Care as prescribed by HUD.
- "Rural Area" means an area defined in HSC section 50199.21.
- "Target Population" means members of the target population identified in HSC section 50675.1.1(a) are individuals and families who are experiencing homelessness or who are at risk of homelessness defined in Section 578.3 of Title 24 of the Code of Federal Regulation and who are impacted by the COVID-19 pandemic.
- "Unit" refers to the livable spaces created after the project is completed which are made available for operations and means a residential unit that is used as a primary residence by its occupants, including individual units within the project.

Appendix B: List of Awarded Properties

The following is a list of all Homekey funded project sites. The list is sorted by Geographic Region as detailed on page 16 of the report and includes sponsor information, location, funds awarded, doors acquired and ultimate units created as reported by grantees as of February 1, 2021. Additionally, the number of units receiving an ongoing operating subsidy GF allocation is identified. Philanthropic dollars awarded to projects for the purposes of ongoing operating subsidies are not identified but it is assumed these funds will provide operating subsidy for the identified units created.

Please Note: previous publications of the award list may indicate that the number of doors acquired varies slightly from what was reported by grantees. This is due to further inspection of sites post acquisition and resulting repairs that may have impacted total units created.

Applicant Name	Project Name	CRF $ Awarded	GF $ Awarded	Philanthropic $ Awarded	Project County	Assembly District	Senate District	Doors Acquired*	Units Created	Units with GF Operating Subsidy	Project Address
Humboldt County and Providence Health & Services - Washington	Providence Eureka House	$3,795,455	$0	$576,000	Humboldt	2	2	42	42	0	1140 4th Street, Eureka, CA 95501
Yurok Tribe and Arcata House Partnership	AHPYIHA Eureka Homeless Housing Project	$1,800,000	$0	$408,000	Humboldt	2	2	18	18	0	1805 4th Street, Eureka, CA 95501
County of Tehama	Sale House	$2,200,000	$0	$142,000	Tehama	3	4	16	22	0	Project address withheld because of the population served
Shasta County Health and Human Services Agency	Square One Homes	$1,950,000	$0	$312,000	Shasta	1	1	15	13	0	4784 Bonneville Street Shasta Lake CA; 4724 Williamette Street Shasta Lake CA; 3734 Laurel Street Shasta Lake CA; 3979 Coeur D'Alene Avenue Shasta Lake CA; 2342 Shenandoah Drive Anderson CA 96019
Scotts Valley Band of Pomo Indians	Multifamily Acquistion Project	$1,000,000	$0	$170,000	Lake	4	2	10	10	0	2681 Lakeshore Blvd, Lakeport, CA 95453
Adventist Health Clear Lake	Hope Center for Transformation Project	$1,952,759	$0	$480,000	Lake	4	2	20	20	0	3400 Emerson St, Clearlake, CA 95422
County of Mendocino	Mendocino County Transitional Housing Facility	$8,325,500	$0	$1,344,000	Mendocino	2	2	56	56	0	555 South Orchard Ave, Ukiah, CA 95482
County of Nevada	Nevada County Homekey Coach and Four Project	$2,269,750	$0	$528,000	Nevada	1	1	22	22	0	628 S. Auburn Street, Grass Valley, CA 95945
County of Del Norte	Homekey Del Norte	$1,940,628	$188,922	$654,354	Del Norte	2	2	30	30	0	665 L Street, Crescent City, CA 95531
Santa Clara County and Jamboree Housing Corporation	Hillview Court	$29,200,000	$0	$0	Santa Clara	25	10	146	132	0	1000 Hillview Ct, Milpitas, CA 95035
City of San Francisco and Episcopal Community Services	Granada Hotel	$42,334,020	$5,520,000	$0	San Francisco	17	11	232	214	214	1000 Sutter St, San Francisco, CA 94109
County of San Mateo	Towne Place Suites	$18,048,000	$0	$0	San Mateo	22	13	95	95	0	1000 Twin Dolphin Dr, Redwood City, CA 94065
City of San Jose	Best Western - Sure Stay	$10,868,000	$0	$1,085,474	Santa Clara	25	10	76	76	0	1488 North 1st St, San Jose, CA 95112
County of Marin	Best Value Motel	$3,240,000	$0	$432,000	Marin	10	2	19	19	0	1591 Casa Buena Dr, Corte Madera, CA 94925
Contra Costa County	East County CARE Center	$17,400,000	$4,176,000	$0	Contra Costa	11	7	174	170	174	2101 Loveridge Rd, Pittsburg, CA 94565
Allied Housing	Santa Clara County: Homekey 2	$8,933,333	$624,000	$0	Santa Clara	28	10	54	54	54	2188 The Alameda, San Jose, CA 95126

