



**San Bernardino County Homeless Partnership
West Valley Regional Steering Committee**

Wednesday, May 10, 2023 • 9:00 a.m. to 11:00 a.m.

**Hosted by the City of Rancho Cucamonga - Please Join Us at
RC City Hall – Tri-Communities Room
10500 Civic Center Drive, Rancho Cucamonga 91730**

By Zoom Video Conference:

<https://us02web.zoom.us/j/85194946723?pwd=TUh0cHZGM1JEZ0I3S1I3YXFEUnAvQT09>

Meeting ID: 851 9494 6723- Password: 183200

Dial in +1 669 900 6833 - One tap mobile +16699006833,,89595982006# US (San Jose)

**Regional Steering Committee members must attend in person to establish a quorum and vote on Agenda items when applicable
(no votes scheduled for this meeting)**

AGENDA

OPENING REMARKS	PRESENTER
A. Call to Order B. Welcome and Introductions	Erika Lewis-Huntley Don Smith
REPORTS & UPDATES	
C. Interagency Council on Homelessness D. Homeless Provider Network E. Office of Homeless Services F. State and Federal Program Updates G. Regional City & Service Provider Partners	Erika Lewis-Huntley Don Smith OHS staff RSC Committee Members
PRESENTATIONS / DISCUSSION ITEMS	
H. “Homekey Solutions for California’s Homeless Crisis”	Gordon Stott Connect Homes
I. Homeless Housing, Assistance & Prevention (HHAP) Program, Round 3, CoC Request for Applications	Don Smith
J. Establishing a West Valley RSC Ad Hoc Committee on Regional Coordination & Collaboration (Regional Navigation Center?)	
CLOSING	
K. Public Comment (3 mins) L. Adjournment	Don Smith Erika Lewis-Huntley
Next Regularly Scheduled Meeting: West Valley Regional Steering Committee Wednesday, June 14, 2023, 9:00am – 11:00am Rancho Cucamonga City Hall – Tri-Communities Room 10500 Civic Center Dr, Rancho Cucamonga, CA 91730 & by Zoom Video Conference	

Mission Statement

The Mission of the San Bernardino County Homeless Partnership is to provide a system of care that is inclusive, well planned, coordinated and evaluated and is accessible to all who are homeless and those at-risk of becoming homeless.

THE SAN BERNARDINO COUNTY HOMELESS PARTNERSHIP MEETING FACILITY IS ACCESSIBLE TO PERSONS WITH DISABILITIES. IF ASSISTIVE LISTENING DEVICES OR OTHER AUXILIARY AIDS OR SERVICES ARE NEEDED IN ORDER TO PARTICIPATE IN THE PUBLIC MEETING, REQUESTS SHOULD BE MADE THROUGH THE OFFICE OF HOMELESS SERVICES AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE PARTNERSHIP MEETING. THE OFFICE OF HOMELESS SERVICES TELEPHONE NUMBER IS (909) 501-0610 AND THE OFFICE IS LOCATED AT 560 E. HOSPITALITY LANE, SUITE 200, SAN BERNARDINO, CA 92408-0044. <https://sbchp.sbcounty.gov/> AGENDA AND SUPPORTING DOCUMENTATION CAN BE OBTAINED AT 560 E. HOSPITALITY LANE, SUITE 200, SAN BERNARDINO, CA 92408-0044 OR BY EMAIL: HOMELESSRFP@HSS.SBCOUNTY.GOV.

The Solution to Homelessness is Straightforward: **HOUSING!**

The Gap 2023: A Shortage of Affordable Homes

CA Affordable Housing Needs Report 2023

County Update on Homeless Initiatives Spending Plan

CA Homekey Program NOFA, Round 3

HHAP 3 Funding & other CoC Updates

West Valley Regional Steering Committee Meeting
April 12, 2023, 9:00am

1

West Valley RSC Meeting, 4/12/23 – Quick Updates

ICH Updates – At the ICH Meeting on March 22nd, the CoC governing board received information and took action on the following:

- **Authorized Letter of Support** for the City of Victorville application to the state for Encampment Resolution Funds (ERF).
- **IEHP Housing and Homelessness Incentive Program (HHIP)**: Received a presentation on the IEHP HHIP Plan to invest over \$47 million on CoC activities that include strengthening collaboration between health care providers & the CoC, improve connection-integration w/CES & HMIS, invest in transitional care housing, support street medicine activities, address disparities-equity in service delivery, invest in permanent supportive housing and increase Community Support Providers and housing-related care services.
- **Ad Hoc Committee on CES Policies & Procedures**: Received a final report from the Ad Hoc CES Policy Committee which included progress on the updates to the CES Policies and Procedures Guidebook.
- **HHAP Round 2 Funding**: Referred \$72,656 in HHAP-2 funding originally allocated for CES regional engagement activities to the CoC Outreach and Coordinated Entry System Committee for recommendations.
- **Youth Advisory Board**: Received a presentation from the Youth Advisory Board (YAB)
- **HHAP Round 3 Initial Disbursement Funding**: Voted to allocate \$78,037 in HHAP 3 initial disbursement funding set-aside for Youth serving activities to Family Assistance Program to support the development of the Youth Advisory Board.
- **CoC Outreach and Coordinated Entry System Committee**: First meeting to be held on April 13th. West Valley represented by Kami Grosvenor and Edward Amaya. **CoC Governance Committee** continues to meet every other week. Completed a CoC member survey. West Valley represented by Natalie Komuro and Don Smith. **CoC Grant Review Committee** to begin meeting this month in preparation for the 2023 CoC NOFA. West Valley represented by ZaZette Scott and Erika Lewis Huntley.
- **HUD Awards \$2.8 billion in Annual Homelessness Funding for Continuums of Care**: The SBC&C CoC was awarded over \$14.8 million in 2022 HUD CoC funding with all renewal projects applications receiving their full funding request (see next slide for more info).
- **Shared Housing Workshop series**: Over 100 of our SBCHP partners participated in a 3-part shared housing workshop series presented by the Shared Housing Institute sponsored by KEYS and Family Assistance Program. A **Shared Housing Collaborative** has been created to organize system-level strategies to help expand the use of shared housing as permanent housing in San Bernardino County.
- SB County welcomed a new **Director of Community Development and Housing, Ms. Carrie Harmon**, from the County of Riverside.
- The next **ICH Meeting** will be held in-person on **Wednesday, April 26th at 9:00am**. Agenda will include presentations on the 2023 Point-in-Time Count report, the County's \$72 million Homeless Initiatives Spending Plan and the City of San Bernardino's new Homeless Action Plan.

2

In addition, below is some of the information shared by RSC partners during the April 12th Meeting –

- **West Valley RSC Ad Hoc Committee on Regional Coordination and Collaboration** – We are establishing a regional committee to explore and discuss opportunities, activities and strategies to help facilitate more coordinated service delivery and strategic alignment of resources within the West Valley Region, including the potential for developing a regional navigation center (see attached). If you would be interested in participating in these committee discussions, please contact me by email, DonSmithSolutions@outlook.com.
- **Mercy House** will be hosting a **Homeless Solutions Resource Fair on Saturday, May 20th, 10am-2pm**, at the Ontario Access Center. Lunch will be provided by Flipside Church. Mercy House is seeking service partners to participate in this event (see [Event Flyer and Vendor Registration form attached](#)). For more information, contact Edward Amaya at edwarda@mercyhouse.net, 909-528-9147.
- **Catholic Charities/Inland Valley Hope Partners** are hosting a **Mobile Shower trailer unit** for people living on the streets/in their cars in the west valley region will be available every **Friday, 8am-12pm, at the SOVA Center**, 904 E. California St., Ontario 91761. For more information, 909-391-4882.
- **Catholic Charities** - Funding available for utility assistance, temporary motel vouchers and temporary rental assistance to support homeless diversion, prevention, and rapid rehousing. Also providing assistance to low-moderate income households with completing tax returns as well as Cal Fresh and MediCal applications. For more information, contact Catholic Charities at 909-391-4882
- **Christian Development Center** – Receiving a lot of referrals from/for people experiencing homelessness in other west valley cities and beyond; seeking more opportunities to collaborate with regional service partners. CDC is seeking funding for motel vouchers and exploring opportunities to work with the City to acquire or develop housing units to provide a supportive housing environment.
- **City of Chino** – In the process of hiring two new Outreach Coordinators to work with the Chino PD Quality of Life Team. Continues to provide Chino residents, but funding is dwindling, with temporary motel stays and limited rental and utility assistance. Receiving a lot of calls for utility assistance.
- **City of Chino Hills** – Seeking Qualifications/Proposals from firms that would like to be considered for a project that includes the acquisition of a City-owned parcel for the development of an affordable senior citizen rental project. The submission deadline for the Notice of Intent to Respond is April 21, 2023. The RFQ/P submittal deadline is April 27, 2023. This is a closed recruitment effort sent to selected parties and will not be posted publicly. If interested in more information, please contact Yvette Brunetto at 909-364-2783 or ybrunetto@chinohills.org.
- **City of Ontario** – Recently hired a new CoC Management Analyst. Will soon be releasing an RFQ for the management and operations of the Ontario Access Center.
- **City of Rancho Cucamonga** – Working on strategies to expand affordable housing opportunities in the city including alternative methods to build affordable housing units and promote “unhoused to homeownership” efforts.

03

3

In addition, below is some of the information shared by RSC partners during the April 12th Meeting –

- **DBH Transitional Aged Youth programs** – Utilized County HHAP 2 & 3 funding to collaborate with CFS and Probation to provide motel vouchers and move in assistance for 70 TAY households (150 people). Currently serving over 102 TAY Center clients: 30 attending community college, 2 in 4-year college, 42 employed. Also providing assistance for clients attending college with summer bridge housing.
- **Foothill AIDS Project** – Offering free HIV/STD testing in San Bernardino on the 2nd Thursday of every month (see flyer attached). Also seeking opportunities to provide testing and other information at wellness events, resource fairs, etc. throughout the County. Continue to accept referrals for the ECHO Housing Project providing transitional and rapid rehousing for persons living with AIDS and experiencing or at-risk of homelessness. For more information and referral forms, contact Za Zette Scott, zazettes@fapinfo.org, 909-884-2722.
- **Inland Valley Hope Partners** – Has established a new portal on their website for prospective applicants and others seeking available services. Limited EFSP funding available for homeless prevention and move-in assistance. CoC RRH program for families with children currently at capacity but still accepting prospective applicants. For more information, contact Hope Partners at 909-622-3806 x201 or x204
- **Knowledge & Education for Your Success (KEYS)** – Housing Support Program (HSP) expanded to include funding for homeless prevention activities for families with an active CalWORKS case; Homeless prevention and rapid rehousing funding also available for income-qualifying Veteran households; HHAP funding available for prevention and rehousing activities, with a focus on seniors in the West Valley Region. For more information, contact KEYS at 909-332-6388
- **Mercy House** – Continues to provide Ontario residents experiencing or at-risk of homelessness with TBRA move-in costs and short-medium-term rental subsidies. HHAP funding available for rapid rehousing activities, including security deposits and first month's rent (not restricted to Ontario residents). People living homeless in Ontario encouraged to enroll in services available at the Ontario Access Center. For more information, contact Mercy House at 909-391-2630.
- **Dept. of Aging and Adult Services (DAAS)** – The DAAS Home Safe Program provides adults aged 60+ who are experiencing or at-imminent risk of homelessness due to mental/medical health issues, elder or dependent adult abuse, self neglect and/or financial exploitation with housing stabilization services including short-term financial assistance to safely remain in their home or to obtain suitable housing. DAAS APS Call Center – 877-565-2020, DAAS-PGAPSCallCenter@hss.sbcounty.gov.
- **Inland Empire Health Plan (IEHP)** – IEHP is accepting applications from qualified service organizations interested in providing community support services authorized under the Cal Aim initiative. For more information click on the following link or go to the IEHP website - [IEHP - Join Our Network : Community Supports](#). IEHP members seeking help with housing and homelessness issues can reach out to the Housing Team at IEHP Member Services (800) 440-4347.

04

4

HUD AWARDS \$2.8B IN ANNUAL HOMELESSNESS FUNDING FOR CONTINUUMS OF CARE

Specifically, HUD sought projects that:

1. End homelessness for all people experiencing homelessness;
2. Emphasize racial equity and anti-discrimination policies for LGBTQ+ people;
3. Use a Housing First approach;
4. Reduce unsheltered homelessness and the criminalization of homelessness;
5. Improve system performance;
6. Partner with housing agencies to leverage access to mainstream housing programs;
7. Partner with health agencies to coordinate health and supportive services, including to prevent and respond to future infectious disease outbreaks;
8. Advance racial equity and address racial disparities in homelessness;
9. Engage people with lived experience of homelessness in decision-making; and
10. Support local engagement to increase the supply of affordable housing.

Project Name	Program	Awarded Amount
CA-608 Total :		\$14,224,792
CA-609 - San Bernardino City & County CoC		
CA1519 Step Up San Bernardino FY2022	CoC	\$2,681,672
Coordinated Entry System	CoC	\$403,136
Cornerstone	CoC	\$3,633,423
DV Coalition	CoC	\$2,352,206
FY 2022 Planning Grant	CoC	\$431,319
FY 2022 San Bernardino HMIS Renewal	CoC	\$250,158
Hope for Heroes	CoC	\$1,003,477
Hope Partners' Family Stabilization Program	CoC	\$170,621
Infinite Horizons - RRH FY 2022	CoC	\$581,602
KEYS For Life	CoC	\$281,281
KEYS For Success	CoC	\$341,736
Lantern Woods	CoC	\$186,134
Laurelbrook Estates	CoC	\$443,004
New Hope, Tool 2022	CoC	\$45,843
Permanent Housing for Homeless with HIV/AIDS	CoC	\$84,696
Project Gateway	CoC	\$228,918
Renewal Project Application FY2022	CoC	\$433,560
U.S.VETS SB PH Renewal Project Application FY2022	CoC	\$1,255,841
CA-609 Total :		\$14,808,627

05

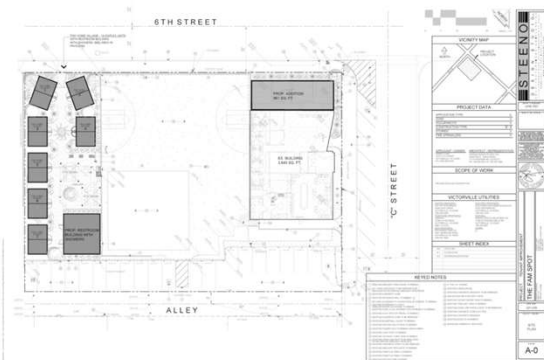
5

First Tiny Home Village for Homeless Youth in California Coming to Victorville

\$1 Million to Help End Youth Homelessness in Old Town

The Family Assistance Program received \$1 million donated from The San Manuel Band of Mission Indians to help with a solution to end youth homelessness. This money will be used in the expansion of Family Assistance Program's current youth drop-in and community center in Old Town Victorville, located on the corner of 6th and C Street. This expansion will add 20 beds to create an emergency shelter, a commercial kitchen, and a tiny home village with 14 tiny homes. This will be the first tiny home village created exclusively for transitional age youth that are experiencing homelessness in the state of California.

