



No Place Like Home

Proposition 2 – November 2018

Presented to Solano County Board of Supervisors
on January 22, 2019

Department of Health and Social Services
Behavioral Health Division

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No Place Like Home (NPLH) Authorization, Purpose and Target Population

- **AB1827 – 2018 No Place Like Home Act: June 27, 2018 | Prop 2: Nov. 2018**
- **\$2 billion in bond proceeds (bonds can be issued for up to 40 years) to invest in the development of Permanent Supportive Housing through the State Department of Housing and Community Development (HCD) as post-construction permanent loans to developers.**
- **Bonds are repaid by funding from the Mental Health Services Act (MHSA) which is continuously appropriated up to \$140 million annually**
- **NPLH funds must be used to acquire, design, construct, rehabilitate, or preserve Permanent Supportive Housing, which may include a Capitalized Operating Subsidy Reserve**
 - **Must have a serious mental illness**
 - **Chronically homeless, currently or previously Homeless, or At-Risk of homelessness (HUD)**



Eligible Applicants for NPLH grants

- **County independently as the Development Sponsor, or by a single County jointly with another entity as the Development Sponsor**
- **Each application project team must demonstrate experience:**
 - Minimum of 2 affordable rental housing projects in the last 10 years
 - Minimum of 1 unit housing a tenant of the Target Population
 - Lead service provider and property manager: Minimum 3 years each serving the Target Population
 - Must commit 20-years of services to eligible tenants
- **Must include homelessness plan developed in collaboration with the local Continuum of Care and utilize the Coordinated Entry System and a standard assessment tool to prioritize housing placements**



Funding – Noncompetitive & Competitive

- **Noncompetitive Allocation**
 - Based on the County's 2017 homeless Point-In-Time (PIT) Count: 1,232
 - Requires 2 Authorizing Resolutions to (1) apply & (2) accept funding along with the Universal Application for development
 - **Solano allocation: \$1,711,136**
 - Expenditure Deadline: August 15, 2023

- **Competitive Allocation - Round 1 due January 30, 2019**
 - Based 70% on the County's 2017 Point-In-Time (PIT) Count and 30% on share of extremely low income renter households (paying more than 50% of income for rent)
 - First Round Funding: Solano County is competing against up to 14 medium sized counties for \$52 million
 - Award announcement: June 2019



Counties can apply for multiple competitive grants

- **Fairfield (MidPen Housing), Vallejo (Eden Housing), and Vacaville (Eden Housing) have affordable housing communities in planning stages**
- **MidPen Housing in Fairfield is prepared to apply in the first round of competitive grants**
 - County would allocate this year's non-competitive grant to this project
 - City of Fairfield intends to allocate 34 Section 8 vouchers
 - Results in 34 units dedicated to NPLH mental health clients
- **Potential future competitive grant submissions with other housing projects**



County obligation for 20 years of services

- **This is permanent housing; a person could live in the same unit for many years**
- **Mental health services must be available for individuals living in NPLH dedicated housing**
- **Additional costs not covered by NPLH:**
 - Housing grants require the county's administrative oversight and contract management
 - Probable need to expand supportive housing services
 - Will create additional demand on Coordinated Entry, though it also provides a housing resource



Next Steps

- **Approve the resolutions which authorize submission of two applications**
- **Support the Solano County FY 2019/20 partnership with MidPen Housing and the City of Fairfield**

Questions?