Applicant Name	Project Name	CRF $ Awarded	GF $ Awarded	Philanthropic $ Awarded	Project County	Assembly District	Senate District	Doors Acquired*	Units Created	Units with GF Operating Subsidy	Project Address
Burbank Housing	Napa County Homekey	$2,100,000	$0	$336,000	Napa	4	3	14	14	0	2301-2315 Adrian Street, Napa, CA 94558
LifeMoves and City of Mountain View	Homekey Mountain View	$11,950,000	$0	$2,400,000	Santa Clara	24	13	100	100	0	2566 Leghorn St, Mountain View, CA 94043
County of San Mateo	Pacific Inn	$15,000,000	$835,000	$965,000	San Mateo	22	13	75	74	75	2610 El Camino Real, Redwood City, CA 94061
Danco Communities	Oakland Homekey # 4	$3,150,000	$340,020	$0	Alameda	18	9	22	21	21	3270 Telegraph Ave, Oakland, CA 94609
County of Marin	3301 Kerner	$5,965,948	$0	$0	Marin	10	2	44	44	0	3301 Kerner Blvd, San Rafael, CA 94901
City of San Francisco and Episcopal Community Services	San Francisco Homekey 2	$26,000,000	$3,000,000	$0	San Francisco	17	11	130	128	130	440 Geary St, San Francisco, CA 94102
Kashia Band of Pomo Indians and Burbank Housing	Kashia Homekey Project	$2,550,000	$0	$134,824	Sonoma	10	2	19	19	0	502 Santa Rosa Ave, Santa Rosa, CA 95404
City of Oakland	Clifton Hall	$9,583,333	$538,948	$0	Alameda	15	9	63	63	41	5276 Broadway, Oakland, CA 94618
Sonoma County	Hotel Azura	$8,800,000	$0	$1,056,000	Sonoma	2	2	44	44	0	635 Healdsburg Ave, Santa Rosa, CA 95401
Sonoma County	Sebastopol Inn	$6,200,000	$0	$0	Sonoma	2	2	31	31	0	6751 Sebastopol Ave, Sebastopol, CA 95472
Bay Area Community Services Housing Corp.	Project Reclamation	$8,602,577	$0	$186,000	Alameda	18	9	89	89	0	**15 properties, scattered site. See list on page 50.
Alameda County Health Care Services Agency	Days Hotel	$15,100,000	$0	$0	Alameda	18	9	140	138	0	8350 Edes Ave, Oakland, CA 94621
Alameda County Health Care Services Agency	Alameda County Comfort Inn	$11,997,500	$2,448,500	$0	Alameda	18	9	104	102	102	8452 Edes Ave, Oakland, CA 94621
Housing Authority of the City of San Luis Obispo	Paso Robles Motel 6 Conversion	$12,900,000	$0	$2,140,113	San Luis Obispo	35	17	121	102	0	1134 Black Oak Dr, Paso Robles, CA 93446
The Housing Authority of the County of Santa Barbara	Homekey SBC	$2,814,661	$0	$329,383	Santa Barbara	35	19	15	14	0	117 North B St., Lompoc, CA 93436
Shangri-La Industires, LLC	Salinas Homekey	$6,965,000	$0	$2,400,000	Monterey	30	12	103	101	0	545 Work Street, Salinas, CA 93901
City of El Monte	El Monte Homekey 2	$10,350,293	$0	$2,232,000	Los Angeles	49	22	93	93	0	10024 Valley Blvd, El Monte, CA 91731
City of El Monte	El Monte Homekey 1	$4,000,920	$170,000	$960,000	Los Angeles	49	22	40	40	0	10038 Valley Blvd, El Monte, CA 91731
County of Los Angeles	Motel 6 Norwalk	$5,740,000	$1,344,000	$0	Los Angeles	58	32	56	56	56	10646 East Rosecrans Ave, Norwalk, CA 90650
Housing Authority of the City of Los Angeles	Best Western NOHO	$13,061,816	$414,000	$0	Los Angeles	39	18	70	69	69	11135 Burbank Blvd, Los Angeles, CA 91601
County of Los Angeles	Travel Plaza Inn Compton	$6,580,000	$0	$984,000	Los Angeles	64	35	41	41	0	1116 South Long Beach Blvd, Compton, CA 90221