FIRST TRANSITION AGE YOUTH TINY HOME VILLAGE



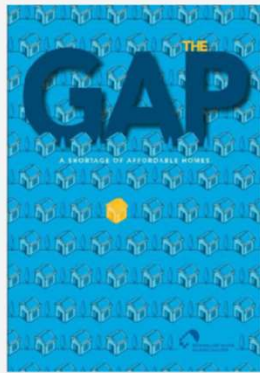
06

6



NATIONAL LOW INCOME
HOUSING COALITION

New Gap Report Shows Shortage of Affordable Rental Homes Has Worsened for Nation's Lowest-Income Renters



NLIHC released today its annual report, *The Gap: A Shortage of Affordable Homes*. This year's report finds that the lowest-income renters in the U.S. face a shortage of 7.3 million affordable and available rental homes. Between 2019 and 2021, this shortage increased by more than 500,000 rental homes, as the number of renters with extremely low incomes increased while the supply of housing affordable to them declined. The report calls for greater federal investment in the preservation and expansion of the affordable housing stock, more Housing Choice Vouchers, a national housing stabilization fund for renters who experience an unexpected short-term financial shock, and federal tenant protections. Read the report [here](#).

Significant federal investments needed to address the shortage of 7.3 million affordable and available homes for the nation's lowest-income renters

Every year, *The Gap* reports on the severe shortage of affordable rental homes available to extremely low-income families and individuals. The new *Gap* report finds that the economic repercussions of the COVID-19 pandemic, followed by significant rent increases, drastically impacted the supply of affordable and available rental homes, nationally, in recent years. As households lost income and rental prices increased, the number of extremely low-income households rose, while the number of units affordable to them shrank.

Just 33 affordable and available homes exist for every 100 renter households with extremely low incomes. This shortage impacts every state and the District of Columbia, resulting in widespread housing cost burdens. As a result of this shortage of affordable homes, 73% of extremely low-income renter households are severely housing cost-burdened, spending more than half of their limited incomes on housing. They account for more than seven of every 10 severely housing cost-burdened renters in the U.S.

The report finds that renters of color are more likely than white households to be renters with extremely low incomes and are more likely to be directly impacted by the lack of affordable rental housing. Nineteen percent of Black households, 17% of American Indian or Alaska Native households, 14% of Latino households, and 9% of Asian households are extremely low-income renters. Only 6% of white non-Latino households are extremely low-income renters.

The report also discusses the necessity of local zoning and land use reform to address the shortage of affordable rental housing. However, these efforts on their own, and without significant federal investments in housing assistance, are insufficient to correct the problem. The report argues for sustained investment by Congress in deeply income-targeted programs such as the national Housing Trust Fund, Housing Choice Vouchers, and public housing. As *The Gap* demonstrates, the housing crisis for the lowest-income renters will persist long after the pandemic without such investments.

7

No State Has an Adequate Supply of Affordable Rental Housing for the Lowest Income Renters

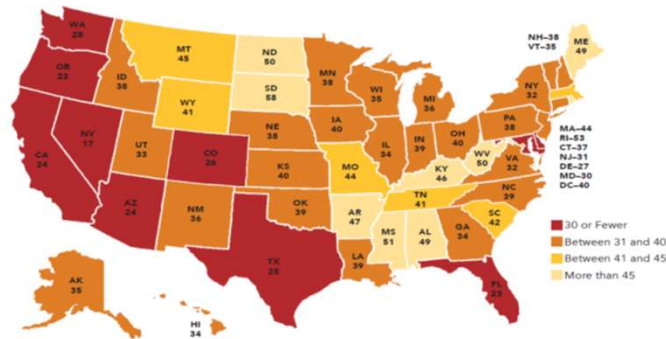


Affordable and Available Rental Homes per 100 Extremely Low Income Renter Households

● 30 or fewer ● 31 to 40 ● 41 to 45 ● more than 45



RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW INCOME RENTER HOUSEHOLDS BY STATE

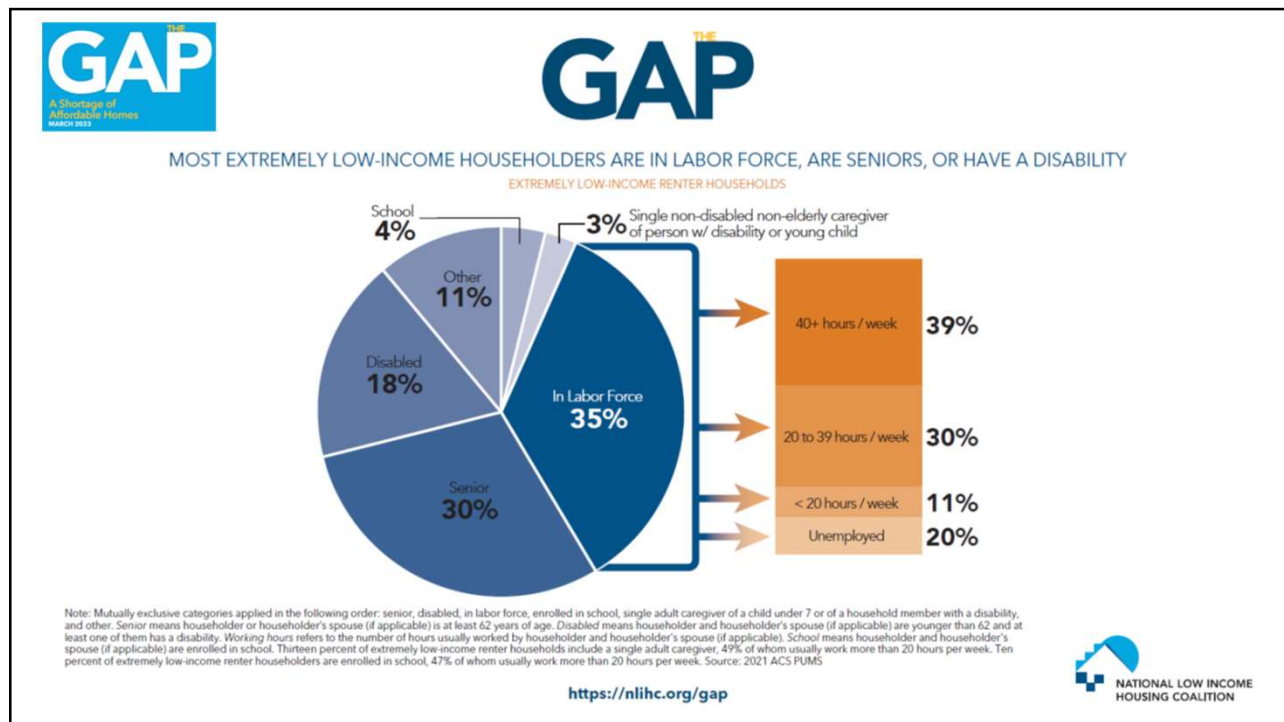


Note: Extremely low-income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income.
Source: NLIHC tabulations of 2021 1-Year ACS PUMS Data.

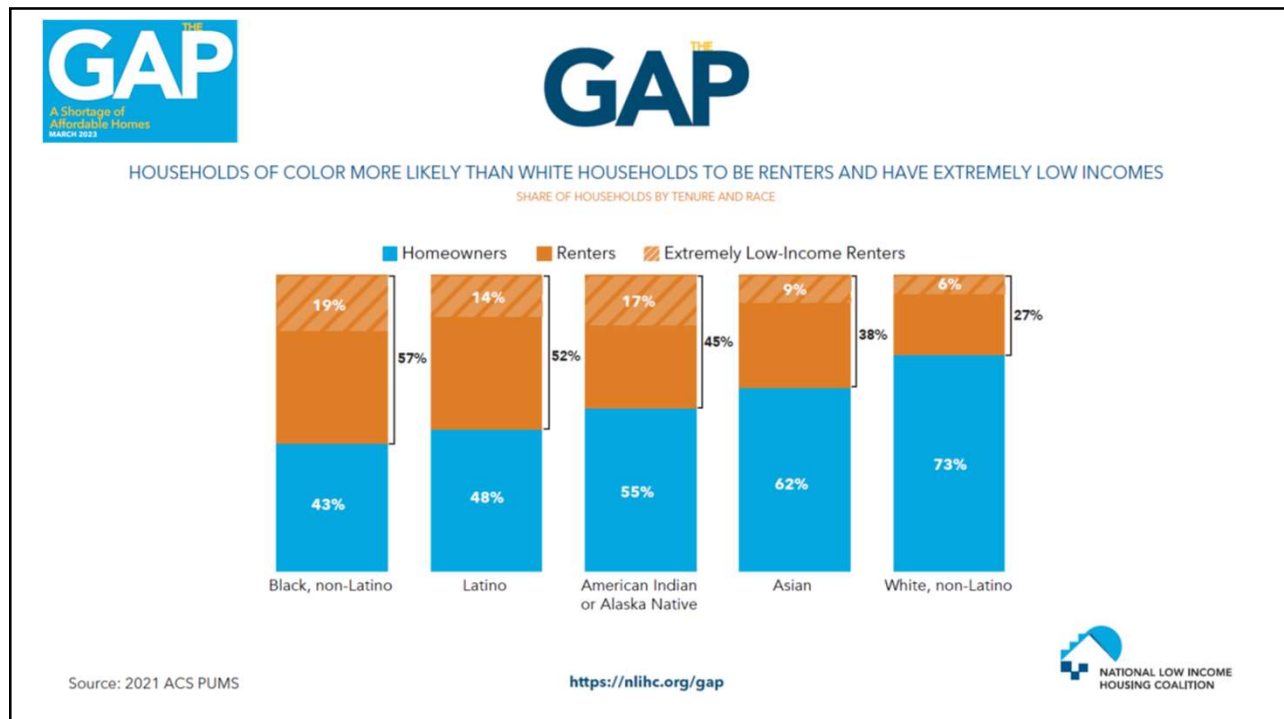
<https://nlihc.org/gap>



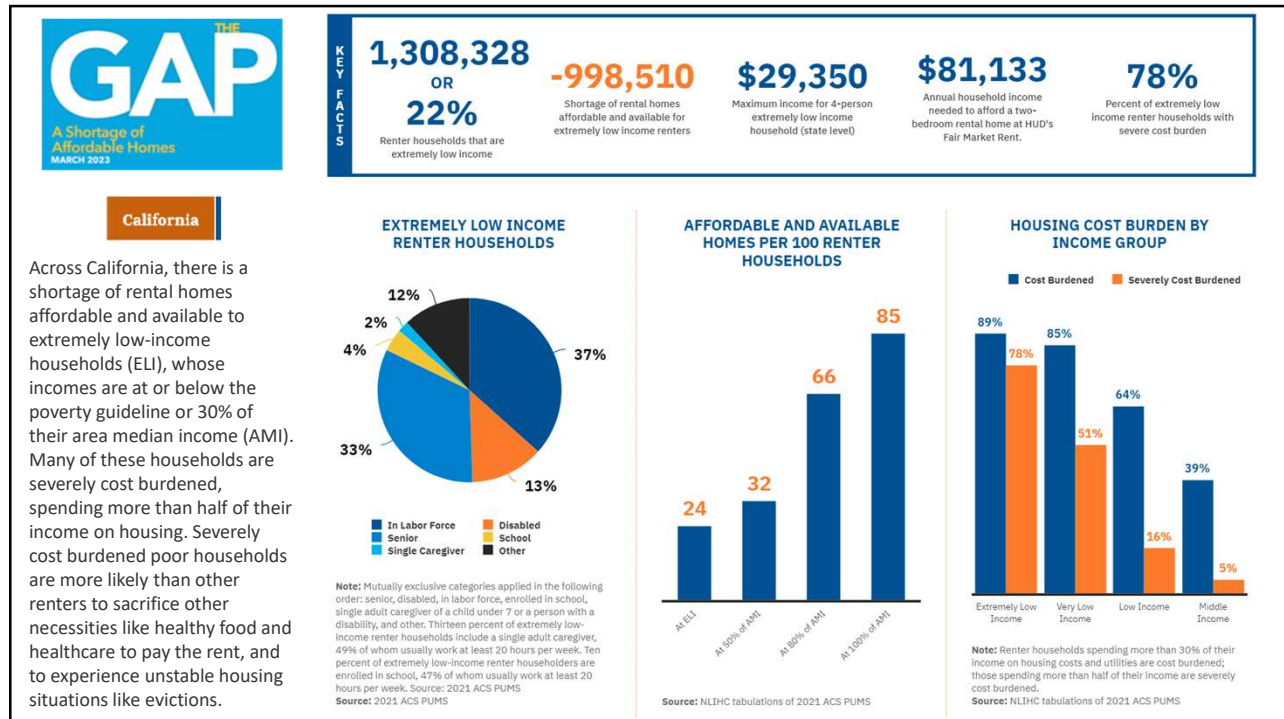
8



9



10



11

All Gap Data for California							
	California	Los Angeles-Long Beach-Anaheim, CA (Metro)	Riverside-San Bernardino-Ontario, CA (Metro)	Sacramento-Roseville-Folsom, CA	San Diego-Chula Vista-Carlsbad, CA	San Francisco-Oakland-Berkeley, CA	San Jose-Sunnyvale-Santa Clara, CA (Metro)
Extremely Low Income Households and Available Rentals							
EXTREMELY LOW INCOME RENTER HOUSEHOLDS	1,308,328	490,524	99,377	85,002	102,268	186,875	62,873
AFFORDABLE AND AVAILABLE RENTAL HOMES	309,818	98,368	20,293	22,702	19,375	62,786	18,780
Surplus (Deficit) of Affordable and Available Rental Units							
AT OR BELOW EXTREMELY LOW INCOME	-998,510	-392,156	-79,084	-62,300	-82,893	-124,089	-44,093
AT OR BELOW 50% AMI	-1,450,924	-627,606	-113,707	-80,954	-132,524	-155,017	-54,630
Affordable and Available Rental Units per 100 Households at or below Threshold							
AT OR BELOW EXTREMELY LOW INCOME	24	20	20	27	19	34	30
AT OR BELOW 50% AMI	32	24	33	40	24	46	46
AT OR BELOW 80% AMI	66	53	65	81	61	82	90
AT OR BELOW 100% AMI	85	76	84	96	85	95	102
% of Renter Households with Cost Burden							
AT EXTREMELY LOW INCOME	89	90	88	87	91	85	85
EXTREMELY LOW INCOME TO 50% AMI	85	88	85	84	90	78	75
51% TO 80% AMI	64	70	65	59	73	57	48
81 TO 100% AMI	39	45	44	27	44	30	29
% of Renter Households with Severe Cost Burden							
AT EXTREMELY LOW INCOME	78	82	81	77	83	69	69
ELI TO 50% AMI	51	59	52	44	64	42	31
51% TO 80% AMI	16	23	18	7	19	10	7
81 TO 100% AMI	5	8	4	1	2	2	1

AMI = Area Median Income.

