



No Place Like Home Program

Annual Report for Fiscal Year 2023-24

California Department of Housing and Community Development



Introduction

This report is the required annual report submitted to the *California Health Facilities Financing Authority* pursuant to subdivision (d) of the Welfare and Institutions Code Section 5849.11. The report reflects the accomplishments of the **No Place Like Home (NPLH) Program** through the 2023-24 fiscal year, as well as other current data as noted within the report.

Front Cover

Left top photo: Solaire Apartments, located in San Jose, CA is comprised of 130-units, of which 64 units will provide permanent supportive housing and supportive services for the NPLH target population. The remaining units will be restricted to households earning 50–60% of Area Median Income (AMI). Courtesy of Eden Housing. Photograph by Alberto Gamazo.

Left bottom photo: Kiefer Senior Apartments, located in Santa Clara, CA is comprised of 80 units, of which 33 units will provide permanent supportive housing and supportive services for the NPLH target population. Courtesy of Abode Housing Development. Photograph by Alain McLaughlin Photography, Inc.

Right photo: Milejo Village, located in San Ysidro, CA is a 64-unit affordable rental apartment community with 25 units serving NPLH-eligible, extremely low -income residents. Courtesy of Jamboree Housing Corporation. Photograph by Juan Tallo.

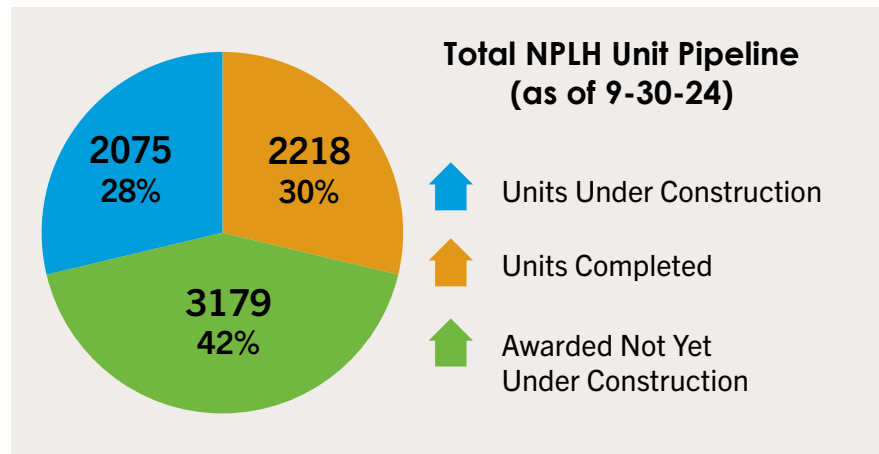
The California Department of Housing and Community Development (hereafter referred to as “Department” or “HCD”) made its last planned NPLH awards in August 2022, and the NPLH Alternative Process Counties (APCs) have awarded their remaining allocations as of June 30, 2024. Since the program is no longer making awards, information on the process for distributing funds and distribution of funds among counties has been removed from this report, as well as Alternative Process County commitment and expenditure data. For previous years’ program award information, see previous NPLH Annual Reports located in the Archive Tab on the NPLH webpage at: [No Place Like Home Program | California Department of Housing and Community Development](#) under the heading “Past Reports”. For current information that includes modifications to existing awards by NPLH allocation, see Appendix 1.

This report includes the following to the extent that this data is currently available:

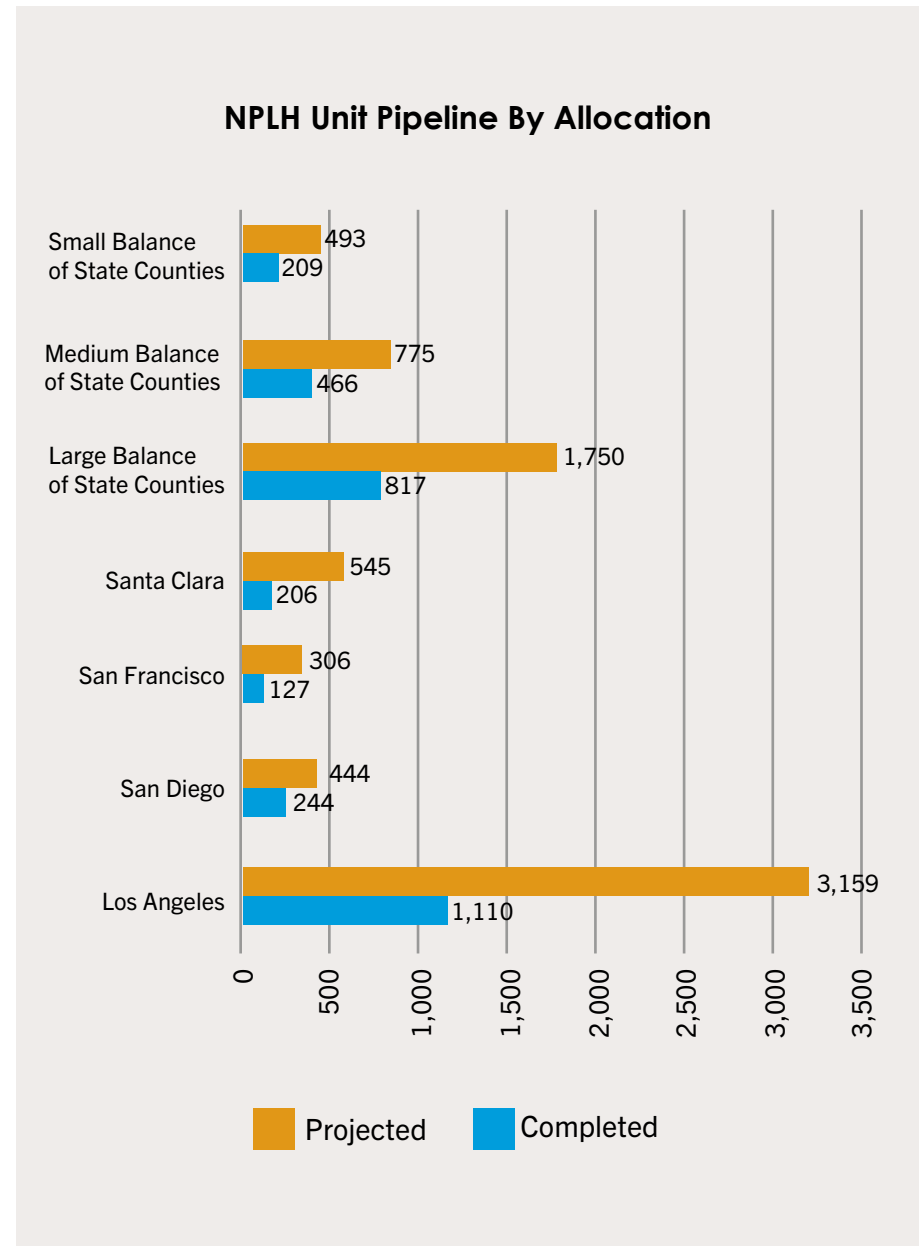
1. Information on supportive housing developments funded through the program, including:
 - Number of units assisted
 - Occupancy restrictions
 - Number of individuals and households served
 - Related income levels
 - Homeless, veteran, and mental health status
2. Recommendations for future program modifications to improve program efficiency or to further the goals of the program
3. Information on construction activity and project competitions

NPLH Outcomes at a Glance FY 2023-24

- Awarded: **\$1.9 billion**
- Projects Funded as of June 30, 2024: **281**
- Total NPLH Units Projected: **7,472**
- Projects Under Construction: **84**
- NPLH Units Under Construction: **2,218**
- Projects Completed: **123**
- NPLH Units Completed: **3,179**
- NPLH Units Occupied¹: **2,270**
- Number of Reported NPLH Occupants¹: **2,338**



¹ This number includes data from project Annual Reports approved as of October 6, 2024. Occupancy data for projects that have been operating for less than 12 months is not included in this total.



Unique Features of the No Place Like Home (NPLH) Program

Population Targeting: The NPLH program funds permanent supportive housing units exclusively for children and adults who are living with serious behavioral health challenges who are chronically homeless, homeless, or exiting institutions with a history of homelessness prior to entry into the institution. All NPLH tenants must have a serious behavioral health condition as set forth under the Behavioral Health Services Act (BHSA). They must be chronically homeless, homeless or exiting institutions with a history of homelessness, and they all must be extremely low income.

Dedicated Long-Term Funding for Project Operations and Supportive Services: In addition to providing funds for construction or rehabilitation activities, NPLH funds HCD-administered or county-administered project operating reserves, (Capitalized Operating Subsidy Reserves or COSRs), sized to help support project operations for the NPLH units for a minimum of 20 years. In addition, counties must commit to making behavioral health services available to NPLH tenants and coordinating or directly providing other needed services for NPLH tenants, for a minimum of 20 years.

