

**CLERK OF THE BOARD OF SUPERVISORS
EXHIBIT/DOCUMENT LOG**

MEETING DATE & AGENDA NO. 05/06/2025 #15

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1	Staff	10-page PowerPoint presentation

2

3

4

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PUBLIC DOCUMENTS (Alphabetical)

No.	Presented by:	Description:
A	N/A	

B

C

D

E

F

Item #15: Support for One Homekey+ Partnership Development with the San Diego Housing Commission and Authorize an Agreement to Support Operations of the Development and Related CEQA Finding (Districts: All)

Kimberly Giardina, DSW, Deputy Chief Administrative Officer, Health and Human Services Agency

David Estrella, JD, Director, Housing and Community Development Services

Nadia Privara, Acting Director, Behavioral Health Services

May 6, 2025



Homekey+ Program Overview



State Investment

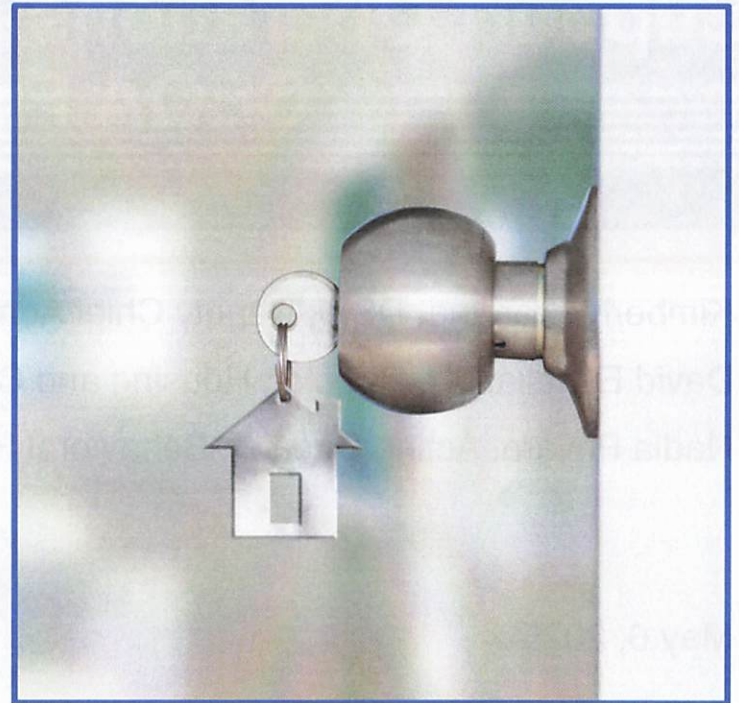
- Funded by **Proposition 1** passed by California Voters in March 2024

San Diego Regional Allocation

- **\$148.2 million** set-aside for the region
 - **\$91.9 million** dedicated for **Veteran** housing

Program Focus

- Funds to create housing for persons **with behavioral health challenges**, as defined by the program
- Builds on the three prior rounds of the Homekey Program



Prior County-Funded Homekey Developments



Development	County Investment	Units Created (390 total)	Homekey Round
Valley Vista Apartments	Services only*	192	Round 1
Kearny Vista Apartments	Services only*	144	Round 1
PATH Villas El Cerrito	\$10,006,525	41	Round 2
The Shores at North Beach (Abbott St.)	\$1,465,000*	13	Round 3

Development	County Investment	Units Under Construction (226 total)	Homekey Round
Pacific Village	\$5,921,281*	63	Round 3
Presidio Palms	\$17,806,432*	163	Round 3

***Combined County-provided services valued at \$5,746,234 per year (for FY 24-25)**

Homekey+ Application Process



- NOFA released: **November 26, 2024**
- Application opened: **January 30, 2025**
- County RFSQ: **January 31 – February 25, 2025**
- Applications due: **May 30, 2025**
- Application will be submitted by the **San Diego Housing Commission**



Combined County-provided services valued at \$2,748,234 per year (for FY 24-25)

Homekey+ Development Details



Address: Existing building located at 7798 Starling Dr., San Diego, 92123 (D4)

Total Units: 82 (after rehab)

- 81 Affordable Units
 - 40 BHSA Units
 - 40 VASH Units
 - 1 other Homekey+
- 1 Manager Unit

Tenant Populations: Persons eligible for Behavioral Health Services Act (BHSA) services and Veterans



Homekey+ Partnership



- **Homekey+ State Funding**

- **State HCD and CalVet** request of funds up to \$35M for capital and 5 years of operating

- **Regional Collaboration:**

- **County of San Diego** contribution \$12.5M for capital, 5 years of operating subsidies and behavioral health support services for 49% of units.
- **San Diego Housing Commission** developer and contribution of 40 VASH project-based vouchers valued at \$1.2M per year
- **City of San Diego** contribution of \$10M capital funding



SAN DIEGO
HOUSING
COMMISSION

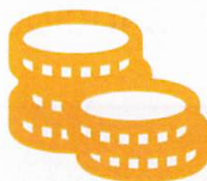


U.S. Department
of Veterans Affairs

County Investment in Homekey+



\$7.0 million in
one-time capital



\$3.4 million for
five years of
operating funding



\$2.1 million for behavioral
health support services
over 5 years

To support up to 40 BHSA units
(49% of total units)

Homekey+ BHSA Services



Supportive services that will be provided for the 40 BHSA designated units include:

Outreach & Engagement



Screening & Assessment



Case Management



Housing Stabilization



Crisis Intervention



Care Coordination



Recommendations



- Find the actions today are exempt from CEQA
- Authorize up to \$7 million from General-Purpose Revenue funding made available through the American Rescue Plan Act revenue loss strategy
- Authorize the execution of documents related to the one-time capital contribution
- Authorize a revenue agreement with SDHC to provide approximately \$3.4M to support operations for no more than 40 units eligible for services under the Behavioral Health Services Act (BHSA)
- Authorize ongoing funding of \$0.4M annually of Behavioral Health Services Act (BHSA) funds for behavioral health support services for units within Homekey+ development

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