Source: American Community Survey (ACS) and ACS Public Use Microdata Sample (PUMS). For more information on the estimates' margin of error, please contact saarand@nlihc.org.

12

“The Gap: A Shortage of Affordable Homes” March 2023

In the recently released 2023 publication of “The Gap: A Shortage of Affordable Homes”, the National Low-Income Housing Coalition (NLIHC) identified the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (MSA) as tied for 5th with Los Angeles-Long Beach-Anaheim among the 50 largest metropolitan areas with the most severe shortage of rental homes affordable to extremely low-income households. [The GAP | National Low Income Housing Coalition \(nlihc.org\)](#)

The Riverside-San Bernardino MSA has only **20 affordable and available rental homes for every 100 renter households with incomes below 30% AMI** and only 33 for every 100 renter households with incomes between 31-50% AMI.

In addition, **81% of extremely low-income renter households and 52% of very low-income renter households are identified as severely housing cost-burdened** within the MSA, while **HUD-assisted housing represents only 6% of the rental housing stock**.

TABLE 1: LEAST AND MOST SEVERE SHORTAGES OF RENTAL HOMES AFFORDABLE TO EXTREMELY LOW-INCOME HOUSEHOLDS ACROSS THE 50 LARGEST METROPOLITAN AREAS

LEAST SEVERE		MOST SEVERE	
Metropolitan Area	Affordable and Available Rental Homes per 100 Renter Households	Metropolitan Area	Affordable and Available Rental Homes per 100 Renter Households
Providence-Warwick, RI-MA	48	Las Vegas-Henderson-Paradise, NV	14
Pittsburgh, PA	48	Orlando-Kissimmee-Sanford, FL	15
Boston-Cambridge-Newton, MA-NH	44	Dallas-Fort Worth-Arlington, TX	16
Kansas City, MO-KS	39	Austin-Round Rock-Georgetown, TX	16
Cincinnati, OH-KY-IN	38	Houston-The Woodlands-Sugar Land, TX	19
Cleveland-Elyria, OH	38	San Diego-Chula Vista-Carlsbad, CA	19
St. Louis, MO-IL	37	Phoenix-Mesa-Chandler, AZ	19
Minneapolis-St. Paul-Bloomington, MN-WI	36	Los Angeles-Long Beach-Anaheim, CA	20
Louisville/Jefferson County, KY-IN	35	Riverside-San Bernardino-Ontario, CA	20
Hartford-East Hartford-Middletown, CT	35	Jacksonville, FL	21
		Tampa-St. Petersburg-Clearwater, FL	21

13

SAN BERNARDINO COUNTY 2022 Affordable Housing Needs Report



KEY FINDINGS

- Renters in San Bernardino County need to earn \$34.86 per hour - **2.3 times** the state minimum wage - to afford the average monthly asking rent of \$1,813.
- Asking rents in San Bernardino County **increased by 13.7%** between Q4 2020 and Q4 2021.
- Low-Income Housing Tax Credit production and preservation in San Bernardino County **decreased by 84%** between 2020 and 2021.
- State and federal funding for housing production and preservation in San Bernardino County is \$83 million, a **24% decrease** from the year prior.
- With the addition of Homekey, the interim and permanent housing supply available in San Bernardino County in 2021 for persons experiencing homelessness was **3,247 beds**.

CHPC.NET/HOUSINGNEEDS | MAY 2022

14

CALIFORNIA Affordable Housing Needs Report 2023



KEY FINDINGS

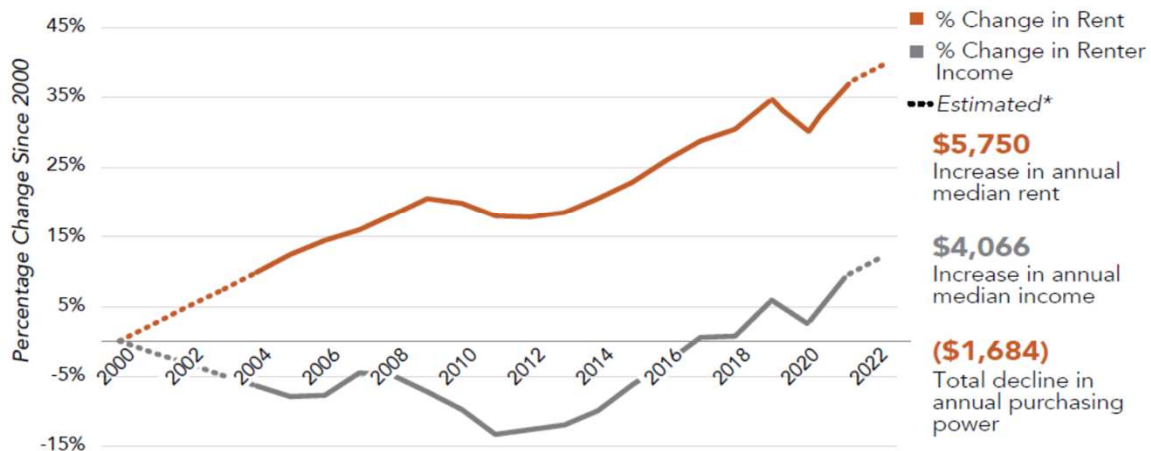
1. Median rent in California has increased 38% since 2000 while median renter household income has only increased by 7% (adjusted for inflation).
2. Renters need to earn 2.9 times the state minimum wage to afford average asking rent in California, which increased by 4%.
3. Although California has more than tripled production of new affordable homes in the past four years, the state is only funding 20% of what is needed to meet its goals.
4. California spends twice as much supporting homeowners than renters and only 17% of renter resources are permanent compared to 97% of the support for homeowners.
5. 79% of extremely low-income (ELI) renter households are paying more than half of their income on housing costs compared to 6% of moderate-income renter households.
6. Black renter households are 41% more severely cost burdened than white renter households.

15

California Affordable Housing Needs Report 2023

chpc.net

FROM 2000 TO 2021, CALIFORNIA'S MEDIAN RENT INCREASED 38% WHILE MEDIAN RENTER INCOME INCREASED ONLY 7%



Source: California Housing Partnership analysis of 2000-2021 Census ACS data. Median rent and median renter income are inflation adjusted to 2021 dollars.

*Median renter income and rent from 2001-2004 and 2021-2022 are estimated trends.

16

California Affordable Housing Needs Report 2023

MORE THAN HALF OF CALIFORNIA'S 5.9 MILLION RENTER HOUSEHOLDS ARE LOWER INCOME, WITH NEARLY 1.2 MILLION EXTREMELY LOW-INCOME RENTER HOUSEHOLDS.

3.035M households (51.3%)	1,031,790	Low-Income (LI)	50-80% of AMI
of California's 5,915,933 million renter households are lower-income	823,987	Very Low-Income (VLI)	30-50% of AMI
	1,179,407	Extremely Low-Income (ELI)	0-30% of AMI

Source: 2021 Public Use Microdata Sample (PUMS) analysis by the California Housing Partnership with U.S. Department of Housing & Urban Development (HUD) income levels.

RENTERS NEED TO EARN 2.9 TIMES THE STATE MINIMUM WAGE TO AFFORD AVERAGE ASKING RENT IN CALIFORNIA



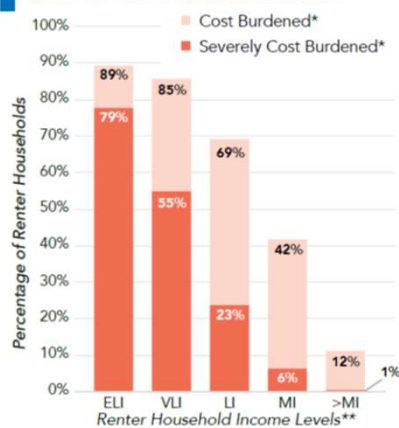
Source: CoStar Group 2022 Annual Average Asking Rent, as of March 2023. HUD State MFI Rent Limit FY2022. Bureau of Labor Statistics Mean Annual Wage Data for CA Occupations, 2021.

Affordable Rent is approximated by HUD's state rent limits for households earning 50% of Area Median Income (AMI). Income needed to afford market and affordable rent is calculate as 30% of a households income.

17

California Affordable Housing Needs Report 2023

79% OF CALIFORNIA'S EXTREMELY LOW-INCOME HOUSEHOLDS ARE SEVERELY COST BURDENED COMPARED TO 6% OF MODERATE-INCOME HOUSEHOLDS

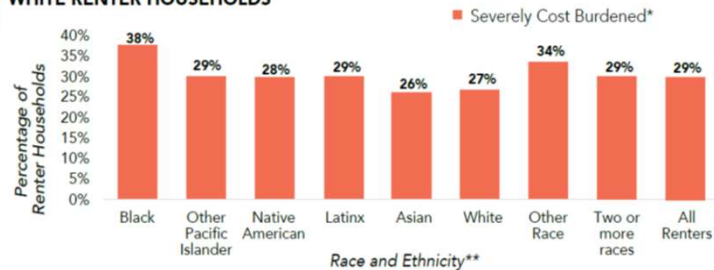


Source: California Housing Partnership analysis of 2021 1-year American Community Survey (ACS) PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

**ELI: Extremely Low-Income, VLI: Very Low-Income, LI: Low-Income, MI: Moderate-Income, >MI: Above Moderate-Income.

BLACK RENTER HOUSEHOLDS ARE 41% MORE SEVERELY COST BURDENED THAN WHITE RENTER HOUSEHOLDS



Source: California Housing Partnership analysis of 2021 1-year American Community Survey (ACS) PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

*Severely cost burdened households spend more than 50%.

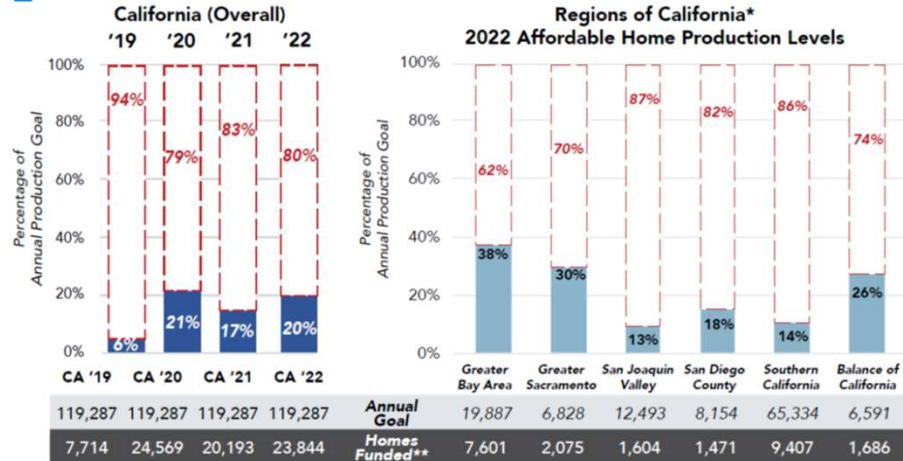
**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, white, other race, and two or more races only include households that do not identify their ethnic origin as Hispanic or Latino (Latinx). Householders who identify their origin as Hispanic or Latino (Latinx) may be of any race.

18

California Affordable Housing Needs Report 2023

chpc.net

ALTHOUGH CALIFORNIA HAS MORE THAN TRIPLED PRODUCTION OF NEW AFFORDABLE HOMES IN THE PAST FOUR YEARS, THE STATE IS ONLY FUNDING 20% OF WHAT IT NEEDS



Source: California Housing Partnership Preservation Database, March 2023. California's Roadmap Home 2030, <https://roadmaphome.ca.org>.

*Greater Bay Area, Greater Sacramento and Southern California regions as defined by corresponding councils of government, calcog.org.

San Joaquin Valley includes the following counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare.

**Affordable units (new construction and adaptive re-use) funded by state funding programs, like Homekey and the Accelerator programs, and the Low-Income Housing Tax Credit program in 2022.

19

California Affordable Housing Needs Report 2023

POLICY SOLUTIONS

Fund affordable housing and homelessness solutions at scale by:

1. Investing \$7.9 billion in the 2023/2024 budget as requested by a [broad coalition](#).
2. Placing AB 1657 (Wicks), an affordable housing bond, on the 2024 ballot.
3. Develop an on-going revenue source at the scale needed over 10 years.
4. Reduce the cost of developing affordable homes by a) applying the welfare property tax exemption at the time a property is dedicated to affordable housing; b) making state funds available during construction to reduce interest costs; and c) capping disproportionately large state monitoring fees.



These actions while important will not be sufficient in and of themselves to solve California's affordable housing crisis, which requires a long-term, comprehensive, evidence-based set of policy solutions at scale, similar to those described in the Roadmap Home 2030. The Roadmap Home 2030 lays out a bold vision for solving California's affordable housing and homelessness challenges over a 10-year period. Which is why we are supporting an additional package of [Roadmap Home legislative priorities](#) you may view on our [website](#).

20



County Update

News from San Bernardino County

March 28, 2023

Supervisors direct \$72.2 million to fight homelessness

Efforts to combat homelessness throughout San Bernardino County received a major boost today from county supervisors, who unanimously agreed to leverage \$72.7 million in federal, state and county resources to support the landmark 2022 Homeless Strategic Action Plan approved by the board in June.

"Addressing the root causes of homelessness is the most effective means of reducing the numbers of people experiencing homelessness and providing a path forward for the individuals and the community at large," said Fourth District Supervisor Curt Hagman. "As a board, we are leveraging all of the resources at our disposal and thinking outside the box by linking housing and other services to give people who are struggling a foundation of stability. This approach enables people to break through the challenges they are facing and get back on their feet and off the streets."

The Homeless Initiatives Spending Plan approved by the Board of Supervisors today includes \$15 million from the County general fund for a new County Housing Development Grant to support community-based homeless housing projects.

"San Bernardino County is taking a positive step to address homelessness with the Board of Supervisors action to approve funding for transitional housing and recuperative care," said Fifth District Supervisor Joe Baca, Jr. "This will begin the necessary steps to increase much needed capacity for the unsheltered population while providing the necessary services. We look forward to our continued efforts on working with the community to meet the challenges of homelessness."

Homeless Initiatives Spending Plan March 28, 2023

BACKGROUND INFORMATION

Successfully addressing homelessness within the County will be predicated on effectively leveraging the significant funding available to develop a multi-faceted approach in close collaboration with external stakeholders. The proposed Homeless Initiatives Spending Plan seeks to allocate approximately \$72,700,000 in available federal, state, and Discretionary General Fund resources towards six strategic initiatives.