Low General Fund Impact: The debt service on the bonds sold to generate all program funding is paid for by Proposition 63 Behavioral Health Services Act revenues; therefore, NPLH has no ongoing costs to the state General Fund. Interest payments to bondholders and other debt service costs are capped at no more than \$140 million per year.

Active County Participation: In addition to taking the lead on supportive services issues, counties are the direct applicants for NPLH funds. Because of the program's connection to BHSA, county behavioral health departments forge active long-term partnerships with local city and county housing agencies, coordinated entry systems for homeless persons, and affordable housing developers to ensure that all program obligations are carried out.

Broad Access to Available Funding: A portion of NPLH funds are available noncompetitively to all 58 counties, as well as to cities that are direct recipients of BHSA funds. In addition, where a competitive process is used to allocate funds, counties compete in groups based on their population size, which helps small and medium-sized counties to more successfully access NPLH funds. Counties with 5 percent or more of the state's homeless population can also be approved by the Department to directly administer their own allocations of NPLH funds, giving them a greater role in project selection, underwriting, and long-term monitoring.

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SECTION I

Background

In 2016, California enacted Assembly Bills 1618 (Chapter 43, Statutes 2016) and 1628 (Chapter 322, Statutes 2016) that created the NPLH program. The program was created to increase the supply of permanent supportive housing and build upon existing programs to combat homelessness among persons in need of behavioral health services. Additionally, these statutes authorized the California Health Facilities Financing Authority to issue up to \$2 billion in revenue bonds to provide funding for the development of permanent supportive housing for persons living with serious behavioral health challenges who are in need of behavioral health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness as these terms are defined under the NPLH [program guidelines](#). Finally, in November 2018, California voters approved Proposition 2, which authorized the existing NPLH program and bond sales to construct permanent supportive housing for the target population, and to capitalize operating reserves with annual debt service payments limited to \$140 million per year.

Eligible program activities include development costs associated with the design, acquisition, new construction, rehabilitation, or preservation of multifamily rental housing units provided as permanent supportive

housing for the program's target population. In addition, funds may be used for capitalized operating reserves to address building operating revenue shortfalls attributable to the housing units rented to extremely low-income households meeting the tenant eligibility criteria for the program. NPLH funds for development costs are provided as deferred payment residual receipts loans



The Fremont Family Apartments, located in Fremont, CA, has 54 units comprised of one, two, and three bedroom apartment homes. The community will provide permanent supportive housing for homeless individuals and families, as well as other affordable units. It includes 26 units for NPLH-assisted tenants. Photo courtesy of Abode Services.

with a minimum loan term and project affordability period of 55 years. Capitalized Operating Subsidy Reserves (COSRs) awarded to NPLH projects after 2020 by HCD must be provided in the form of a grant. Under the NPLH program guidelines, these COSRs are sized to remain available for use by individual projects for a minimum of 20 years.

NPLH funds are allocated in two ways:

1) to APCs who make awards directly to projects, and are the NPLH lender and long-term monitor for their funded projects. APCs are counties with 5 percent or more of the state's homeless population at the time they received their APC designation from the Department. The four NPLH APC counties are Los Angeles, San Diego, San Francisco, and Santa Clara. These counties

have been certified by the Department as having the experience and capacity necessary to administer their own allocations of NPLH funds.

2) The remainder of the counties in the state are termed Balance of State (BOS) counties. For these counties, the Department directly evaluates and awards applications for project funds, and is the NPLH lender and long-term monitor for these funded projects.

Department NPLH awards were last made in August of 2022. This award information and the Department's award process to the APCs and BOS can be found in prior NPLH Annual Reports located on the Department's website at: [No Place Like Home Program | California Department of Housing and Community Development](#) under the *Archive* tab.



Beacon Landing is an 89-unit supportive housing development located in San Pedro, CA, and is the first pre-fabricated modular project developed by Abode Communities. The community will provide permanent supportive housing for persons experiencing homelessness, including 43 units for NPLH-assisted tenants. Courtesy of Abode Communities.

SECTION II

Housing Production Outcomes

Construction Activity

Counties continue to face an urgent need to bring people off the streets into housing. NPLH projects have also continued to take advantage of streamlined local permitting processes to accelerate developments. As of September 30, 2024, there were 84 NPLH-funded projects that were under construction, and another 123 projects that have reported completing construction.

The breakdown of project construction and completion data, as well as total program unit projections is shown below.