Applicant Name	Project Name	CRF $ Awarded	GF $ Awarded	Philanthropic $ Awarded	Project County	Assembly District	Senate District	Doors Acquired*	Units Created	Units with GF Operating Subsidy	Project Address
Los Angeles County	County of Los Angeles Homekey	$17,550,000	$3,240,000	$0	Los Angeles	70	33	135	135	135	1133 Atlantic Ave, Long Beach, CA 90813
County of Los Angeles	Motel 6 Hacienda Heights	$12,450,000	$3,744,000	$0	Los Angeles	57	32	156	156	156	1172 South 7th Ave, Hacienda Heights, CA 91745
Los Angeles County	Motel 6 Baldwin Park	$7,100,000	$1,800,000	$0	Los Angeles	48	22	75	75	75	14510 Garvey Ave, Baldwin Park, CA 91706
Housing Authority of the City of Los Angeles	15230 Parthenia St	$8,200,000	$0	$0	Los Angeles	46	18	41	40	0	15230 Parthenia St, North Hills, CA 91343
Housing Authority of the City of Los Angeles	1643 N. Martel, Los Angeles	$2,200,000	$0	$0	Los Angeles	50	26	11	11	0	1643 Martel, Los Angeles, CA 90046
Housing Authority of the City of Los Angeles	1710 W 7th St, Los Angeles	$13,761,186	$1,651,650	$0	Los Angeles	53	24	90	89	89	1710 7th St, Los Angeles, CA 90017
City of Long Beach	Homekey Project Long Beach	$15,155,000	$2,448,000	$0	Los Angeles	70	33	102	102	102	1725 Long Beach Blvd, Long Beach, CA 90813
Housing Authority of the City of Los Angeles	PV Orchid St	$8,000,000	$936,000	$0	Los Angeles	50	26	40	39	39	1753 Orchid Ave, Los Angeles, CA 90028
Housing Authority of the City of Los Angeles	18606 Normandie Ave	$6,518,426	$726,000	$0	Los Angeles	64	35	40	39	40	18606 South Normandie Ave, Gardena, CA 90248
County of Los Angeles	Willow Tree Inn	$6,438,526	$2,496,000	$0	Los Angeles	64	35	104	104	104	1919 West Artesia Blvd, Compton, CA 90220
Housing Authority of the City of Los Angeles	21603 Devonshire Street LA	$12,214,925	$0	$0	Los Angeles	38	27	76	75	0	21603 Devonshire St, Los Angeles, CA 91311
Housing Authority of the City of Los Angeles	253 S. Hoover St., Los Angeles	$5,764,217	$0	$744,150	Los Angeles	53	24	40	39	0	253 S. Hoover St, Los Angeles, CA 90004
Housing Authority of the City of Los Angeles	3501 S. Western Ave	$4,311,365	$562,650	$0	Los Angeles	54	30	31	30	31	3501 South Western Ave, Los Angeles, CA 90018
Housing Authority of the City of Los Angeles	4701 W. Adams Blvd., Los Angeles	$3,155,043	$417,450	$0	Los Angeles	54	30	23	21	22	4701 W. Adams Blvd, Los Angeles, CA 90016
Housing Authority of the City of Los Angeles	5533 Huntington Dr North LA	$6,885,656	$889,350	$0	Los Angeles	51	24	49	48	49	5533 Huntington Dr, Los Angeles, CA 90032
Los Angeles County	Motel 6 Long Beach	$5,615,000	$1,032,000	$0	Los Angeles	70	34	43	43	43	5665 East 7th Street Long Beach, CA 90804
Housing Authority of the City of Los Angeles	7432 Reseda Blvd	$11,967,223	$1,361,250	$0	Los Angeles	45	27	75	74	74	7432 Reseda Boulevard, Los Angeles, CA 91335
Housing Authority of the City of Los Angeles	Super 8 Canoga Park HK Project	$8,257,350	$306,000	$0	Los Angeles	45	27	52	50	50	7631 Topanga Canyon Blvd, Canoga Park, CA 91304
County of Los Angeles	Studio 6 Los Angeles	$11,750,000	$0	$0	Los Angeles	58	32	81	81	0	7701 East Slauson Ave, Commerce, CA 90040
County of Los Angeles	Motel 6 Harbor City	$6,507,967	$1,368,000	$0	Los Angeles	66	35	57	57	57	820 West Sepulveda Blvd, Harbor City, CA 90710