Initiative	Funding*	Proposed Source	Total*
Pacific Village Phase II Expansion	\$14,700,000	State Community Care Expansion (CCE)	\$29,700,000
	\$15,000,000	County American Rescue Plan Act (ARPA)	
Kern Street Adult Residential Facility Expansion	\$2,500,000	Homeless Housing, Assistance and Prevention Round 3 (HHAP 3)	\$2,500,000
Project Roomkey Continuance	\$3,800,000	County ARPA for Local Assistance and Tribal Consistency Funds (LATCF)	\$4,400,000
	\$600,000	HHAP 3	
Social Work Action Group (SWAG)	\$3,400,000	County ARPA	\$3,400,000
County Housing Development Grant	\$15,000,000	One-time Discretionary Funding	\$20,000,000
	\$5,000,000	ARPA for LATCF	
HOME – American Rescue Plan (ARP)	\$12,700,000	HOME - ARP	\$12,700,000
Total*			\$72,700,000

*The figures in the table above have been rounded to the nearest hundred thousand.

These initiatives support the County's Homeless Strategic Framework and the 2022 Homeless Strategic Action Plan adopted by the Board on October 26, 2021 (Item No. 93) addressing the root causes of homelessness by increasing the supply of housing opportunities for at-risk populations.

21



County Update

News from San Bernardino County

March 28, 2023

Supervisors direct \$72.2 million to fight homelessness

- The Pacific Village Phase II expansion (\$29.7 million) is one of several collective impact approaches to address homelessness in the county. Each of the treatment and housing typologies will provide individuals with semi-private or private housing rather than congregate dormitory beds. Private housing provides a stable, dignified living situation and can be tailored to fit the specialized needs of individuals who require high levels of social and behavioral health supports needed to accept and maintain housing. It is anticipated that Pacific Village will increase the number of individuals connected with housing and supportive services by 698 to approximately 726 annually.
- The Kern Street Adult Residential Facility expansion (\$2.5 million) will convert an existing adult residential facility to a 30-bed facility that provides rooms, meals, supervision, distribution of medicine, and personal care assistance to individuals with chronic behavioral health issues and who are unable to live by themselves.
- At the height of the COVID-19 pandemic, the County initiated agreements under the State funded Project Roomkey program with numerous hotels and motels to house homeless individuals on a temporary basis. This funding will end on March 31, and there is a need to prevent this population returning to homelessness due to age and high medical risk factors. The Project Roomkey Continuance initiative (\$4.4 million) will provide for the continued temporary housing support of 80 to 90 beds and the necessary components of housing, food, laundry services and security for an additional year as individuals transition from temporary to permanent housing.

The spending plan allocates \$72.7 million in available federal, state and county resources towards six strategic initiatives that support the county's Homeless Strategic Framework and the 2022 Homeless Strategic Action Plan addressing the root causes of homelessness by increasing the supply of housing opportunities for at-risk populations:

- The Social Work Action Group, or SWAG, performs street outreach, engagement, housing navigation and case management services to individuals and families who are homeless by addressing the whole-person care approach. SWAG works in collaboration with the Sheriff's Homeless Outreach and Proactive Enforcement (HOPE) team, Department of Behavioral Health, Department of Aging and Adult Services and community-based providers to provide services. In partnership with SWAG, the County has engaged with 165 homeless individuals since December 2021, with 63 (38%) of those individuals being sheltered. A recommendation to extend the current contract with SWAG for an additional two years (\$3.4 million) was unanimously approved by the Board of Supervisors today.
- The County Housing Development Grant initiative will have staff explore the development of a \$20 million County grant program that can be offered to third parties (primarily partner cities) to support homeless housing projects, with a focus on the construction of new units, that provide additional housing beds (which may include emergency shelters). The goal of this program would be to create and operate additional low-cost housing units for homeless and displaced individuals. This program is in the conceptual stage and specific program details and budget adjustments will be brought forward for board approval at a future date.
- The U.S. Department of Housing and Urban Development (HUD) HOME-ARP Program allocated the county \$12.7 million to assist with addressing the region's housing needs and provision of homeless services. As a requirement of the agreement, the County must provide an Allocation Plan by March 31 detailing for which categories the county intends to use HOME-ARP funding. A public hearing before the board on the use of these funds took place today.

22

HOME-ARP ACTIVITIES

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors.

HOME-ARP funds administered by the County will be used to develop affordable rental housing, including permanent supportive and/or service-enriched housing, and to develop or acquire non-congregate shelter. Projects and activities funded through HOME-ARP will be available to all qualifying populations, including:

- People who are homeless;
- People who are at risk of homelessness;
- People fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- Other populations requiring services or assistance to prevent homelessness and with the greatest risk of housing instability; and
- Veterans, and families that include a veteran family member, who fall within one of the first four groups.

The County plans to carry out these activities through partnerships with housing and service providers. The County anticipates putting out Requests for Qualifications (RFQs) or Notices of Funding Availability (NOFAs) on an as-needed basis to identify projects and activities for funding with HOME-ARP. The RFQs and NOFAs will identify the eligible uses of funding and qualifying populations to be served, as outlined in this Plan.

The County's Department of Community Development and Housing (CDH) will coordinate RFQ or NOFA application process. CDH anticipates accepting RFQ or NOFA applications for HOME-ARP funding from for-profit or nonprofit entities, without any requirements for a specific corporate structure. To qualify for funding, project sites must have a San Bernardino County address. CDH will also manage any subgrants, including required monitoring and reporting for HOME-ARP activities.

23

HOME-ARP ACTIVITIES

TABLE 3 – HOUSING NEEDS INVENTORY AND GAP ANALYSIS

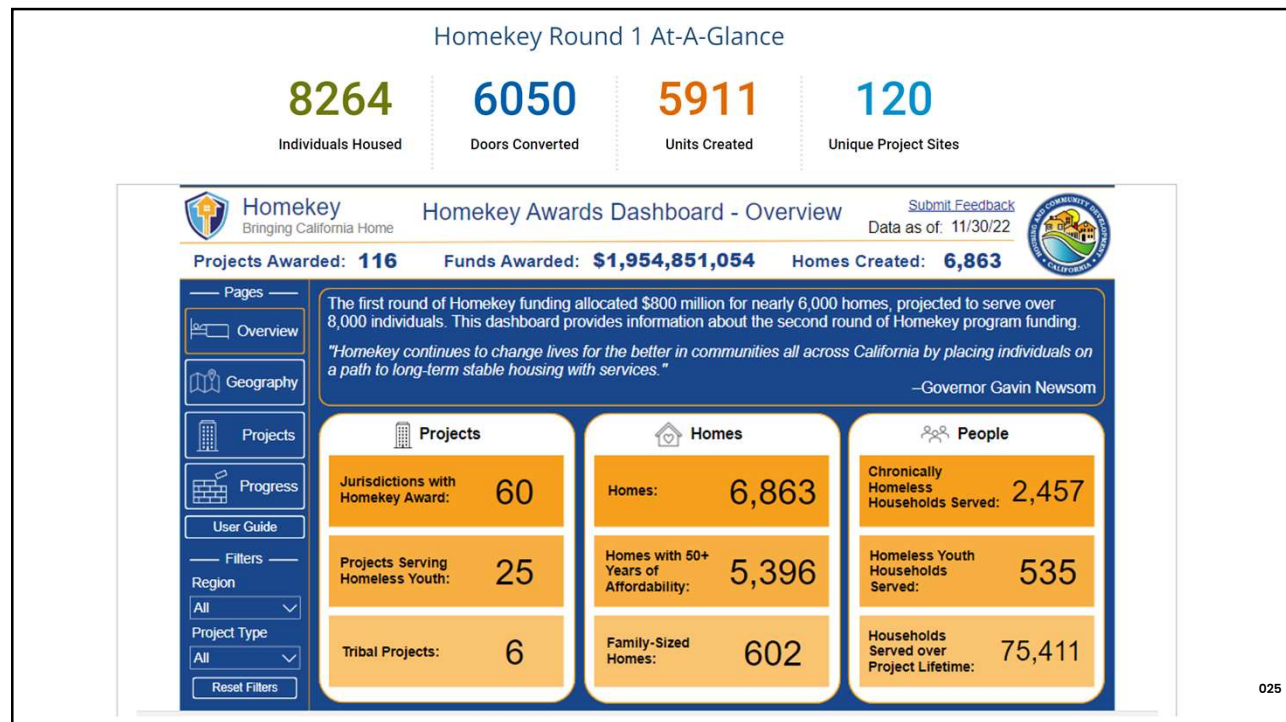
	Non-Homeless		
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	65,904		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,923		
Rental Units Affordable to HH at 50% AMI (Other Populations)	12,734		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		45,880	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		26,520	
Current Gaps			59,666 units affordable to 50% AMI or less; 41,957 of which should be available to under 30% AMI

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

TABLE 4 – USE OF HOME-ARP FUNDING

Category	Funding Amount	Percent of Grant
Supportive Services	\$0	0%
Acquisition and Development of Non-Congregate Shelters	\$4,323,904	34%
Tenant-Based Rental Assistance (TBRA)	\$0	0%
Development of Affordable Rental Housing	\$6,485,855	51%
Non-Profit Operating	\$0	0%
Non-Profit Capacity Building	\$0	0%
Administration and Planning	\$1,907,604	15%
Total HOME ARP Allocation	\$12,717,363	100%

24



025

25

76-unit Step Up in San Bernardino opens for chronically homeless seniors

Step Up and Shangri-La Industries converted the former All Star Lodge into permanent supportive housing for the elderly



Visitors took a tour of a studio unit during the unveiling of Step Up San Bernardino, a new permanent supportive housing for chronically unhoused seniors at the repurposed former All Star Lodge in San Bernardino on Thursday, March 16, 2023. (Photo by Watchara Phomicinda, The Press-Enterprise/SCNG)

All Star Lodge



All Star Lodge, a former San Bernardino hotel with 76 single and one-bedroom units, was converted to interim to permanent housing for individuals and families 55 years of age and older who are homeless or at risk of homelessness and impacted by COVID-19. In addition to housing, residents will have access to physical and mental health services and case management. The hotel conversion of All Star Homekey was a collaboration between the San Bernardino County, Shangri-La Industries, LLC, Step Up on Second Street, Inc. and was funded by Homekey, Enterprise Community Partners, Inc., California Emergency Solutions and Housing, and Homeless Housing, Assistance and Prevention.

026

26

Pacific Village



Pacific Village's 3-bedroom single-family residence, a 2 and 3 bedroom duplex, and 20 trailers provided housing to more than 40 people who experienced homelessness. Pacific Village is made possible through a collaboration with the County of San Bernardino, LaBarge Industries, Inc. and Quality Management Group. San Bernardino County Human Services, Community Development and Housing Agency and Departments of Behavioral Health and Aging and Adult Services Public Guardian have worked closely to provide support to residents.

Funding for the community was provided by Homekey, Enterprise Community Partners, Inc., Permanent Local Housing Allocation and County Community Development Block Grant.

Step Up in Redlands welcomes its first formerly homeless residents

A city-backed partnership transformed a motel into permanent supportive housing for those in need



Teresa Souter, 65, who had been living in a Redlands orange grove for the past year, shows her relief upon entering her studio unit in Redlands on Thursday, Jan. 12, 2023. Step Up, the city's new transitional housing for formerly homeless residents, was created from a completely renovated hotel and turned into 98 studio units. (Photo by Will Lester, Inland Valley Daily Bulletin/SCNG)

27

Victorville's Wellness Center Campus, a 170-bed homeless shelter, breaks ground



Martin Estacio
Victorville Daily Press
Published 10:19 a.m. PT April 21, 2022

Esifieds

DAILY PRESS

Sports Opinion Obituaries Advertise eNewspaper Legals



A bird's-eye view of the Victorville Wellness and Recuperative Care Center, a 170-bed interim housing facility proposed to be built near Eva Dell Park. Daily Press File Photo



ABOUT THE WELLNESS CENTER CAMPUS

The Wellness Center Campus will be the first facility of its kind in San Bernardino County, and it will play a critical role in helping homeless individuals stabilize and rebuild their lives. The innovative design of the campus will allow the Wellness Center to serve several functions by providing the following:

- A low-barrier, emergency shelter
- Recuperative care facility
- Medical Clinic
- Interim housing, and
- Wraparound supportive services

Some of the supportive services will include case management, care coordination (medical, mental health and dental) job training/placement and housing navigation. The Wellness Center will also provide a recuperative care facility and an onsite medical clinic that will be available to members of the community who are Medi-Cal or Medicare eligible.

8

28

Homekey Program Notice of Funding Availability, Round 3



Bringing California Home

Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population.

Homekey Grant funds: \$746 million (FY 2022-23)

- Of the \$736 million in Homekey funding, \$435 million is derived from the Coronavirus State Fiscal Recovery Fund (CSFRF) established by the federal American Rescue Plan Act of 2021 (ARPA) (Public Law 117-2) and \$301 million is State General Fund.
- Homekey capital funds must be expended within eight months of the date of award. "Date of award" means the date on the award letter issued from HCD to the awardee. In order to account for the time between the award letter and fund disbursement, and the fact that grantee payments to contractors are made in arrears, HCD may extend the eight (8) month expenditure deadline by up to seven (7) months, upon the request of the awardee. The request shall be submitted in electronic format on a form provided by HCD.
- **All operating funds must be fully disbursed by HCD by June 30, 2025, and fully expended by the grantee by no later than June 30, 2026.**

029

29

Homekey Program Notice of Funding Availability, Round 3



Eligible Applicants

Lead applicants must be cities, counties, cities and counties, and all other state, regional, and local public entities, including councils of government, metropolitan planning organizations, and regional transportation planning agencies designated in Section 29532.1 of the Government Code; or Tribal Entities.

Tribal Entities are encouraged to apply for Homekey via a forthcoming Homekey Tribal Entity NOFA of approximately \$75 million, to be released separately later in 2023, that will be developed exclusively for and in consultation with tribes.

Each of the foregoing entities may apply independently, or each entity may apply jointly with a nonprofit or for-profit corporation, a limited liability company (LLC), and/or a limited partnership (LP) as a co-applicant.

Application Process

HCD will accept applications on a continuous, over-the-counter basis through July 28, 2023, or until the available funds are exhausted, whichever occurs first. **Applicants must submit a pre-application consultation survey** to HCD prior to applying. Information on when pre-application consultations will be available will be posted on the [Homekey webpage](#).

For more information, please visit the [Homekey webpage](#).

Questions? Homekey@hcd.ca.gov

030

30

Homekey Program Notice of Funding Availability, Round 3



Homekey Round 3 Key Items

- **Capital Award Per Door** — \$150,000 - \$200,000. Higher level of support for homeless youth or youth at risk of homelessness, chronically homeless, and family units. Award level must be justified by appraisal and other documentation.
- **Capital Match** — 1:1 up to an additional \$100,000 per door.
- **Operating Award per Unit** — \$1,000 - \$1,400 per assisted unit per month. Higher level of support for homeless youth or youth at risk of homelessness and chronically homeless. Award level must be justified by appraisal and other documentation.
- **Operating Match** — Two (2) years if applicant commits three (3) years of operating funding; Three (3) years if applicant commits four (4) years of operating funding.
- **Capital Expenditure Deadline** — Eight (8) months, or up to 15 months from the date of award if requesting an expenditure deadline extension.
- **Operating Expenditure Deadline** — June 30, 2026
- **Full Occupancy Deadline** — 15 months from date of award letter.
- **Acquisition, Rehabilitation, and/or Construction Deadline** — 12 months from the date of award letter

031

31

Homekey Program Notice of Funding Availability, Round 3



The Department will contribute a baseline amount per door, as outlined below, in whichever category is higher for the Assisted Unit. This baseline contribution does not require a local match.