**TABLE 1
NPLH ALTERNATIVE PROCESS COUNTY PROJECTS
UNDER CONSTRUCTION AS OF SEPTEMBER 30, 2024**

ALLOCATION	UNDER CONSTRUCTION	NPLH UNITS
Los Angeles	27	944
San Diego	4	87
San Francisco	3	104
Santa Clara	4	112
APC Subtotal	38	1,247

**TABLE 2
NPLH BALANCE OF STATE COUNTY PROJECTS UNDER
CONSTRUCTION AS OF SEPTEMBER 30, 2024**

ALLOCATION	UNDER CONSTRUCTION	NPLH UNITS
Large Counties	25	618
Medium Counties	14	240
Small Counties	7	113
Balance of State Subtotal	46	971
Construction Activity as of September 30, 2024	84	2,218

Los Angeles County has the largest share of projects and units funded, currently under construction, and completed. The Department anticipates at least another 44 NPLH projects around the state to start construction over the next 6-12 months. Project completions will also continue to increase.





Orr Creek Commons, located in Ukiah, CA is an 80- unit senior housing project. Nineteen units in Phase II of the project are assisting NPLH tenants. Courtesy of Pacific Builders.

**TABLE 3
NPLH ALTERNATIVE PROCESS COUNTY PROJECTS
COMPLETED AS OF SEPTEMBER 30, 2024**

ALLOCATION	COMPLETED PROJECTS	NPLH UNITS
Los Angeles	38	1,110
San Diego	9	244
San Francisco	1	127
Santa Clara	6	206
APC Subtotal	54	1,687

**TABLE 4
NPLH BALANCE OF STATE COUNTY PROJECTS
COMPLETED AS OF SEPTEMBER 30, 2024**

ALLOCATION	COMPLETED PROJECTS	NPLH UNITS
Large Counties	33	817
Medium Counties	22	466
Small Counties	14	209
Balance of State Subtotal	69	1,492
Completed Projects as of September 30, 2024	123	3,179

Unit Projections

The Department estimates that NPLH funds awarded will produce approximately 7,472 NPLH-assisted units; however, unit projections may also change prior to the start of construction with changes in project financing or other changes to award levels. Nonetheless, the commitment of NPLH funds to a project makes it possible to leverage other needed financing for affordable housing development. Together, NPLH and other financing sources are estimated to create approximately 20,539 units of affordable housing through these funded projects.



Rancho Colus, is an affordable housing development located in Colusa, CA, featuring 49 units with 15 NPLH-assisted units that will help address a countywide need for permanent affordable housing for working community members and those requiring supportive services.

TABLE 5 - NPLH ALTERNATIVE PROCESS COUNTY UNIT PROJECTIONS AS OF JUNE 30, 2024

ALLOCATION	COMPLETED PROJECTS	NPLH UNITS
Los Angeles	3,159	95
San Diego	444	21
San Francisco	306	5
Santa Clara	545	19
APC Subtotal	4,454	140

TABLE 6- NPLH BALANCE OF STATE COUNTY UNIT PROJECTIONS AS OF JUNE 30, 2024

ALLOCATION	NPLH UNITS PROJECTED TO DATE	NUMBER OF FUNDED PROJECTS TO DATE
Large Counties	1,750	69
Medium Counties	775	41
Small Counties	493	31
Balance of State Subtotal	3,018	141
NPLH total as of June 30, 2024	7,472	281

SECTION III

Tenant Outcomes

Once projects have completed their construction or rehabilitation activities and have leased-up their NPLH units, counties are required to report annually on the outcome measures specified in Section 214 of the NPLH program guidelines for the NPLH-assisted units. This information is made available as part of this annual report, and will also be made available on the Department's website.

These outcome measures include, but are not limited to, the following:

- Project location, services, and amenities;
- Number of individuals and households served, and their veteran status and qualification upon move-in as chronically homeless, homeless, or at-risk of chronic homelessness;
- The number of tenants who continue to have a serious behavioral health condition, including the number who are seriously emotionally disturbed children or adolescents, as defined under the Behavioral Health Services Act;
- Head of household, gender, race, ethnicity, age;
- Current income levels, and changes in income levels during the reporting period due to changes in public assistance, employment, or other cash or non-cash income;
- Whether new tenants were living on the streets or in shelters prior to move in;
- Whether tenants who moved out during the reporting period left for other permanent affordable housing, were institutionalized, or returned to homelessness; and,
- The number of tenants who died during the reporting period.
- If available, counties may also provide aggregated data on:
 - (1) emergency room visits for NPLH tenants before and after move-in;
 - (2) average number of hospital and psychiatric facility admissions and in-patient days before and after move-in; and
 - (3) number of arrests and returns to jail or prison before and after move-in.