Applicant Name	Project Name	CRF $ Awarded	GF $ Awarded	Philanthropic $ Awarded	Project County	Assembly District	Senate District	Doors Acquired*	Units Created	Units with GF Operating Subsidy	Project Address
Housing Authority of the City of Los Angeles	8209 Sepulveda Blvd	$7,674,492	$0	$0	Los Angeles	46	18	51	50	0	8209 Sepulveda Blvd, Van Nuys, CA 91402
Los Angeles County	Motel 6 Whittier	$10,327,147	$2,376,000	$0	Los Angeles	57	32	99	99	99	8221 South Pioneer Boulevard, Whittier, CA 90606
Housing Authority of the City of Los Angeles	Econo Motor Inn	$8,484,998	$1,070,850	$0	Los Angeles	46	18	59	58	58	8647 Sepulveda Blvd, North Hills, CA 91343
Tahoe Coalition for the Homeless, Inc.	Red Lodge	$2,400,000	$0	$528,000	El Dorado	5	1	25	24	0	1137 Emerald Bay Road, South Lake Tahoe, CA 96150
Tahoe Coalition for the Homeless, Inc.	El Nido	$2,350,000	$0	$0	El Dorado	1	1	24	21	0	2215 Lake Tahoe Blvd, South Lake Tahoe, CA 96150
Tahoe Coalition for the Homeless, Inc.	The Bear's Den	$2,600,000	$0	$528,000	El Dorado	5	1	26	25	0	2250 Lake Tahoe Blvd, South Lake Tahoe, CA 96150
Placer County Health & Human Services	Placer County Project Homekey	$1,177,856	$222,144	$0	Placer	1	1	14	14	14	279 Bear Street , Kings Beach, CA 96143
City of Sacramento	Weave Inc	$1,350,000	$0	$216,000	Sacramento	7	6	9	9	0	Project address withheld due to population served
County of Sutter	Permanent Housing Project	$6,714,550	$0	$403,978	Sutter	3	4	62	62	0	4228 Sawtelle Road, Yuba City, CA 95991
City of Folsom	Bidwell Street Studios	$2,500,000	$0	$128,212	Sacramento	6	1	25	25	0	501 East Bidwell Street, Folsom , CA 95630
Housing Authority of the City of Sacramento (HACS)	La Mancha	$13,243,731	$0	$1,310,934	Sacramento	9	6	124	100	0	7789 La Mancha Way, Sacramento, CA 95823
City of West Sacramento	Rodeway Inn	$3,519,212	$0	$960,000	Yolo	7	6	40	40	0	817 West Capitol Avenue, West Sacramento, CA 95691
City of Sacramento	Saint John's Village Housing	$2,550,000	$0	$0	Sacramento	7	6	20	11	0	Project address withheld due to population served
San Diego Housing Commission	Residence Inn - Mission Valley	$27,690,283	$0	$0	San Diego	78	39	192	190	0	1865 Hotel Circle South, San Diego, CA 92108
San Diego Housing Commission	Residence Inn - Kearny Mesa	$10,000,000	$0	$0	San Diego	77	39	144	142	0	5400 Kearny Mesa Road, San Diego, CA 92111
Housing Authority City of Fresno	Day's Inn	$5,858,779	$0	$1,291,311	Fresno	31	14	97	97	0	1101 N Parkway Drive, Fresno, CA 93728
Kings County and Cornerstone Community Alcohol and other Drug Recovery Systems, INC	Triangle Courtyard	$3,934,614	$500,000	$0	Kings	32	14	36	24	0	11360 10th Avenue, Hanford, CA 93230
Housing Authority City of Fresno	Motel 99	$5,259,125	$0	$2,376,000	Fresno	31	14	98	98	0	1240 N Crystal Avenue, Fresno, CA 93728