Unit Size -- Baseline Capital Amounts:

- Studio or one-bedroom units will receive a baseline amount of \$150,000 per door;
- Two-bedroom units will receive a baseline amount of \$175,000 per door; and
- Three-bedroom or larger units will receive a baseline amount of \$200,000 per door.

Sub-Populations Served -- Baseline Capital Amounts:

- Assisted Units reserved for those experiencing Chronic Homelessness will receive a baseline amount of \$200,000 per door.
- Assisted Units reserved for Homeless Youth or Youth at Risk of Homelessness will receive a baseline amount of \$175,000 per door.

Additional Contribution Amount – Local Match

Beyond the applicable baseline amount, the Eligible Applicant may leverage a 1:1 local match to provide up to \$100,000 in additional funds per door. For example, where the Applicant shows \$100,000 in matching funds, the Department will fund no more than \$250,000 for a 1-bedroom Assisted Unit, \$275,000 for a 2-bedroom Assisted Unit, \$300,000 for a 3+ bedroom Assisted Unit, \$300,000 for an Assisted Unit serving those experiencing Chronic Homelessness, and \$275,000 per door for an Assisted Unit serving Homeless Youth/Youth at Risk of Homelessness.

032

32

Homekey Program Notice of Funding Availability, Round 3



Eligible Uses / Projects

Awarded funds must be used to provide housing for the target population of individuals and families experiencing homelessness or who are at risk of homelessness and who are inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases.

For grantees utilizing HOME-ARP funds as match, the target population also includes individuals and families who are “fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking” and “other populations” as defined in HUD Community Planning and Development (CPD) Notice 21-10. With respect to the list of eligible uses below, an eligible applicant may choose to target Project Roomkey properties, or other, non-Project Roomkey properties.

The list of eligible Homekey uses is as follows:

1. Acquisition or rehabilitation, or acquisition and rehabilitation, of motels, hotels, hostels, or other sites and assets, including apartments or homes, adult residential facilities, residential care facilities for the elderly, manufactured housing, commercial properties, and other buildings with existing uses that could be converted to permanent housing or interim housing, subject to any limitations set forth in this NOFA, including those provided in Section 301.
2. Master leasing of properties for non-congregate housing.
3. Conversion of units from nonresidential to residential.
4. New construction of dwelling units.
5. The purchase of affordability covenants and restrictions for units.
6. Relocation costs for individuals who are being displaced as a result of the Homekey Project.
7. Capitalized operating subsidies for units purchased, converted, constructed, or altered with funds provided pursuant to HSC section 50675.1.3

033

33

Homekey Program Notice of Funding Availability, Round 3



Section 202. Eligible Projects

The Department welcomes and will consider a variety of innovative housing solutions as eligible Projects. The following list of eligible Projects is not exhaustive.

- i. Conversion of nonresidential structures to residential dwelling units.
- ii. Conversion of commercially zoned structures, such as office or retail spaces, to residential dwelling units.
- iii. Adult residential facilities, residential care facilities for the elderly, manufactured housing, and other buildings with existing residential uses.
- iv. Multifamily rental housing Projects.
- v. Excess state-owned properties.
- vi. Scattered site housing on multiple contiguous or non-contiguous sites is permitted as long as the resulting housing has common ownership, financing, and property management.
- vii. Shared housing in a structure shared by two or more households, where each household is in a separate private bedroom that can be locked.
- viii. Existing Homekey Assisted Units, previously awarded under Rounds 1 and 2 of Homekey funding, are ineligible for funding under this NOFA.
- ix. The Homekey program is intended to support the development of housing units and will not fund congregate shelter. Other funding sources should be considered for congregate shelter types of Interim Housing.

034

34

Homekey Program Notice of Funding Availability, Round 3



California Department of
Housing and Community
Development

Homeless Youth Allocation

Pursuant to HSC section 50675.1.3, subdivision (c), the Department shall allocate not less than eight percent (8%) of the total Homekey funding appropriated for Projects serving Homeless Youth, or Youth at Risk of Homelessness, as defined in 24 Code of Federal Regulations (CFR) part 578.3. This NOFA allocates ten percent (10%) of the funding available in Round 3 to Homeless Youth Projects as set forth in Table 4.

Discretionary Reserve

The Department will allocate ten percent (10%) of available funds for a Discretionary Reserve to address the following:

- Funding single family home-scattered site Projects with a limit of four Projects in this Project type, up to \$10 million each. The Department may make these awards at any point during the open application period. The \$40 million will remain available for this purpose for any application submitted by June 30, 2023.

Table 3: Estimated Homekey Geographic Allocations

Region	Severely Rent-	2022 PIT Count	Round 3 Allocation
Los Angeles	415,350	69,144	\$211,813,531
Bay Area	199,165	38,118	\$111,112,027
Southern CA	203,610	15,672	\$68,783,638
San Joaquin	105,430	12,085	\$43,252,159
Central Coast	37,165	8,113	\$22,657,376
Sacramento	70,340	12,379	\$37,158,338
San Diego	95,570	8,427	\$34,345,268
Balance of State	32,265	7,583	\$20,708,081
Totals	1,158,895	171,521	\$549,830,418

Allocations

The \$736 million in Homekey funds are allocated as follows:

Table 4: Homekey Funding Allocations

Total Homekey Round 3 NOFA	\$735,988,501
Total Geographic Allocation	\$549,830,418
Homeless Youth Allocation - 10% of NOFA	\$75,759,808
Discretionary Reserve - 10% of NOFA	\$73,598,850
Rural Target Allocation - 5% of NOFA	\$36,799,425

35

35

Homekey Program Notice of Funding Availability, Round 3



California Department of
Housing and Community
Development

Section 206. Operating Awards and Match

- Where an operating award is requested, the total amount of operating award per Assisted Unit is limited as follows:
 - Assisted Units reserved for those experiencing Chronic Homelessness, for Homeless Youth, or for Youth at Risk of Homelessness shall not exceed \$1,400 per month; and
 - All other Assisted Units shall not exceed \$1,000 per month
- The total duration of the operating award (as described in i. above) is tied to the amount of the Applicant's matching funds, and is limited as follows:
 - If Projects can demonstrate a commitment of three years of non-Homekey operating funds for Assisted Units, the Department will provide an operating award sized for two years.
 - If Projects can demonstrate a commitment of four or more years of non-Homekey operating funds for Assisted Units, the Department will provide an operating award sized for three years.
- Operating awards are determined based on need, exclusive of any debt service. The amounts and durations referenced in (i) and (ii) above represent maximums.
- Operating awards may pay for a Project's necessary, recurring Operating Expenses in an amount approved by the Department. Qualifying expenses include utilities, maintenance, management fees, taxes, licenses, and Supportive Services costs, but not debt service or required reserve account deposits. Operating Expenses should be included in the Project's submitted budget.

036

36

Homekey Program Notice of Funding Availability, Round 3



Timeline For Grantees:

- Capital funds must be expended within eight months of the date of the award.
- All operating funds must be fully expended by June 30, 2026.
- The Homekey Program and Expenditure Report will be due annually for five years, no later than January 31 for the prior calendar year of January 1 to December 31. The first report will be due January 31 following Standard Agreement execution during the prior January 1 through December 31 calendar year. If a contract was executed in January, the first report will be due the following January.

Anticipated Timeline for Homekey Applications

- **NOFA Release** — March 29, 2023
- **Stakeholder Webinar** — April 20, 2023, 10AM — 12PM PDT.
- **Application Release** — April 24, 2023
- **Final Application Due Date** — July 28, 2023, or until funds are exhausted, whichever occurs first.
- **Award Announcements** — Continuous, with individual awards generally announced within 60 to 90 days of the HCD's receipt of a complete and accurate application and all required supplemental documentation.
- **Standard Agreements Issued** — Continuous, after award announcement and the HCD's receipt of required information and documentation needed to execute the standard agreement
- **Disbursement of Funds** — Continuous after standard agreement execution, satisfaction of all conditions precedent to disbursement, and completion of a request for funds form.

037

37

Homekey Round 3

Register to attend NOFA webinar

The California Department of Housing and Community Development (HCD) will be hosting a webinar on April 20 to outline the Homekey Round 3 program requirements and assist communities in accessing Homekey funds. HCD released the Homekey Round 3 Notice of Funding Availability (NOFA) for \$736 million on March 29.

Who is eligible to apply?

Homekey Round 3 will distribute \$736 million in grant funding to local public entities, including cities, counties, or other local public entities, such as housing authorities or federally or non-federally recognized Indian tribes within California.

Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, single-family homes and multifamily apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to Permanent or Interim Housing for people experiencing or at risk of homelessness.

Register to attend the NOFA webinar

April 20, 2023
10am - 12pm

[REGISTER NOW](#)

038

38

California releases map of local government-owned surplus properties and housing element sites to spur affordable housing development

SACRAMENTO – The Department of General Services (DGS) in partnership with the Department of Housing and Community Development (HCD) released an interactive public map of property identified by local governments to help developers find land for housing development. [The Housing and Local Land Development Opportunity Map](#) shows potential development sites identified in local housing elements (housing plans) adopted on or after January 1, 2021, and locally-owned surplus and excess sites identified in housing element Annual Progress Reports.

Governor Gavin Newsom and the California Legislature have advanced a multi-pronged approach to accelerating housing production to meet the state's goal of [more than 1 million affordable homes and 2.5 million homes total by 2030](#), including [encouraging affordable housing development on locally-owned surplus land](#) and setting a higher bar for local housing plans.

This new map allows developers to view all sites identified by cities and counties for housing through their housing elements, as well as locally-owned surplus and excess land, which may be subject to affordable housing requirements when disposed of through the Surplus Land Act. Further the map allows these sites to be overlaid with key datasets, including the HCD/Tax Credit Allocation Committee Opportunity Maps, Cal EnviroScreen 4.0, and fire hazard data to assist them in applying for state affordable housing funding sources and accessing streamlining benefits.



39

Newsom signs 2 laws boosting housing production

Gov. Gavin Newsom signed the laws Wednesday, opening up much of the state's commercial land for residential development.



A commercial building sits empty in Sacramento, Calif., Thursday, Sept. 22, 2022. Two new laws in California will let developers bypass local governments to build housing on commercial land. Gov. Gavin Newsom on Wednesday, Sept. 28, 2022, signed a pair of laws aimed at increasing housing production in California. (AP Photo/Rich Pedroncelli)

They've become a familiar sight along the wide commercial corridors of America — empty buildings once filled by big retailers who have closed their doors, in part because many of their customers shop online.

Now, two new laws in California will let developers build housing on land zoned for retail, offices or parking and largely prevent revenue-hungry local governments from stopping them.

Gov. Gavin Newsom signed the laws Wednesday, opening up much of the state's commercial land for residential development. It's a long-sought victory for affordable housing advocates, who say such sites are ready-made for apartments because they are often near populated areas and come with ample parking.

One law will let developers build housing on some commercial land without having to ask permission from local governments, as long as a certain percentage of the housing is affordable. Another law will let developers build all market-rate housing on some commercial land — which would be more lucrative — but the projects would still have to go through an environmental review process.

A report by data analytics firm Urban Footprint found AB 1011 alone could spur 1.6 million to 2.4 million homes.

Local government officials say the laws undermine their authority and upend years of careful planning that reflect community preferences. But there's also a financial consequence, they say, because stores generate more property taxes for local governments than homes do.

40

Homeless Housing, Assistance, and Prevention (HHAP)

Round 3 allocations for the San Bernardino County CoC and the County of San Bernardino are as follows:

- **CoC: \$3,901,874.80 / County: \$3,641,749.82** – Regional Project App process coming soon.

Round 4 allocations for the San Bernardino County CoC and the County of San Bernardino are as follows:

- Projected - **CoC: \$4,430,501.22 / County: \$4,156,768.02** – FY 22-23 NOFO coming soon.

Eligible activities include:

- Rapid rehousing, including rental subsidies and incentives to landlords, such as security deposits and holding fees.
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.
- Street outreach to assist persons experiencing homelessness to access permanent housing and services.
- Services coordination, which may include access to workforce, education, and training programs, or other services needed to promote housing stability in supportive housing.
- Systems support for activities necessary to create regional partnerships and maintain a homeless services and housing delivery system, particularly for vulnerable populations, including families and homeless youth.
- Delivery of permanent housing and innovative housing solutions, such as hotel and motel conversions.
- Prevention and shelter diversion to permanent housing, including rental subsidies.
- Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing non-congregate shelters, and operations of existing navigation centers and shelters based on demonstrated need.

041

41

SBC&C CoC Homeless Housing, Assistance, and Prevention (HHAP) Round 3 - \$3,901,874.80

Distribution of the 80% remainder balance of funds, **\$3,121,499.84**, as follows:

- \$218,504.99** for Administration (7%)
 - \$312,149.98** for services for homeless youth populations (10%)
 - \$2,590,844.87** for Regional service projects:
 - **\$1,417,232.87** Central Valley Region
 - **\$518,169** Desert Region
 - **\$162,725** East Valley Region
 - **\$141,817** Mountain Region
 - **\$350,901** West Valley Region
- **Preliminary HHAP-3 Project Application Procedures & Timeframe**
 - April 17^{ish} – HHAP-3 Project Application RFP Released
 - April 24^{ish} – HHAP-3 Project Application workshop
 - April 27th – HHAP-3 Q&A closes
 - May 11th – HHAP-3 Project Applications due
 - May 18th – Regional Evaluation Committee member Orientation
 - May 22-June 9 – Regional Evaluation Committees meet/produce project funding recommendations
 - June 7-23 – Regional Steering Committees meet to adopt HHAP-3 Project Funding Recommendations
 - June 28th – ICH Meeting to consider HHAP-3 Project Funding Recommendations

42

SBC&C CoC Homeless Housing, Assistance, and Prevention (HHAP) Round 3 - \$3,901,874.80

Systems Improvement and Supports activities approved by ICH with the 20% initial disbursement of HHAP-3 funds, **\$780,374.96**, which include:

- **\$300,000 - Capacity Building/Workforce Development for system service providers**
 - Structured series of Education, Training & Technical Assistance activities to include:
 - Racial, Gender, Ethnic Equity & Cultural Competency
 - Best Practice service delivery strategies and activities
 - Organizational capacity building, fund development & govt. contract compliance
 - College student apprenticeship program
- **\$200,000 – Systems support for activities necessary to create regional partnerships and maintain a homeless services & housing delivery system**
 - Regional Planning activities linked to systemwide coordination and service delivery improvement
 - Recommendations to facilitate improvements to intra-system and cross-system data collection, analysis & resource alignment
- **\$147,711 – Commitment to address racial disproportionality in homeless populations and achieve equitable provision of services and outcomes**
 - Comprehensive evaluation of racial, ethnic, and gender disproportionality and cultural biases in accessing resources and services within the countywide homeless service system
 - Recommendations to facilitate improvements to help achieve equitable provision of services & outcomes
- **\$78,037.50** to support development of the CoC Youth Advisory Board and youth-specific coordinated entry system activities

