



*No Place Like Home (NPLH) Program
Sacramento County Update and Developer Forum
July 13, 2018*

State NPLH Program Status

- Timing of fund availability is still uncertain
- The NPLH validation lawsuit testing this use of MHSA funding is underway, with a decision expected in July.
- SB 1206 creates a ballot measure for the No Place Like Home Act of 2018 for the November general election
- HCD may be asked to issue the first NOFA in anticipation of ballot measure approval.

Local County Objectives

- Identify new supportive housing developments to partner with and apply for State competition
- Create streamlined competitive application process that promotes confidence in development community
- Coordinate, to the extent possible, local processes for co-application, services, and vouchers
- Use the same process for competitive and noncompetitive funding

Discussion: Local County Objectives

- County proposes a local competitive process to select developments for co-application to the State for both competitive and noncompetitive funding.
 - How many developments/units are underway/in planning in Sacramento?
 - Does funding a project with noncompetitive funding alone make sense?
- Some communities create PSH “pipelines,” lining up projects for future funding rounds
 - Would this be beneficial?
 - How would it work?

Target Population

- Three categories of eligible tenant populations, **all experiencing serious mental illness**
 - Experiencing homelessness
 - Experiencing chronic homelessness
 - At-risk of chronic homelessness (including those exiting institutions)
- Prioritization may vary depending on funding (competitive or non competitive), but we anticipate projects will serve all three categories of tenants
- Tenant selection also varies
 - For homeless and chronically homeless, selected via Coordinated Entry System (CES)
 - For at-risk clients, prioritization may take place outside of CES

Project Selection Criteria

- Some State evaluation criteria have been designated as County threshold criteria to maximize competitiveness of State application

| State Threshold | Additional County Threshold |
|--|---|
| Eligible applicant, use of funds, project, targeting | Project secures operational leverage |
| Financial feasibility | 30% to 49% of units are NPLH |
| Experience minimums | Utilizes CES or alternative system for at-risk |
| Site control and other site considerations | Minimum service space |
| Project integration | Meets BH provider and service plan requirements |
| Low barrier and housing first | |

Project Selection Criteria

State and Local Competitive Factors

Developer experience with PSH and target population

Leverage of capital funding

NPLH Costs/Unit

Readiness

Discussion: Project Selection Criteria

- Will this approach line up the most competitive and desirable project(s)? Will it maximize the number of NPLH units?
- Given 30% NPLH units gets maximum points, should we allow up to 49% NPLH units?
- Financing Considerations
 - Is there a per cost estimate/range?
 - Will project use 9% or 4% tax credits? Why?
 - Will projects propose COSR?

Discussion: Timing of County RFP Release

- County to issue “term sheet” in advance of RFP(s)
- Aim to align RFP(s) release with State’s timing, but State timeline is still uncertain
 - Non-competitive funding has its own timeline
- Options
 - Hold County NPLH RFP until after State NOFA is released
 - Release County NPLH RFP as soon as possible, with final project selection pending State NOFA release
 - Include a window for amendments to applications to the County pending State NOFA criteria

Resident Services and County Role

- County partnering in new ways as co-applicant
 - County commits to comprehensive supportive services for NPLH tenants, including case management, for 20 years
- Owners must submit a resident services plan
 - Owner will provide resident services for all tenants
 - Owner will coordinate other case management services for other populations, if any
- State will enter into loan and regulatory agreements with co-applicants
 - County will enter into performance agreement with owner

NPLH Service Provider Selection

- The County will apply as the lead service provider and use County experience for State competition
- A project's lead service provider must meet the threshold and provide the services defined in the State NPLH Program Guidelines*
 - The County will provide NPLH service plan template
- Closer to project development and final service plan, either
 - County assigns a qualified non-profit service provider organization as lead service provider or
 - Developer/Owner collaborates with County to select from qualified list

* Ref. NPLH program guidelines pgs. 17 (experience) and 21 (services)

Discussion: NPLH Service Provider Selection

- What are the important considerations?
 - State timing
 - Local provider capacity and timing
 - Developer/Service Provider team considerations

NPLH Service Space

- Projects must include one private services room for every ten NPLH Assisted Units as part of their site plan
- Designated and private service space protects tenant privacy and allows tenants to choose whether to receive services in their home*

Consumer Involvement

- The County will support the formation of a Consumer Advisory Group to provide input on NPLH developments
- The Consumer Advisory group will meet regularly throughout the development and operationalization of projects to stay abreast of changes and provide consumer input

QUESTIONS AND NEXT STEPS
