

Homekey+

A place to live — and thrive.

MENTAL
HEALTH
FOR
ALL

Housing stability is vital to mental health wellness and well-being. Safe, affordable housing, paired with supportive services to address behavioral health challenges, can provide California's most vulnerable residents with the foundation they need to thrive.

Homekey+ is the permanent housing component of the Behavioral Health Infrastructure Bond Act, part of Proposition 1 passed by California voters in March 2024. With funding allocated from the Bond Act, the California Department of Housing and Community Development (HCD), in partnership with CalVet, will expand the successful Homekey Program and honor the State's long-standing commitment to housing veterans to help support the development of permanent affordable housing with supportive services for veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness.

PROGRAM OVERVIEW

Homekey+ will be modeled on HCD's successful Homekey program, which emphasizes the acquisition and rehabilitation of existing buildings, or other project types including new construction, that can be quickly converted or constructed for permanent affordable housing, generally within 12 months of award. Since its inception, Homekey has funded 250 projects and over 15,300 affordable homes. Homekey+ will move quickly by making awards on a rolling basis, as applications are received. Applications will be assessed on project readiness, experience in developing and providing supportive services to eligible prospective tenants/residents, funding commitments that provide long term sustainable support (particularly BHSA ongoing funding), and project location, among other criteria.

ELIGIBLE USES

Homekey+ will provide applicants the flexibility to take advantage of opportunities available within their specific communities that will result in the speedy acquisition and availability of new homes with a focus on cost containment. It will also finance new construction for projects that can be built quickly in a cost-efficient manner.

Examples of eligible uses include acquisition and rehabilitation of existing sites (e.g. hotels/motels, apartments), commercial properties, master leasing, new construction, and the purchase of affordability covenants.



HOMEKEY+ AT A GLANCE

FUNDS AVAILABLE

Proposition 1 authorizes approximately \$2 billion of which approximately \$1 billion is for Veterans

ELIGIBLE APPLICANTS

- Local public entities (includes cities, counties, and public housing authorities)
- Tribal entities
- Housing developers

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TO
LEARN
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CALVET
California Department
of Veterans Affairs

www.hcd.ca.gov/Homekey+
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POPULATIONS SERVED

Veterans and other individuals with a behavioral health challenge who are at- risk of, or experiencing, homelessness.

- “Veteran”, for the purposes of this program, is defined as a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable.
- “Homelessness, chronic homelessness, or at risk of homelessness” has the same meaning as defined by the [24 Code of Federal Regulations Section 578.3](#)
- “Behavioral health challenge” has the same meaning as defined within the [California Welfare and Institutions Code](#) to mean a serious mental illness, as described in subdivision (c) or (d) of Section 14184.402, or a substance use disorder, as described in Section 5891.5.

ANTICIPATED DISTRIBUTION OF FUNDS

To promote an equitable distribution of funds, the Program will create regional targets, based on need. Tribal entities and homeless youth will also have specified funding goals.



POTENTIAL APPLICANTS SHOULD TAKE THE FOLLOWING STEPS IN PREPARATION OF SUBMITTING AN APPLICATION

1. Coordinate with county mental health or behavioral health departments, local HUD Continuum of Care (CoC) entity, local Managed Care Plans and the United States Department of Veterans Affairs (USDVA), as applicable to identify needs, gaps, and opportunities.
2. Identify and obtain commitments of sustainable funding sources including existing MHSa and future BHSA funding
3. Identify sites or buildings for acquisition or development
4. Solidify partnership of housing and services teams