43

SBC&C CoC Homeless Housing, Assistance, and Prevention (HHAP) Round 3 - \$3,901,874.80

\$300,000 for Capacity Building/Workforce Development activities for system service providers

Trainings suggestions

- Practicing Effective Motivational Interviewing skills and techniques
- Implementing Trauma Informed Care/Harm Reduction practices and techniques
- Best Practices in Delivering Person-Centered Care
- Implementing Critical Time Intervention Strategies for Rapid Rehousing
- Understanding Housing First principles and practices
- Implementing Homeless Diversion/Housing Problem Solving Strategies
- Implementing Rapid Rehousing principles and practices (RRH 101)
- LEAP Approach (Listen, Empathize, Agree, Partner) by Xavier Amador
- Mental Health First Aid (no online training)
- Effectively Delivering Housing-focused Strategies & Services for all populations
- Effective Strategies for Housing Navigation & Landlord Engagement
- Forging Mutually Beneficial Partnerships with Housing Developers & Operators
- Understanding Performance Measures and Data Driven Strategies
- Advancing Racial Equity & Cultural Diversity in Housing & Homeless Services
- Fair Housing (equity and diversity- ordinances such as call for DV leading to eviction in BIPOC communities)
- Implementing best practices for street outreach, engagement, and case management
- Improving Your Government-funded Grant Compliance capacity
- How to Effectively Respond to Government Grant Funding Opportunities (Gov. Grant Writing 101)
- How to Effectively Attract & Secure Non-government Funding Support (Grant Writing 102)
- ESG Policies and Procedures
- Land Use and Zoning Issues

44

**HHAP Round 3 – SBC&C CoC
Local Homelessness Action Plan
– Outcome Goals**

CA-609 San Bernardino City & County CoC Table 4. Outcome Goals		
Outcome Goal #1a: Reducing the number of persons experiencing homelessness.		
Baseline Data: Annual estimate of number of people accessing services who are experiencing homelessness	Outcome Goals July 1, 2021 – June 30, 2024 Decrease/Increase in # of People Decrease/Increase as % Change from Baseline	
8,962	1,930	22%
Outcome Goal #1b: Reducing the number of persons experiencing homelessness on a daily basis		
Baseline Data: Daily Estimate of # of people experiencing unsheltered homelessness	Outcome Goals July 1, 2021 – June 30, 2024 Reduction in # of People Reduction as % Change from Baseline	
2,390	234	-10%
Outcome Goal #2: Reducing the number of persons who become homeless for the first time.		
Baseline Data: Annual Estimate of # of people who become homeless for the first time	Outcome Goals July 1, 2021 – June 30, 2024 Reduction in # of People Reduction as % Change from Baseline	
4,723	472	-10%
Outcome Goal #3: Increasing the number of people exiting homelessness into permanent housing.		
Baseline Data: Annual Estimate of # of people exiting homelessness into permanent housing	Outcome Goals July 1, 2021 – June 30, 2024 Increase in # of People Increase as % Change from Baseline	
3,030	477	16%
Outcome Goal #4: Reducing the length of time persons remain homeless.		
Baseline Data: Average length of time (in # of days) persons enrolled in street outreach, emergency shelter, transitional housing, safe haven projects and time prior to move-in for persons enrolled in rapid rehousing and permanent housing projects	Outcome Goals July 1, 2021 – June 30, 2024 Decrease in Average # of Days Decrease as % Change from Baseline	
131	31	-24%
Outcome Goal #5: Reducing the number of persons who return to homelessness after exiting homelessness to permanent housing.		
Baseline Data: % of people who return to homelessness after having exited homelessness to permanent housing	Outcome Goals July 1, 2021 – June 30, 2024 Decrease in % of People who return to Homelessness Decrease as % Change from Baseline	
8.16%	2%	-24%
Outcome Goal #6: Increasing successful placements from street outreach.		
Baseline Data: Annual # of people served in street outreach projects who exit to emergency shelter, safe haven, transitional housing, or permanent housing destinations.	Outcome Goals July 1, 2021 – June 30, 2024 Increase in # of People Successfully Placed from Street Outreach Increase as % of Baseline	
239	239	100%

45

**HHAP Round 3 – SBC&C CoC
Local Homelessness Action Plan – Strategies to Achieve Outcome Goals**

Table 5 - Strategies to Achieve Outcome Goals

1. Facilitate innovative housing solutions focusing on smaller scale projects using alternative typologies (such as tiny homes, accessory dwelling units and shared living environments) and alternative housing production delivery methods (such as prefab manufactured, shipping container and 3-D printed housing units), as well as public-private partnerships and innovative financing, to create new units of permanent supportive and/or service-enriched affordable housing.
- At least 300 new units of permanent supportive and/or service-enriched housing will be occupied by June 2024.
2. Expand funding resources committed to rapid rehousing programs implemented through a coordinated, standardized, systematic approach as outlined in the SBCHP Rapid Re-Housing Program Standards, Practices & Model Guidelines to increase the number of people/households achieving successful exits into permanent housing stability.
- The number of households exiting homelessness and achieving permanent housing stability through rapid rehousing activities will increase by 300 households by June 2024.
3. Expand the pool of CoC system-engaged, year-round shelter beds and interim housing units using a combination of facility-based programs, voucher-based programs and other innovative approaches and focus a greater percentage of resources on successful shelter exits to permanent housing.
- At least 200 additional shelter/interim housing beds will be occupied by January 2024.
4. Establish a coordinated, collaborative, multi-source flexible funding pool along with system-wide standards and practices to facilitate targeted homeless diversion and prevention strategies to reduce the number of people and households that become homeless for the first time by 10% annually.
- At least 500 households living housing insecure and/or at-risk of homelessness will be prevented from becoming homeless through systemwide diversion and prevention strategies and practices.
5. Establish a multi-source flexible funding pool to implement a comprehensive, coordinated, countywide eviction prevention program prioritizing households with income at/or below 80% AMI.
- At least 500 households at imminent risk of homelessness will be prevented from becoming homeless through eviction prevention strategies.
6. Establish a Coordinated Outreach Resources & Engagement (CORE) system to facilitate coordinated and collaborative street outreach activities which shall include the targeting of resources to "high utilizers of safety net services" and other persons experiencing chronic and/or long-term homelessness to provide a concentrated level of services and activities to facilitate successful placements from street outreach leading to permanent housing.
- At least 100 high utilizers of safety net services and experiencing chronic homelessness will achieve permanent housing stability by January 2024.

46

The Solution to Homelessness is Straightforward: **Housing**

Establishing a West Valley RSC Ad Hoc Committee on Regional Coordination and Collaboration

- ***Developing Regional Partnerships to Facilitate Strategic Resource Alignment and Coordinated Service Delivery In the West Valley Region***
- ***Prospects-Opportunities for Regional Collaboration on Homeless Service Delivery & Housing Solutions***
- ***Establishing a Regional Navigation Center-Supportive Housing Environment?***

47



48

Prospectus Outline San Bernardino County West Valley Regional Navigation Center & Supportive Housing Village	
Objective	Create a “regional navigation center,” providing a combination of emergency, transitional and permanent living space wrapped within a collaborative service-enriched environment supported by a broad-based, multi-agency, public-private funded regional housing, and supportive service partnership.
Key Development & Operations Principles	- Regional Cities form Joint Partnership Agreement to support the development, management, and operations of the regional housing and supportive service environment “Anchor tenants” commit funding to support dedicated housing and/or service operations - Regional service partners commit to utilizing housing/service space on an as needed, “pay-to-play” basis with requisite levels of direct service engagement for their clients placed in residence
On-Site Housing Types	- Emergency/Triage housing units (1-30 days; supported by participating agency/organization) - Transitional housing units (1-12 months; program-based/supported by participating agency) - Permanent housing units (low-cost rentals; subsidized rentals; TBRA supported rentals)
Prospective On-Site Amenities & Services	- On-site Property Management, Maintenance, Security - On-site Program Support (coordinated entry, resource connections, service activity coordination) - Community Engagement/Activity Center - Community recreation/wellness space - Community kitchen/dining space? (or contracted meal delivery services) - Village Market? - Transportation services (for appointments & service connections) - Offices/workspace for full-time & part-time supportive service partners (including Behavioral Health, Medical CM, In-Home Supportive Services, Employment Development, Public Benefits, Housing Navigation, Life Skills, Legal assistance, Spiritual care, etc. etc.)
Prospective Site Partners	- Regional City Government Partners - Chino, Chino Hills, Montclair, Ontario, Rancho Cucamonga, Upland - County Government Partners - Regional Nonprofit Service Partners - Cross-Jurisdictional/Countywide nonprofit service agencies - For-profit service agencies (w-funding to provide free/minimal charge on-site services) - Local Business Entities/Organizations - Regional Faith-based Organizations
Prospective Site Partner Participation levels	- Investment Partner - funding/in-kind support for general site development/operations activities - Operations Partner - funding to support dedicated housing units and/or service activities - Contributing Partner – reserve-rent available housing units/service space on an as needed basis - Supporting Partner – provide on & off-site service connections and activities



MERCYHOUSE

HOMELESS RESOURCE FAIR

Information on: Housing and
Shelter, Mental Health, Food,
Public Services, Community
Services!

MAY
20

10 AM-
2 PM

MERCY HOUSE
ONTARIO
ACCESS CENTER

435 S. Bon View Ave.
Ontario, CA 91761

For more info
please contact
Edward Amaya

edwarda@mercyhouse.net
909-528-9147

MERCY HOUSE

HOMELESS SOLUTIONS RESORCE FAIR

Vendor Registration Form

May 20, 2023

Organization Name: _____

Address: _____

Name of Person Registering: _____

Brief Description of Services your organization provides for community

Work Phone: (____) _____ - _____ Cell Phone: (____) _____ - _____

Email Address: _____

Website: _____

Attending representatives will be from the following support services: Shelter services, Mental Health, Food Services, Public Services, Community Services in the City of Ontario.

Event Location: **Mercy House, Ontario Access Center, 435 S. Bon View Avenue, Ontario, CA 91761**

Please return completed form to edwarda@mercyhouse.net by May 13 to secure your spot. Vendors are asked to bring tables, canopies, and any supporting information and materials on their organization. Lunch will be provided.

Yes! I will attend the Mercy House Resource Fair _____

Signature _____ Date: _____



FREE HIV/STD TESTING

**Call (909) 884-2722
for more information**

- HIV RESULTS IN
20 MINUTES
- ALL SERVICES
CONFIDENTIAL
- NO APPOINTMENT
NECESSARY
- AVAILABLE FOR
AGES 12 AND UP

**2ND
THURSDAY**

**9:00 AM -
12:00 PM**

**APRIL
13**

**FREE HIV/STD TESTING
VAN IN FAP PARKING LOT
344 W. 2ND ST.
SAN BERNARDINO, CA**



85

HOME

Homekey Solutions for California's homeless crisis



CONNECT
HOMES

The leader in modern prefab homes

SAN
FRANCISCO
DESIGN
WEEK

AWARD
WINNER
2021

Connect Homes builds a home every 6 days on our assembly line

- Connect is revolutionizing construction utilizing a patented modular prefab system, dramatically reducing costs and simplifying the home building process.
- Reduces build time from 52+ weeks (conventional construction) to a matter of days.



- Built over 30 houses for people who lost homes in California Fires.
- Leading ADU provider with some of the finest “tiny home” products in space.
- Wanted to use prefab expertise to create new solution for current housing crisis.



SAN
FRANCISCO
DESIGN
WEEK

AWARD
WINNER
2021

2022 WINNER

ULI AMERICAS
AWARDS FOR EXCELLENCE

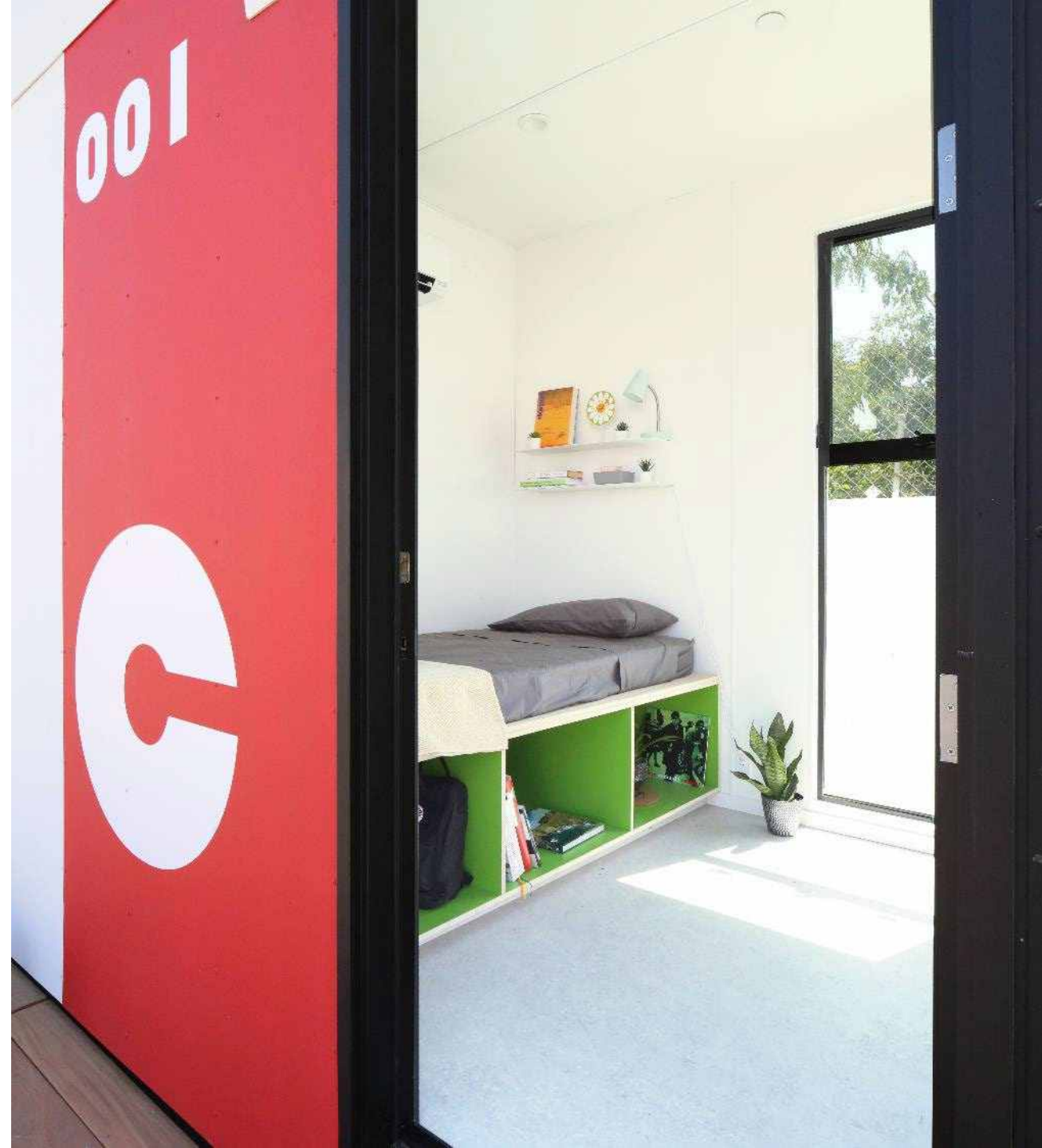




Connect Shelters: a proven, rapid-deploy, Homekey-ready housing system

- Flexible line of housing products that create community while providing users privacy.
- Available in configurations from 1-4 rooms.
- Meet challenging deadlines using a provider with proven Homekey experience.
- Provide dignified, private housing for hundreds of people in a matter of a few months, not years.