Tenant outcome data for projects that have occupied units is due to the Department annually by August 1. As of September 30, 2024, 123 NPLH projects have completed construction and are in their initial rent-up period or have completed at least one full-year of

operations. This is over a 92 percent increase from the previous year. A snapshot of tenant outcome data for 89 of these projects is summarized below. Additional tenant outcome data for these projects for the factors listed above can be found in Appendix 2.

SNAPSHOT Tenant Outcomes

This snapshot includes data on NPLH-funded projects for which annual occupancy reports have been approved as of October 6, 2024. NPLH data reflected below is as of the end of the annual reporting period.



PROJECTS:
89



NPLH UNITS:
2,303



**TOTAL
OCCUPIED
NPLH UNITS:**
2,270



**TOTAL
NPLH UNIT
OCCUPANTS:**
2,388



**TOTAL
HOUSEHOLDS
SERVED²:**
2,371

² This number includes move-ins and move outs during the reporting period.

TABLE 7 - OCCUPIED UNIT TENANT DEMOGRAPHICS

Serious Behavioral Health Condition under BHSA (includes adults and children)	2,282
Additional Co-Occurring Condition (e.g., substance use disorder, post-traumatic stress disorder)	1,336
Additional Developmental Disability	151
Veterans	69
Total	2,371

TABLE 8 - HEAD OF HOUSEHOLD HOMELESSNESS STATUS PRIOR TO SECURING NPLH-ASSISTED HOUSING

Chronically Homeless	1,218
Homeless	396
Exiting Institution and At-Risk of Chronic Homelessness	56
Not Reported ³	701
Total	2,371

³ The number of Not Reported is due to differences in the reporting mechanisms for Homeless Status in FY 23-24 between the APC and BOS counties. These differences in reporting mechanisms will be eliminated in future Annual Reports.

TABLE 9 - HEAD OF HOUSEHOLD GENDER

Male	1,224
Female	1,038
Transgender	26
Gender Non-Conforming	22
Not Reported	61
Total	2,371

TABLE 10 - HEAD OF HOUSEHOLD RACE

American Indian or Alaskan Native	58
Asian	40
Black/African Heritage	704
Native American/Hawaiian	36
White	1,297
More than one race identified	108
Not Reported	128
Total	2,371

TABLE 11 - HEAD OF HOUSEHOLD ETHNICITY

Non-Hispanic/ Non-Latino	1,693
Hispanic/Latino	602
Not Reported ³	76
Total	2,371

TABLE 12 - HOUSEHOLD MEMBER LENGTH OF STAY

1 year or less	1,207
Between 1-2 years	781
More than 2 years	451
Total	2,439⁴

TABLE 13 - TENANT MOVE-OUTS IN THE LAST 12 MONTHS

Exit to other permanent housing	39
Exit to an institution (e.g., nursing facility, jail)	64
Returns to homelessness	64
Deaths	57
Unknown destination	29
Total	253

TABLE 14 - NEW MOVE IN HEAD OF HOUSEHOLD PRIOR LIVING SITUATION

Street, car, or other place not meant for human habitation	626
Emergency shelter, transitional housing, or other interim housing	607
Institution	56
Total	1,289

⁴ Includes move-ins and move outs during the reporting period.

SECTION IV

Future Program Modifications

The Department has made its last planned awards under the NPLH program as of August 31, 2022. No future program modifications are planned at this time.

HCD looks forward to ongoing work within the current portfolio of NPLH-funded projects, as well as with the Homekey and Homekey+ programs, that have built upon the framework of NPLH, in order to continue serving California's most vulnerable populations of persons living with serious behavioral health challenges who are chronically homeless, homeless, or at-risk of homelessness. Questions regarding the information provided in this report can be directed to nplh@hcd.ca.gov.

APPENDIX 1

Prop 2 NPLH Awards Summary

See accompanying PDF file.

APPENDIX 2

Prop 2 NPLH Tenant Outcome Data

See accompanying Excel file.

Back Cover

Left top photo: NOHO 5050, located in the City of Los Angeles, is a 40 unit affordable housing project that is a collaboration between Daylight Community Development, DECRO Corporation, and the Downtown Women's Center. It includes 19 units for NPLH-eligible tenants. Photo courtesy of the Los Angeles County Development Authority.

Right top photo: Weingart Tower 1A, located in the City of Los Angeles and developed by Chelsea Investment Corporation, provides 278 units of permanent supportive housing, including 69 units for NPLH-eligible households. Photo courtesy of the Los Angeles County Development Authority.



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