



It Works: Converting Motels/Hotels into Permanent Housing

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Secretary

Business, Consumer Services & Housing Agency

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Homelessness in California

Point-in-Time

161,548 people experienced homelessness on a single night in January 2020.

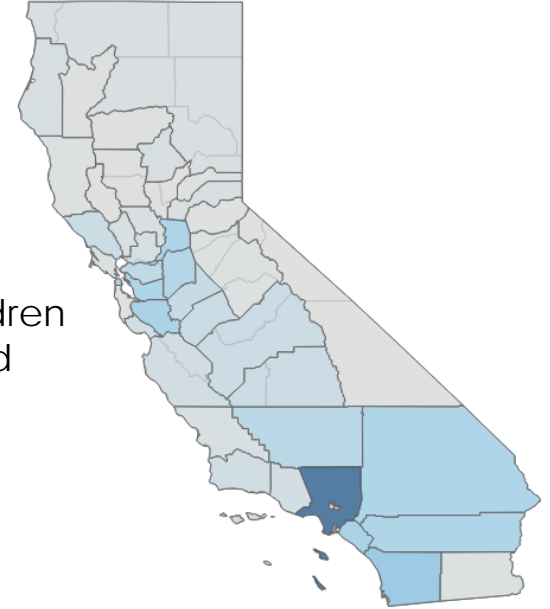
Served Annually



In 2020, local providers reported serving a total of **248,130** people.

Of the **248,130**:

- 64% individuals
- 34% families with children
- 9.9% unaccompanied youth



Source: Homeless Data Integration System

CA Confronts the Homelessness Crisis during the Pandemic

- **Priority:** Protecting vulnerable populations and fighting the spread of COVID-19.
- **How:** Housing and Homelessness Interagency Taskforce: health, housing and emergency first responders within CalOES structure.
- **Impact:** Innovative strategies & rapid deployment of resources
 - **Consistent guidance** and technical assistance to homelessness providers.
 - **Greater flexibility** with use of state funding – outreach, safety services, etc.
 - **Comprehensive solutions** to protect individuals experiencing homelessness.

Housing is Health: Project Roomkey

CA establishes Project Roomkey, March 2020

Project Roomkey: Temporary hotel-based housing with medical and social service support for people experiencing homelessness most at risk of COVID-19 complications.

Partnership: With local governments to quickly expand non-congregate shelter by securing hotels.

Funding: FEMA Reimbursement, CRF and other state & local funding.

Impact: Life saving option for 42,000 Californians.



Housing is Health: Homekey

CA establishes Homekey, July 2020

Homekey: Increase capacity of locals to quickly respond to the pandemic with purchase of hotels/motels/buildings and convert them into interim or interim to permanent housing.

Partnership: Federal support, CA legislature, local government entities – cities, counties, housing authorities.

Funding: \$846 million: CRF, General Fund & philanthropy.

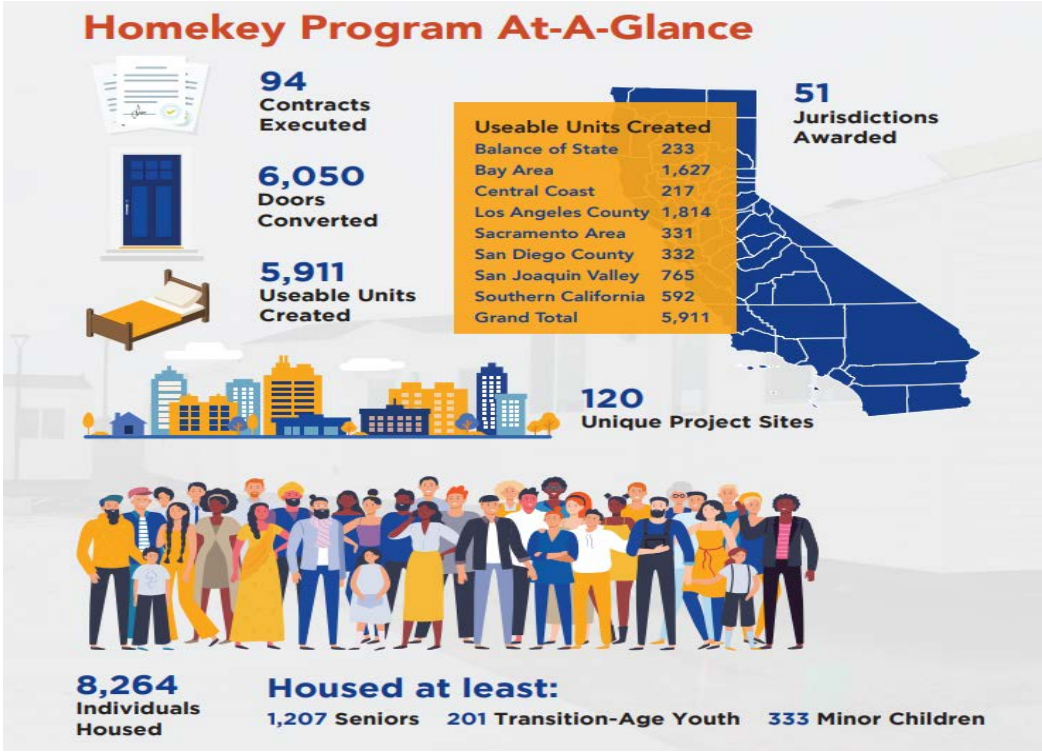
Impact: 94 awards, 51 jurisdictions, 120 unique sites.

Cost Effective & Efficient: Avg per unit \$129,254 in 6 months.

“In a matter of months and in the midst of a pandemic, we did what many said was impossible ---California created 6,000 new units, on-time and under budget, helping thousands of homeless Californians...”