- Using same principles of modern architecture, assemblies, and green features of home line.
- Permanent housing designed and built to last decades, but can be relocated as needed.
- Comes with or without private bathrooms (ADA or otherwise) and kitchens.
- Can be specified to accommodate transitional user or one that stays decades.
- Winner of 2021 SF Design Week Social Impact Award.
- Winner of 2022 ULI Americas Award (Homekey Mountain View).

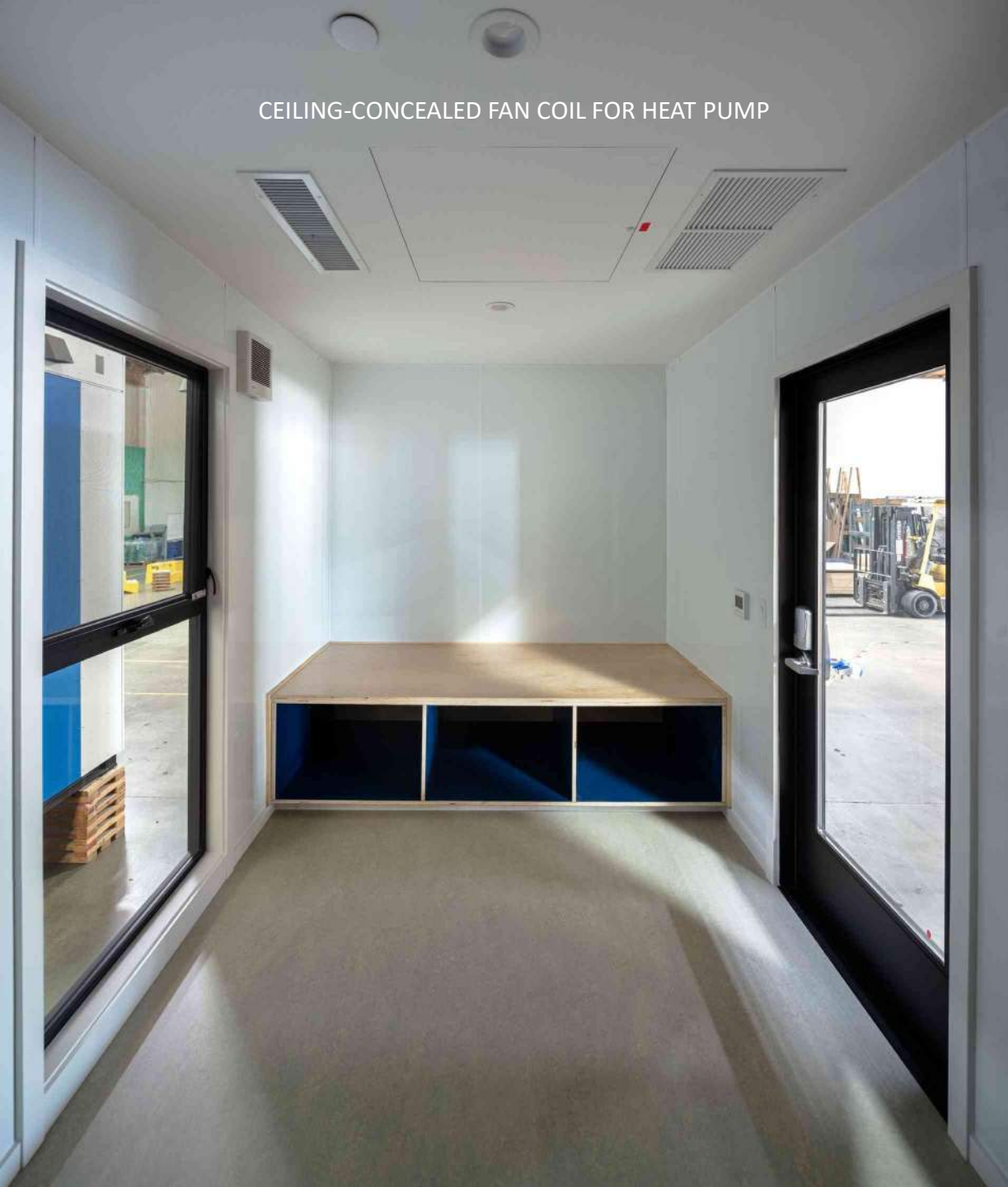


A scalable platform for housing

- Easy to ship
- Patented prefab system designed for intermodal transport
- Ship 100% complete from factory for immediate use

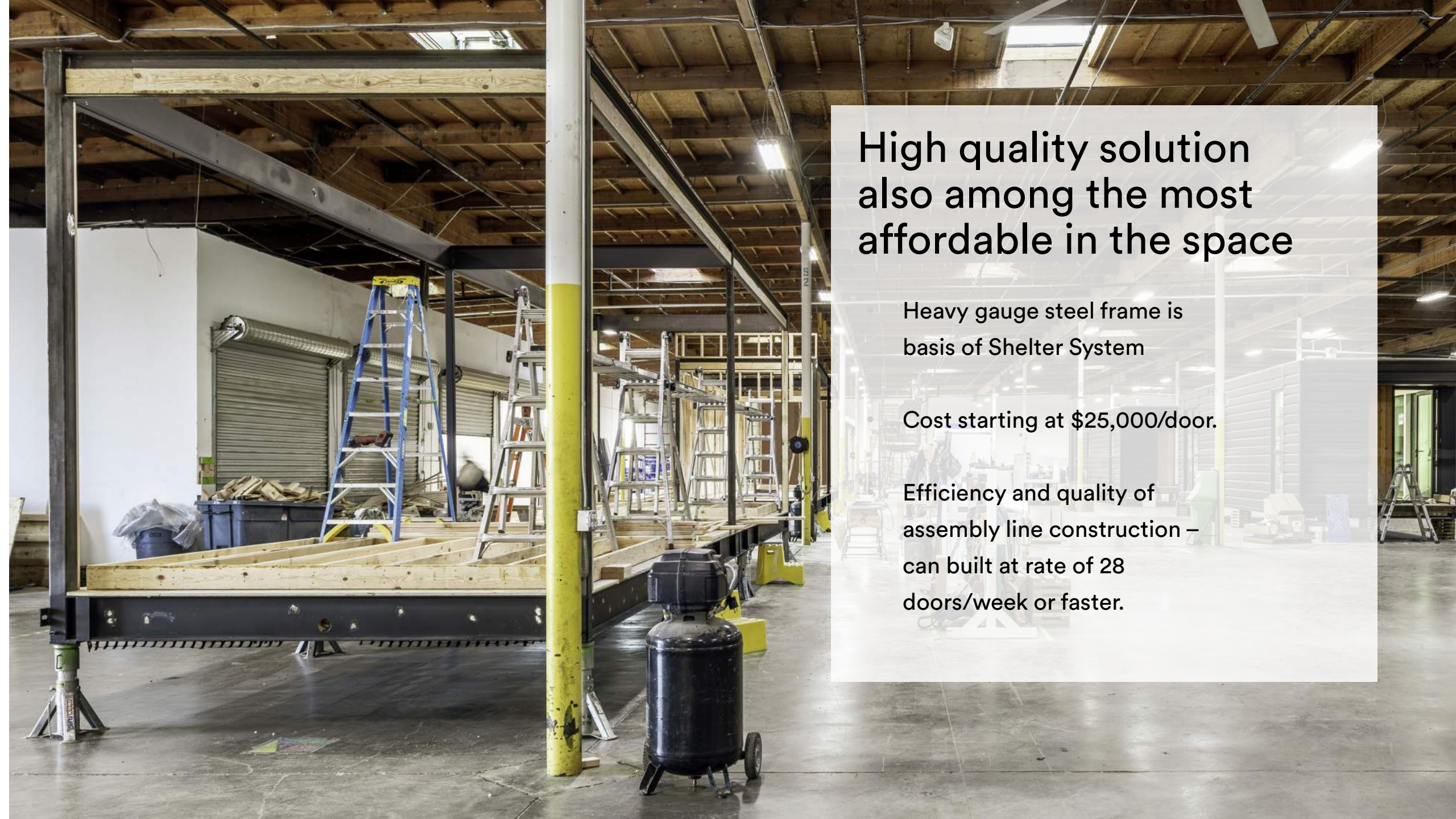


CEILING-CONCEALED FAN COIL FOR HEAT PUMP



Industry-leading solutions to the unique challenges of the segment.

- Utilities home-run to mechanical area mounted on back of unit. Allows maintenance of unit without disturbing occupants.
- One area to run utilities to on site for true plug-and-play.
- Condenser arrives pre-charged, ready to go.
- Most advanced and efficient heat pump and ventilation system in the industry with Zoned control, ceiling recessed fan coil, as well as ventilation to control unforeseen humidity issues.



High quality solution also among the most affordable in the space

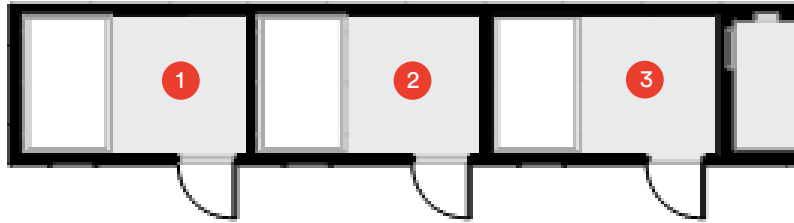
Heavy gauge steel frame is
basis of Shelter System

- Cost starting at \$25,000/door.

Efficiency and quality of
assembly line construction –
can built at rate of 28
doors/week or faster.

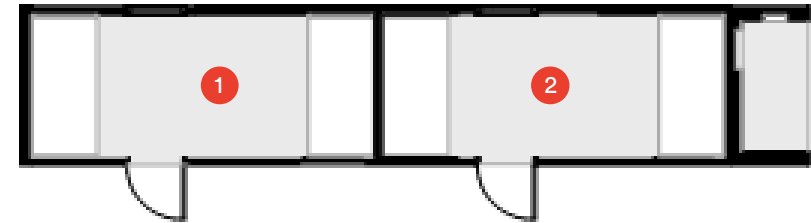
Connect Shelters – Standard Plans to flexibly address housing needs

Shelter 3



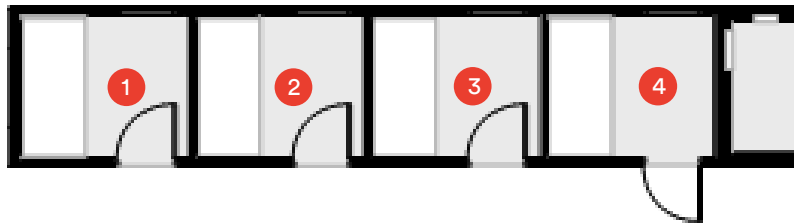
(3) private rooms, each room with individual air controls, filtration. Pricing starts at \$96,300.

Shelter 2



(2) private rooms with option for bunk beds (families), each room with individual air controls, filtration. Pricing starts at \$92,800.

Shelter 4



(4) private rooms, each room with individual air controls, filtration. Pricing starts at \$99,700.

Shelter 1

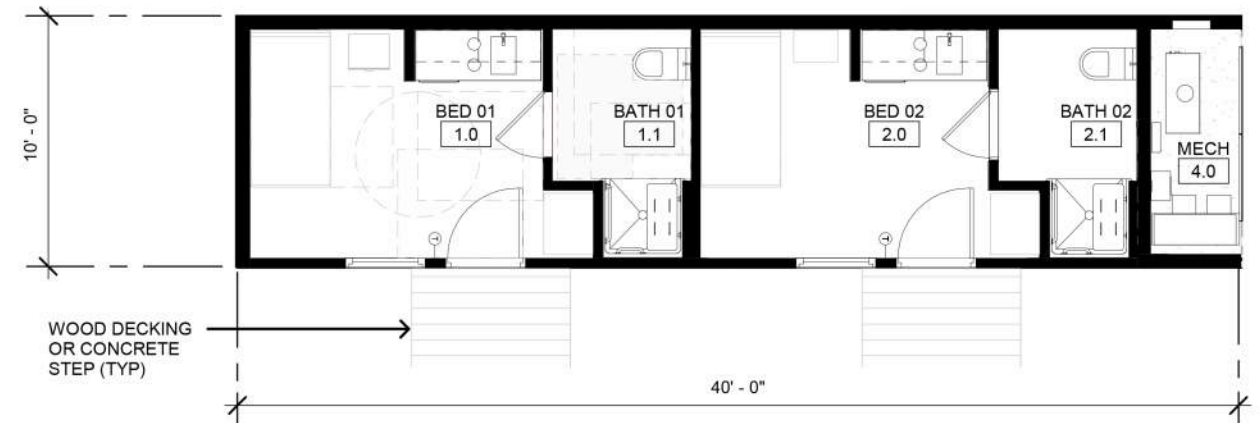


(1) private room with ensuite ADA bathroom for families. Individual air controls, filtration. Pricing starts at \$104,100.

Connect Shelters – Increasing livability with wider solutions



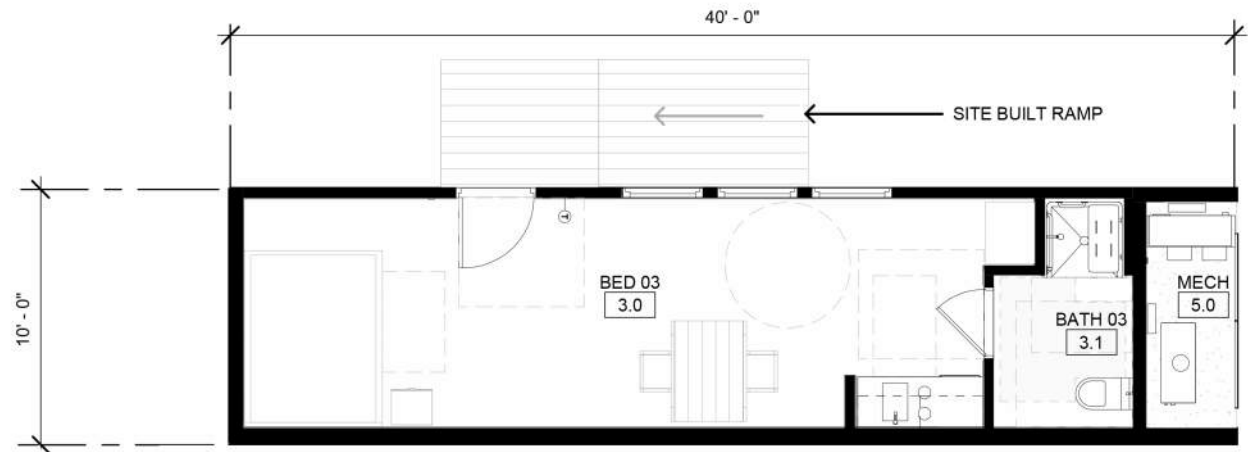
Shelter 2 Efficiency (2) private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls, filtration. Pricing starts at \$160,000.



