

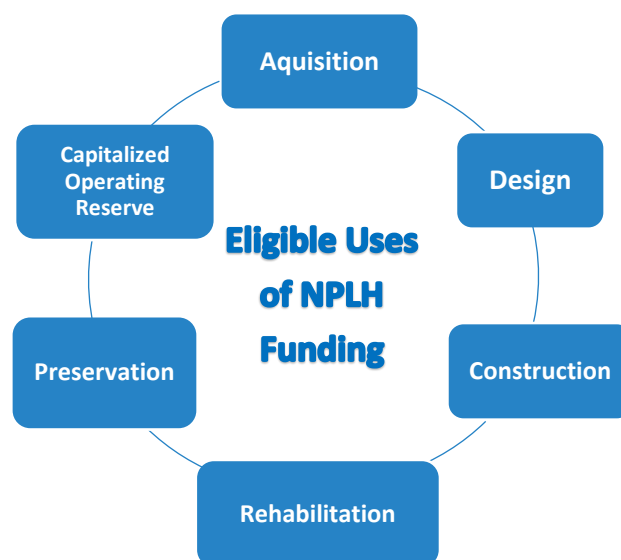
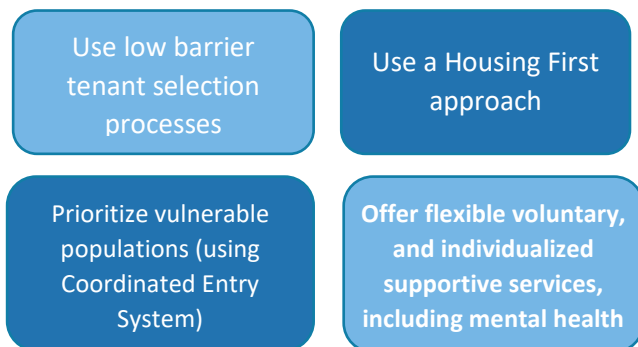
# No Place Like Home (AB 1618)

## Background of No Place Like Home (NPLH)

- Signed into law on July 1, 2016 but held up in legal review
- Voted into action by the passage of Proposition 2 on November 6, 2018
- Authorization of \$2 billion in bond proceeds to finance the Capital Costs and Capitalized Operating Subsidy Reserve of assisted housing units in rental housing developments for the target population
- Bonds are repaid through Mental Health Services Act (MHSA) revenues

### Key Features

#### Intended to Develop Permanent Supportive Housing that will:



- Program is administered by California Department of Housing and Community Development and bonds are released by California Health Facilities Financing Authority
- Counties with over 5% of the state's homeless population can apply to be an Alternative Process County, which allows them to administer their own NPLH funds
  - This provides more flexibility for use of funds, including the establishment of development criteria and project readiness requirements
  - With support from the County Board of Supervisors, Los Angeles applied to become an Alternative Process County, with funds to be jointly administered by the Los Angeles County Development Authority (LACDA) and the Department of Mental Health (DMH)
  - DMH allocated \$103 million for the capital development of permanent supportive housing during Fiscal Years 2017-18 and 2018-19 to LACDA to prepare for NPLH
- Allocations are based on the size of the County's homeless population
  - **Los Angeles is estimated to receive a total of \$700 million which could lead to approximately 3,600 new units of Supportive Housing with leveraging of other funds**
  - **10% of the funds can be used for administration of the funding and will be shared by LACDA and DMH**
  - To date LA County has been authorized to spend \$541 million
- DMH is obligated to provide supportive services for 20 years to tenants of the NPLH assisted units. Services will be funded through Measure H, Homeless Initiative Strategy D-7

## Target Population

Chronically Homeless	Homeless	At Risk of Chronic Homelessness (new category)
HUD Definition at 24 CFR 578.3	HUD Definition at 24 CFR 578.3	<ul style="list-style-type: none"><li>• Persons exiting institutions that were homeless prior to entering the institution</li><li>• Transition Age Youth experiencing homelessness or with significant barriers to housing stability, including one or more convictions and history of foster care or involvement in the juvenile justice system</li></ul>

## General Terms

(Full Terms Found in Final Program Guidelines)

- Per unit funding from \$140,000 to \$250,000, based on project type/number of bedrooms
- Affordability term of 55 years for multifamily projects
- 0% interest rates on loans
- Proposed projects are evaluated based on established scoring criteria
- 4% Tax Credit projects preferred, but Tax Credit financing is not required

## Application Process

- **Project review and scoring** is completed by LACDA
- **Final Project approval** is made collaboratively by LACDA and DMH
- **Underwriting** is conducted by LACDA
- **Monitoring and Affordability Compliance** will be conducted by LACDA and DMH
- **Service Provision and use of Coordinated Entry System** to fill units will be managed by DMH

## NPLH Notice of Funding Availability

- LACDA released the NPLH Notice of Funding Availability (NOFA) on April 1, 2019 in the amount of \$207 million.
- 59 developments were recommended for funding as the outcome of the first NOFA in October 2019.
- The funding recommendations included all eligible applicants for the initial funding round that exceeded the \$207 million.
- Los Angeles County was approved by California Department of Housing and Community Development to combine funding Rounds 1, 2, and 3 in order to fund the 60 developments totaling \$432 million.
- Since the initial funding recommendations, several applicants have made changes to their original financial scheme that have resulted in a reduction in NPLH funding and more significantly rescission of the funding recommendation.
- Currently, there are 57 active NPLH developments in various stages of development totaling \$397 million. The first project is scheduled to open in June 2021. See attached document of active developments.
- Up to \$100 million has been designated for Permanent Housing for Restorative Care Village investments at the County Health Campuses.