			GF $ Awarded	Philanthropic $ Awarded	Project County	Assembly District	Senate District	Doors Acquired*	Units Created	Units with GF Operating Subsidy	
Tulare County and UP Holdings California, LLC and RH Community Builder LP	The Sequoia	$4,700,000	$0	$500,000	Tulare	26	16	50	45	0	1400 S. Mooney Blvd, Visalia, CA 93277
Housing Authority City of Fresno	Parkside Inn	$3,759,124	$0	$0	Fresno	31	14	47	47	0	1415 W Olive Avenue, Fresno, CA 93728
City of Stockton	Town Center Studios	$2,409,091	$1,200,000	$680,004	San Joaquin	13	5	39	39	0	1604 N. Wilson Way, Stockton, CA 95205
Housing Authority of the County of Kern	Milestone	$13,300,934	$0	$1,437,806	Kern	34	16	142	149	0	1301 Chester Ave, Bakersfield, CA, 93301; 1622 Union Ave, Bakersfield, CA, 93305; 1131 Water Street, Bakersfield, CA, 93305; 1411 E. 11th Street, Bakersfield, CA, 93307
Fresno County and RH Community Builders and UP Holdings California, LLC	Crossroads Village	$14,818,701	$0	$510,701	Fresno	23	8	206	165	0	3737 N Blackstone Ave, Fresno, CA 93726
Housing Authority City of Fresno	Welcome Inn	$5,306,163	$0	$0	Fresno	31	14	79	79	0	707 N Parkway Drive, Fresno, CA 93728
Kings County and UP Holdings California, LLC and RH Community Builders LP	The Stardust	$2,200,000	$504,000	$0	Kings	32	14	22	22	22	8595 Lacey Boulevard, Hanford, Hanford , CA 93230
County of Orange	Tahiti Motel	$9,600,000	$0	$1,392,000	Orange	65	29	60	58	0	11850 Beach Blvd, Stanton, CA 90680
Ventura County and Community Development Partners and Mercy House CHDO, Inc. and Mercy House Living Centers	Vagabond - Ventura County Homekey	$10,898,333	$0	$1,680,000	Ventura	37	27	70	69	0	1245 N. Oxnard Blvd, Oxnard, CA 93030
Housing Authority of the City of San											
Buenaventura	El Portal	$1,200,000	$0	$0	Ventura	37	19	33	29	0	1254-1280 North Ventura Ave., Ventura, CA 93001
City of El Centro	Lotus Living Rise Above Resilient Community	$2,600,000	$0	$524,114	Imperial	56	40	26	26	0	1998 N. 12th Street, El Centro, CA 92243
City of Lake Elsinore	City of Lake Elsinore - The Anchor	$2,838,953	$0	$336,000	Riverside	67	28	19	14	0	215 W. Graham Ave, Lake Elsinore, CA 92530
County of San Bernardino	Pacific Village	$3,450,000	$0	$1,400,000	San Bernardino	47	20	8	28	0	2626 Pacific Street, San Bernardino, CA 92346

