AGN. NO.

MOTION BY SUPERVISOR KATHRYN BARGER December 17, 2024

**Implementing the Homekey+ Program in Los Angeles County**

On March 5, 2024, California voters approved Proposition 1, which includes the Behavioral Health Infrastructure Bond Act. One portion of this initiative, titled Homekey+, allocates over $2 billion to fund permanent supportive housing (PSH) projects with supportive services for individuals experiencing homelessness or at risk of homelessness, particularly veterans and individuals facing mental health or substance use challenges. The Homekey+ program builds on the success of the original Homekey program by expediting the development of permanent affordable housing through acquisition, rehabilitation, and construction projects.

The Notice of Availability (NoFA) for Homekey+ was released on November 26, 2024 and the application will be released in late January 2025. The first deadline is March 14, 2025 for gap financing projects, to fill funding needs for existing PSH projects. The final deadline for all other projects is May 30, 2025, with continuous award announcements being rolled out starting in June. Once awarded, most projects must be paid out and completed within 24 months, with some only having 12 months to complete. Los Angeles County will be allocated $599 million in Homekey+, with $277.86 million specifically for veterans and $321.43 million for general population projects.

Homekey+ will be the fourth round of Homekey that the County will participate in, with rounds 1, 2 and 3 having been organized by the Chief Executive Office – Homeless Initiative (CEO-HI). To date, the County has utilized Homekey to acquire 32 properties, and bring online over 2,000 units of interim or permanent supportive housing. Given the focus of Homekey+ on those facing behavioral health challenges, as well as veterans, it is imperative that the County leverage our expertise across departments including Department of Mental Health (DMH), Department of Public Health-Substance Abuse and Prevention Control (DPH-SAPC) and the Department of Military and Veterans Affairs (DMVA) to best serve all of these populations. DMVA can also serve a unique role in ensuring the resources allocated to veterans complement non-County housing resources for veterans.

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Los Angeles County has a significant opportunity to leverage Homekey+ funding to address critical housing needs and enhance behavioral health services. Given the short turnaround of the application and execution of funds, the County must have a clear and specific plan to best fill the needs in our PSH continuum. To ensure the program's effective implementation, it is essential to gather detailed information on its operational framework and opportunities for the County to participate and benefit. This includes understanding the program's funding mechanisms, eligibility criteria, timelines, and requirements for interagency collaboration. By proactively preparing for the implementation of Homekey+, Los Angeles County can maximize its ability to secure state funding and accelerate efforts to address the homelessness and behavioral health crises facing our communities.

**I, THEREFORE, MOVE** that the Board of Supervisors direct the Chief Executive Office, in collaboration with the Los Angeles County Development Authority (LACDA), Departments of Mental Health, Public Health, Public Works, and Military and Veterans Affairs, to provide a report to the Board in writing within 45 days on the County's readiness and plans to participate in the Homekey+ program. The report should include, but not be limited to:

1. **Analysis of Program Guidelines**: A detailed review of Homekey+ eligibility requirements, funding criteria, and application processes;
2. **County Readiness Assessment**: An evaluation of existing County resources, partnerships, and infrastructure to align with Homekey+ objectives;
3. **Targeted Outcomes**: Proposed targets for housing units and populations served, with a focus on veterans and individuals with behavioral health challenges;
4. **Population Needs**: An analysis of the barriers and opportunities to ensuring target populations, including veterans and those experiencing behavioral health challenges, access sustainable housing in their communities;
5. **Intercounty Leadership**: Organizational plan for the County's management of the Homekey+ program and workflow for how the County will manage and pursuit projects, including which department(s) will lead the effort;
6. **Interagency Coordination**: Plans for collaboration with the Los Angeles County Affordable Housing Solutions Agency (LACAHSA), state agencies, tribal entities, local Continuum of Care partners, and other stakeholders as required under Homekey+ guidelines;
7. **Funding Strategy**: A strategy to secure sustainable funding sources, including leveraging Behavioral Health Services Act funds, for project support including, but not limited to, matching capital and ongoing vouchers; and,
8. **Gap Funding**: An analysis of existing projects, funded by No Place Like Home or other sources, in need of gap funding that would qualify for the Homekey+ gap financing deadline of March 14, 2025.

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