Connect Shelters – Increasing livability with wider solutions



Shelter 1 Efficiency (1) private rooms with private ADA bath and kitchenette. Each room with individual air controls, filtration. Pricing starts at \$140,400.



Connect Shelters – Increasing livability with wider solutions

Shelter 2 Efficiency (2) private rooms with private ADA baths and kitchenettes. Each sleeping room with individual air controls, filtration. Pricing starts at \$160,000.



These floor plans are shown for reference purposes only. Connect Homes reserves the right to make changes and substitutions to these standard floor plans at any time.



Two-story system

- Design dramatically reduces site work.
- For situations where more density required.



An aerial architectural rendering of the Homekey Victorville Wellness Center. The development features several long, single-story modular buildings with white walls and colorful accents in teal and yellow. These buildings are arranged in a U-shape around a central courtyard with green lawns and trees. To the left, there is a large parking lot with numerous cars parked. A paved road with a white pickup truck and a white sedan curves around the bottom right of the site. The entire development is bordered by a low wall and is situated next to a body of water on the right side. The background shows a hilly, undeveloped landscape with sparse vegetation.

Case Study: Homekey Victorville

4.5 blighted acres transformed into a Wellness Center providing a supportive, safe, and stable environment for homeless persons and their families.



Homekey Victorville

- Victorville was initially awarded \$20 million in Homekey funds fall 2020. Manufacturer picked could not produce in time. Victorville could not utilize funds and had to reapply for Homekey Round 2 in 2021, having established Connect as provider.
- The campus features **46 Shelter Modules** - CS1, CS2, CS4s - to provide 110 rooms (170 beds) and **26 modules** to provide onsite OSPD Clinic, Cafeteria, Wellness Center, and Recuperative Center.
- Awarded \$28 million in Homekey funds December 2021.
- Contract signed March 2022 — first round of sleeping modules delivered in July 2022.

“one of the greatest challenges has been the lack of a comprehensive facility where shelter, food, and a full suite of support services are readily accessible. Our Wellness Center will bring these services together in one location to help homeless individuals stabilize and rebuild their lives.”

Mayor Debra Jones



STATION 01:
CS-088:
Module CS-088 is receiving
floor and ceiling framing.



STATION 03:
CS-078:
Module CS-078 will have roof
framing installed.

VICTORVILLE

JUNE 24, 2022

CONNECT
HOMES®



STATION 05:
CS-07A:
Windows and exterior doors
were installed. The module is
receiving exterior siding.



STATION 06:
CS-06A:
Drywall has been installed
and the module is ready to be
taped.



STATION 06-A-B-C:
CS-03-04-05A:
Modules are in the stages of
drywall, tape, and sanding.

VICTORVILLE

JUNE 17, 2022

CONNECT
HOMES®



East Entrance between Cafeteria and Wellness Center



Cafeteria view



Site Drive B view of Wellness Center and Clinic



Southwest Entrance view of Recuperative Center, Clinic, and Wellness Center

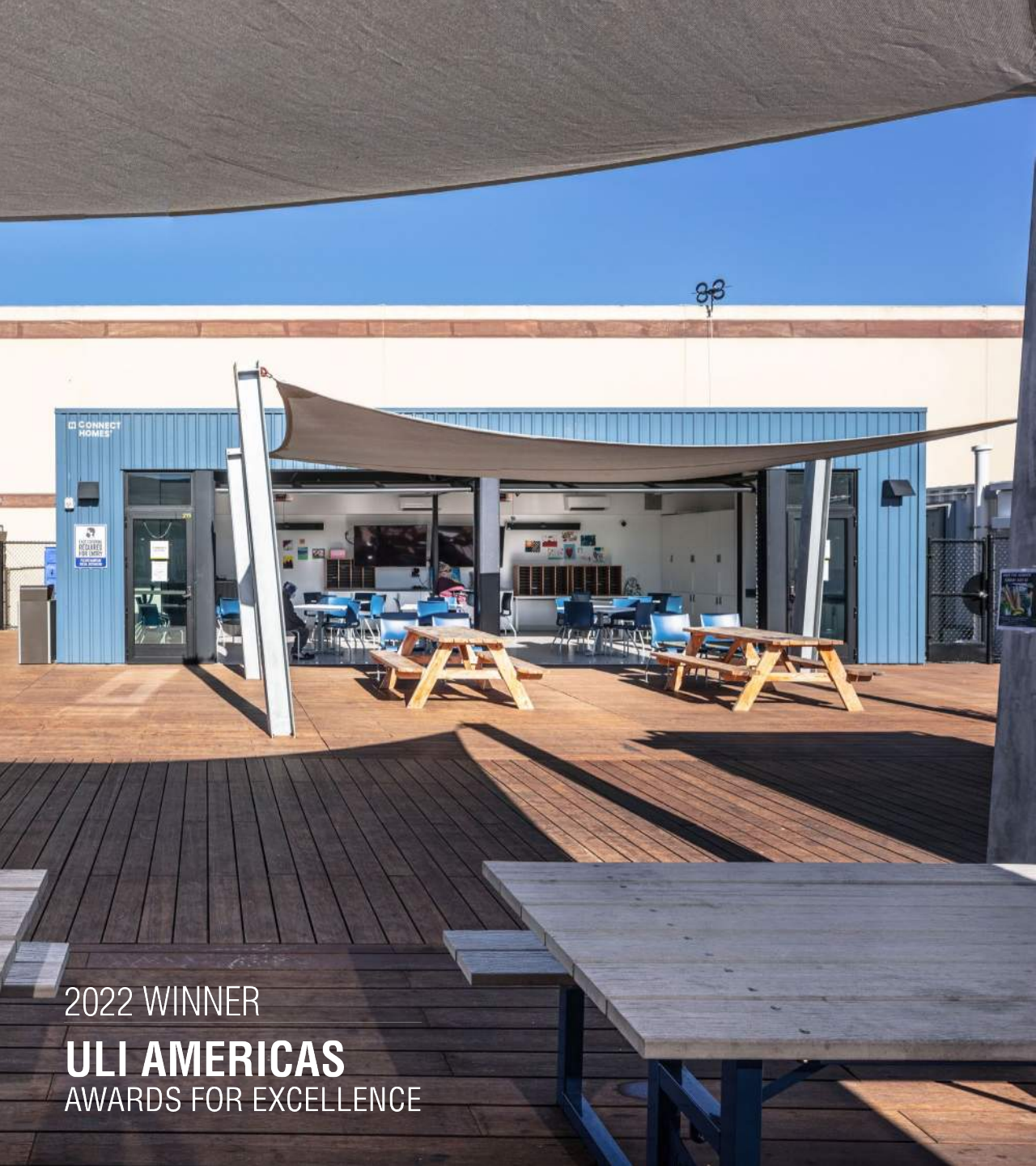


STATION 09:
CS-05A:
Gutters and interior finishes
are being installed at
station 9.

VICTORVILLE

JUNE 24, 2022

CONNECT
HOMES®



2022 WINNER

ULI AMERICAS

AWARDS FOR EXCELLENCE

Case Study: Homekey Mountain View

- Homekey Round 1 project duration Sep 2020 - Feb 2021.
- Produced 88 beds in the span of three months. Community Center was delivered one month later.
- Project increased Mountain View beds for those experiencing homelessness by 10x overnight by converting former car storage facility into Supportive Interim Housing



2022 WINNER
ULI AMERICAS
AWARDS FOR EXCELLENCE





2022 WINNER

ULI AMERICAS
AWARDS FOR EXCELLENCE






**CONNECT
HOMES®**

EXIT

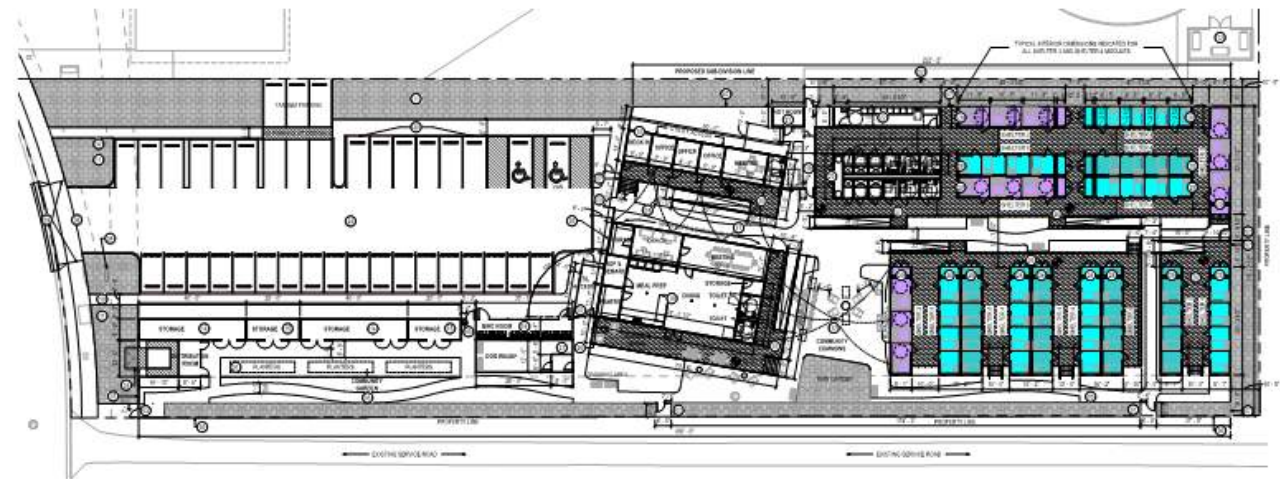
Hope Lane


**CONNECT
HOMES®**


**CONNECT
HOMES®**

EVACUATION PLAN
200 LEBRON STREET
MOUNTAIN VIEW, CA

CONNECT HOMES



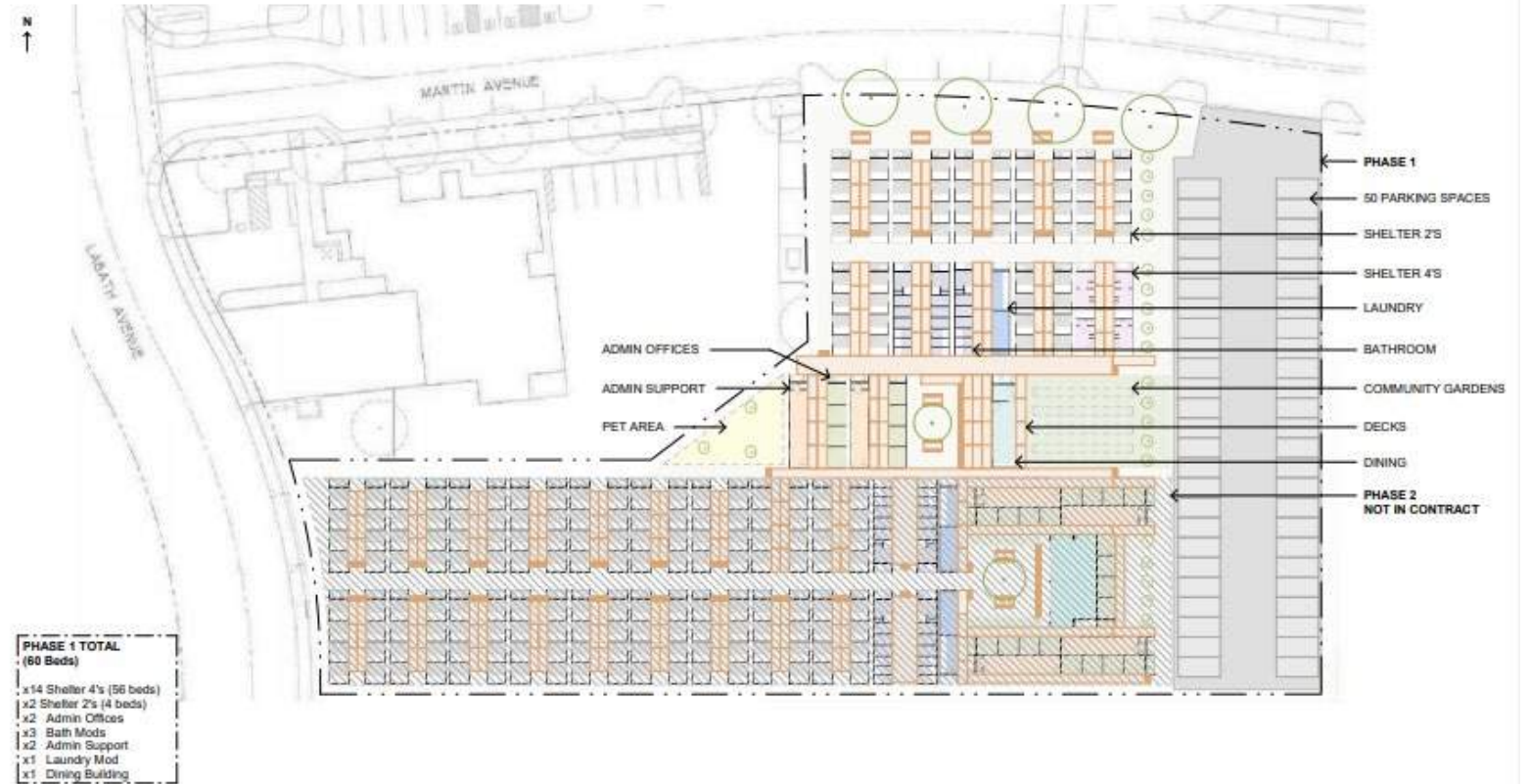
Case Study: Homekey Labath Landing

- 2,700 people are experiencing homeless in Sonoma County.
- Labath Landing will be the first interim housing development in Rohnert Park, which came about after the City, Dignity Moves, and HomeFirst were awarded 14.6 million in funding from the Home key Program.
- 16 modules will provide 60 private, dignified rooms.



How we can help with Homekey and beyond

- We can quickly create a schematic site plans and budget based on specific project and community goals.
- Connect you with other parties/partners to help navigate Homekey process.
- Show how Homekey projects already underway can be converted to Connect Shelter System to satisfy “unrealistic” timelines.
- Adapt Connect Shelter System to specific housing typologies.





We can help

For Sales

Gordon Stott

Gordon@connect-homes.com
(323) 697-2386

706 S. Hill St. STE 1060, Los Angeles, CA 90014

888 959 - 2261