Applicant Name	Project Name	CRF $ Awarded	GF $ Awarded	Philanthropic $ Awarded	Project County	Assembly District	Senate District	Doors Acquired*	Units Created	Units with GF Operating Subsidy	Project Address
Housing Authority of the County of Riverside	Project Legacy	$4,052,457	$0	$834,840	Riverside	61	31	25	49	0	3839, 3853, 3865, and 3879 Brockton Ave.; 4145 9th St; and 4132 University Ave., Riverside, CA 92501
Housing Authority of the County of San Bernardino	Georgia Street Cabins	$909,678	$192,000	$0	San Bernardino	40	23	6	8	6	402 Georgia Street, Big Bear Lake, CA 92315
Shangri-La Industires, LLC	All Star Lodge	$8,380,402	$0	$1,824,000	San Bernardino	47	20	76	76	0	450 N. G St, San Bernardino, CA 92410
Housing Authority of the County of Riverside	Mountain View Estates Phase III	$7,250,000	$0	$0	Riverside	56	28	107	107	0	68990 Harrison Street, Thermal, CA 92274
Orange County and Jamboree Housing Corporation	Stanton Inn	$7,920,000	$0	$1,680,000	Orange	65	29	72	70	0	7161 Katella Avenue, Stanton, CA 90680
City of Calexico	Hollie's Affordable Housing	$5,300,000	$1,357,266	$0	Imperial	56	39	58	58	58	801 South Imperial Avenue, Calexico, CA 92231

*** Oakland Project Reclamation Sites include the following: 6922 Weld Street, 3229 Delaware Street, 2002 96th Avenue, 2700 79th Street, 1078 Pippen Street, 2244 109th Street, 924 71st Avenue, 1708 55th Street, 1240 72rd Avenue, 2500 83rd Avenue, 1716 96th Street, 10034 Voltaire Avenue, 1345 99th Avenue, 1659 46th Avenue,. 2927 Filber Avenue.*

Acknowledgements

HCD is pleased to partner with Enterprise Community Partners to coordinate on projects that received awards from the $46 million philanthropic fund. These funds, $25 million from Kaiser Permanente, $20 million from Blue Shield of California and $1 million from the Chan Zuckerberg Initiative, will support additional needed operational and supportive services, and reinforce the pathway to safe, affordable and sustainable homes for California's most vulnerable. These philanthropic dollars will help some cities achieve functional zero homelessness, while helping other jurisdictions explore innovative solutions such as modular construction. The grants leverage Enterprise's expertise in providing technical assistance and build the capacity of trusted housing and service providers supporting our Californians experiencing homelessness.

The State of California thanks the many Homekey applicants and partners who contributed stories, quotes, and photos for this report.

