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

*Ref. NPLH program guidelines pgs. 9 (target population)*
**Project Selection Criteria**

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

<table>
<thead>
<tr>
<th>State Threshold</th>
<th>Additional County Threshold</th>
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<tbody>
<tr>
<td>Eligible applicant, use of funds, project, targeting</td>
<td>Project secures operational leverage</td>
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<tr>
<td>Financial feasibility</td>
<td>30% to 49% of units are NPLH</td>
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<tr>
<td>Experience minimums</td>
<td>Utilizes CES or alternative system for at-risk</td>
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<tr>
<td>Site control and other site considerations</td>
<td>Minimum service space</td>
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<tr>
<td>Project integration</td>
<td>Meets BH provider and service plan requirements</td>
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<td>Low barrier and housing first</td>
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* Ref. NPLH program guidelines pgs. 17-21 (threshold) and 25-29 (evaluation)
# Project Selection Criteria

<table>
<thead>
<tr>
<th>State and Local Competitive Factors</th>
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<tr>
<td>Developer experience with PSH and target population</td>
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<tr>
<td>Leverage of capital funding</td>
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<tr>
<td>NPLH Costs/Unit</td>
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<td>Readiness</td>
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* Ref. NPLH program guidelines pgs. 17-21 (threshold) and 25-29 (evaluation)
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?

* Ref. NPLH program guidelines pgs. 17-21 (threshold) and 25-29 (evaluation)
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.*

* Ref. CSH Dimensions of Quality Supportive Housing Guidebook pgs. 19
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