Governor Newsom

Homekey Outcomes



Homekey: Equity & Programmatic Innovations

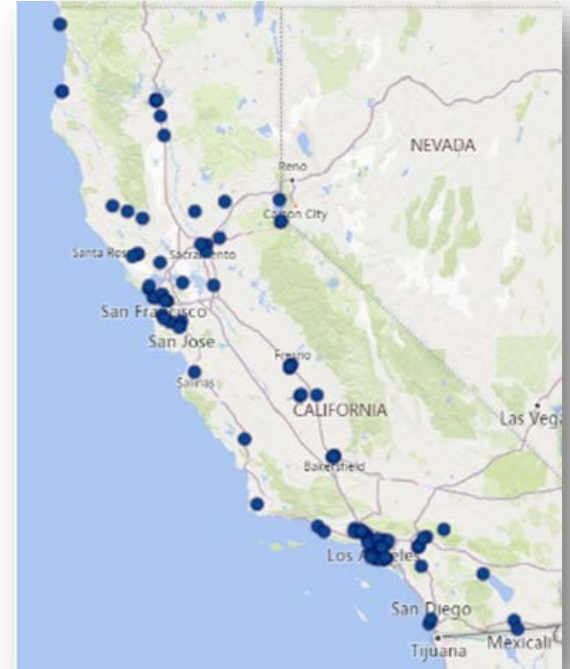
Equity and Accessibility: Grantees asked to address racial and systemic inequities.

Geographic Distribution: Reserved funding to ensure equitable opportunity to apply and receive funding.

Preapplication Consultations: targeted technical assistance to every applicant.

Land Use: Clear path to occupancy with exemptions to land use requirements.

Operating Subsidy: General and philanthropic funds from Kaiser Permanente, Blue Cross/Blue Shield of CA, Chan Zuckerberg Foundation.



Homekey Works: Urban, Tribal, Rural

City of Oakland



- City of Oakland
- 5 Awards: \$51.8M
- 413 housing units
- dorm, hotel, and 15 single-family homes

Yurok Native Tribe



- Yurok Indian Housing Authority
- 1 Award: \$2.2M
- 18 permanent units
- Priority for Native Americans in Humboldt County

Riverside County



- Riverside County Housing Authority
- 3 Awards: \$14.1M
- 107 units
- Farmworkers; LGBTQ+ youth, people living with HIV, and vulnerable seniors

CALIFORNIA HISTORIC HOUSING INVESTMENT

- Homelessness is solvable.
- Cross-disciplinary partners, multi-pronged approaches, and hard work.
- Housing and Services = Health.
- Increased regional and statewide coordination.
- We saved lives and improved health outcomes.
- Supported diverse populations: Youth, LGBTQ, Farmworkers, Native American Communities, Seniors, Women and Children escaping unsafe housing conditions, families, veterans, and hundreds of people experiencing homelessness.



Building on Homekey's Success

- Governor Newsom proposed a \$12.4 billion to Address Homelessness
- \$3.5 billion to scale up Homekey
 - \$1 billion set aside to house families with children experiencing homelessness
- \$1.75 billion for shovel ready affordable housing





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HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Homekey Program Hotel Acquisitions

Richard C. Gentry
President & CEO
San Diego Housing Commission



SDHC – Homekey Program Hotel Acquisitions Overview

- SDHC reviewed 29 properties and performed extensive due diligence to identify the two extended-stay hotel properties to purchase:
 - 1865 Hotel Circle South, San Diego, CA 92108
 - 190 affordable units and two managers' units
 - \$67,000,000 purchase price
 - 5400 Kearny Mesa Road, San Diego, CA 92111
 - 142 affordable units and two managers' units
 - \$39,500,000 purchase price



SDHC – Homekey Program Hotel Acquisitions

Four-Month Timeline

Aug. 4, 2020:

SDHC Board of Commissioners authorizes application to the State of California for Homekey funds.

Sept. 18, 2020:

SDHC Board of Commissioners authorizes the purchase of two hotels.

Oct. 13, 2020:

City Council, as Housing Authority of the City of San Diego, authorizes SDHC to purchase two hotels.

Dec. 11, 2020:

Residents begin to move in.

Aug. 25, 2020:

State of California informs SDHC it is reserving \$27.7 million in Homekey funds for one of SDHC's hotel purchases, with the final award pending.

Sept. 21, 2020:

California Governor Gavin Newsom announces \$37.7 million in Homekey funds awarded to SDHC.

Nov. 25, 2020:

SDHC completes the hotel purchases.





SDHC – Homekey Program Hotel Acquisitions Purchases

- Purchases completed November 25, 2020.
- Move-ins began December 11, 2020.
- 97 percent occupancy today.
- All residents, excluding managers, previously experienced homelessness during the COVID-19 pandemic.
 - SDHC provided 332 federal rental housing vouchers to help residents pay their rent.



SDHC – Homekey Program Hotel Acquisitions

On-Site Supportive Services

- Experienced service providers:
 - Valley Vista Apartments (Hotel Circle)
 - People Assisting the Homeless (PATH) San Diego
 - Kearny Vista Apartments (Kearny Mesa)
 - Father Joe’s Villages
- Services include:
 - Mental Health Services
 - Healthcare Services
 - Behavioral Health Care
 - Substance Use Services
 - Case Management
 - Life Skills Training
 - Education Services
 - Employment Assistance
 - Other services as directed by residents’ needs.



SDHC – Homekey Program Hotel Acquisitions

Valley Vista Apartments



SDHC – Homekey Program Hotel Acquisitions

Kearny Vista Apartments



SDHC – Homekey Program Hotel Acquisitions

Governor’s Announcement – May 11, 2021

- \$12 billion to address homelessness, including additional Homekey funds
- Announced at SDHC’s Kearny Vista Apartments