City of Oakland

County of San Mateo

Fresno Housing Authority

Humboldt County

Housing Authority of San Luis Obispo

City of El Centro

City of Lake Elsinore

Housing Authority of the County of Riverside

San Bernardino County

Mendocino County

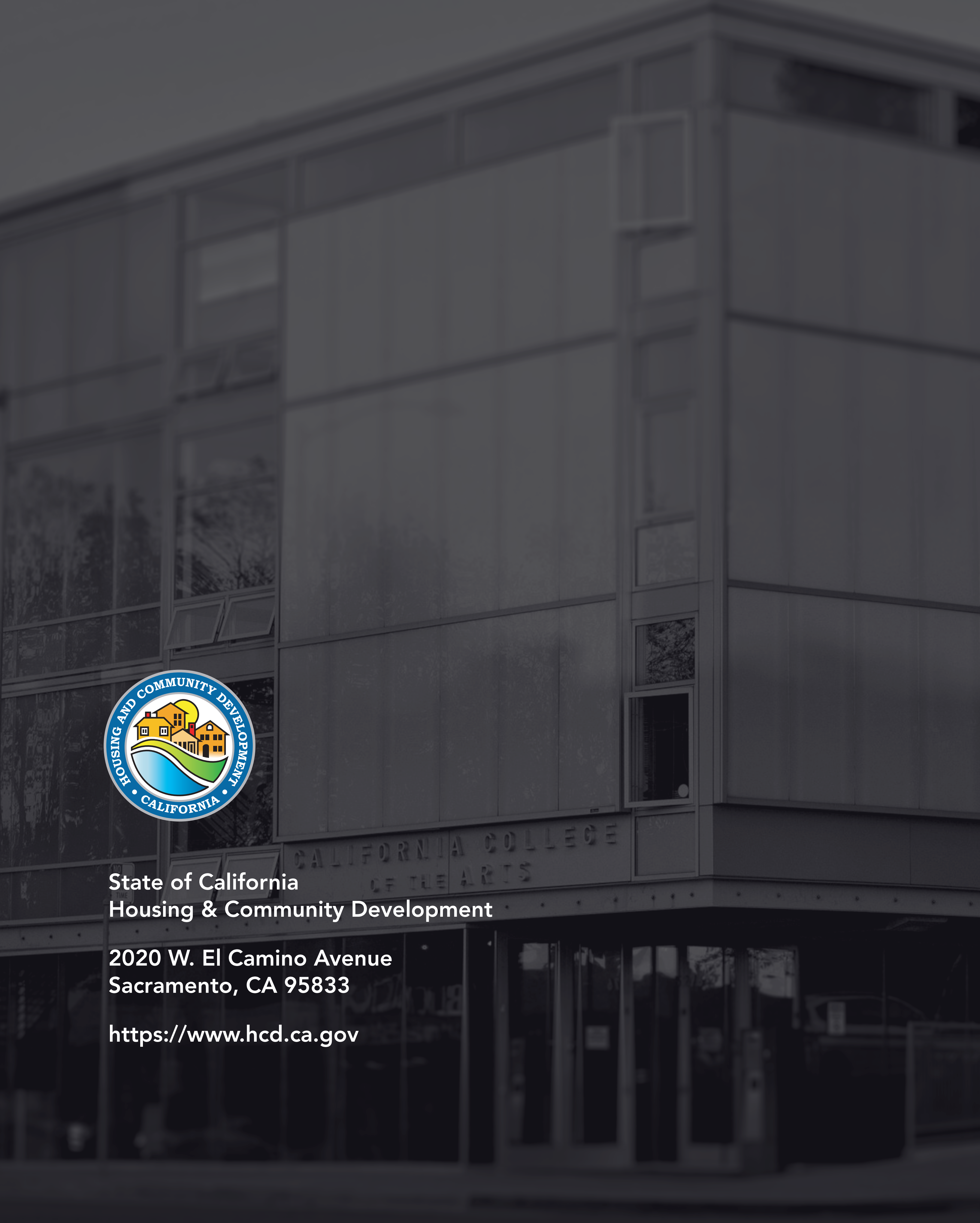
The Desert Sun

[1] MarketWatch, January 25, 2021 - COVID-19 will cause twice as much homelessness as Great Recession, researchers say - MarketWatch

[2] Projects seeking capitalized operating subsidies for units purchased, converted, or altered were awarded with funds from the state General Fund allocation. The CRF is not permitted to be used for this purpose

[3] Weekly Report (cdc.gov)

[4] "State of Homelessness: 2020 Edition," National Alliance to End Homelessness, 2020. https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-2020/



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Housing & Community Development

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