For more information you can contact (213) 251-6558 or [CHEEERD@dmh.lacounty.gov](mailto:CHEEERD@dmh.lacounty.gov)

**COUNTY OF LOS ANGELES - DEPARTMENT OF MENTAL HEALTH  
NO PLACE LIKE HOME CAPITAL INVESTMENTS**

	Project Name	Location		Target Population	Number of Units		Total Commitment
		SA	SD		NPLH Units	Total Units	
1	4507 Main St Apts	6	2	Adults	17	64	\$3,860,000
2	600 San Pedro Apts	4	2	Adults	69	152	\$15,000,000
3	600 San Pedro 2 Apts	4	2	Adults	69	152	\$15,000,000
4	619 Westlake Apts	4	1	Adults	20	78	\$4,600,000
5	5th St & Central Project aka 803 E. 5th Street	4	1	Veterans	46	95	\$10,120,000
6	6th & San Julian Apts	4	2	Adults	22	94	\$5,060,000
7	841 N. Banning Apts	8	4	Adults	31	64	\$7,130,000
8	Amani Apts	4	2	Older Adults	11	54	\$2,420,000
9	Ambrose Apts	4	1	Older Adults	31	64	\$6,960,000
10	Ambrosia Apts	6	2	Adults	55	90	\$12,100,000
11	Amparo Senior Apts	6	2	Older Adults	26	56	\$5,860,000
12	Avocado Heights Apts	3	1	Older Adults	40	81	\$5,000,000
13	Bell Creek Apts	2	3	Families	27	80	\$6,290,000
14	Cadence Apts aka 11408 S. Central Avenue	6	2	Adults	31	64	\$7,130,000
15	Central Apts	6	2	Adults	27	57	\$5,940,000
16	Chesterfield Apts	6	2	Older Adults	10	42	\$2,100,000
17	Confianza Apts	2	3	Adults	41	64	\$9,020,000
18	Depot at Hyde Park Apts	6	2	Adults	21	43	\$4,870,000
19	HiFi Collective Apts aka Temple View	4	2	Adults	31	64	\$6,820,000
20	Ingraham Apts	4	1	Adults & Veterans	69	121	\$15,000,000
21	Juniper Grove Apts	1	5	Adults	22	101	\$5,080,000
22	Kensington Homes	1	5	Adults	50	51	\$10,000,000
23	Lake House Apts	4	1	Adults	31	63	\$7,010,000
24	Marcella Gardens Apts aka 68th & Main St	6	2	TAY	28	60	\$6,440,000
25	Main St Apts	6	2	Adults & Veterans	23	54	\$5,060,000
26	Marian Place Apts	5	3	Adults & Families	7	8	\$1,690,000
27	Mariposa Lily Apts	4	2	Adults	20	41	\$4,690,000
28	Montecito II Senior Housing	4	3	Older Adults	13	64	\$2,910,000
29	NoHo 5050 Apts	2	3	Adults	19	40	\$4,370,000
30	Oak Apts	4	2	Older Adults	31	64	\$7,130,000
31	Palm Vista Apts	2	3	Adults	28	91	\$6,440,000
32	PATH Villas South Gate Apts	7	1	Adults	10	60	\$1,400,000
33	Ramona Metro Point Apts	3	1	Families	24	51	\$5,520,000

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Project Name	Location		Target Population	Number of Units		Total Commitment
	SA	SD		NPLH Units	Total Units	
34 Reseda Theater Senior Housing	2	3	Older Adults	10	26	\$2,300,000
35 Rose Apts	5	3	TAY	13	35	\$2,890,000
36 Ruth Teague Homes aka 67th & Main St	6	2	TAY & Veterans	25	52	\$4,000,000
37 Serenity Apts	4	2	Older Adults	54	75	\$12,210,000
38 Sherman Oaks Senior Housing	2	3	Older Adults	26	55	\$5,720,000
39 Solaris Apts	4	2	Adults	27	43	\$6,230,000
40 South Library Apts	7	4	TAY	26	27	\$3,900,000
41 Sylmar II Apts	2	3	Adults	27	56	\$5,940,000
42 Talisa Apts	2	3	Adults & Families	33	49	\$8,170,000
43 The Angel Apts	2	3	Adults	26	54	\$5,720,000
44 The Brine Residences	4	1	TAY, Older Adults & Veterans	47	97	\$10,570,000
45 The Montesquieu Manor	4	2	Adults	47	48	\$10,340,000
46 The Pointe on La Brea	4	3	Adults	24	50	\$5,280,000
47 The Quincy Apts aka 2652 Pico Apartments	4	2	Older Adults	53	54	\$11,660,000
48 The Rousseau Residences	4	2	Adults	56	57	\$12,320,000
49 The Wilcox Apts aka 4906 Santa Monica Apts	4	3	Older Adults	61	62	\$13,420,000
50 Towne Apts	4	1	Adults	50	92	\$7,000,000
51 Washington Arts Collective Apts	6	2	Adults	20	56	\$4,660,000
52 Watts Works Apts	6	2	Adults	12	25	\$2,640,000
53 Weingart Tower 1A Apts	4	2	Adults	69	278	\$15,000,000
54 Weingart Tower 1B Apts	4	2	Adults	49	104	\$10,078,000
55 West LA VA Campus (Bldg 207)	5	3	Veterans	26	60	\$5,750,000
56 West Terrace Apts aka 6604 West	6	2	Adults	34	64	\$7,760,000
57 Western Apts	7	1	Adults	39	57	\$5,750,000
<b>Totals</b>				<b>1854</b>	<b>3,903</b>	<b>\$397,328,000</b>