



Award Development Funds - Up to \$30 Million

As part of its five-point **HOUSING FIRST – SAN DIEGO** Homelessness Action Plan, the San Diego Housing Commission (SDHC) will award up to \$30 million over the next three years to create:

- Permanent Supportive Housing, or
- Convert existing transitional housing to Permanent Supportive Housing

These funds will be used to offset total development costs, in combination with additional sources of funding, such as Multifamily Housing Revenue Bonds, Low-Income Housing Tax Credits, state Mental Health Services Act funds and loans from commercial banks.

Developers are encouraged to include these Permanent Supportive Housing units within developments that create housing for people at a variety of income levels.

Developments must include 25 housing units or more, with at least a fourth of the units dedicated to Permanent Supportive Housing.

Permanent Supportive Housing units will remain affordable for at least 55 years.

To accompany the funding, SDHC will make available up to 300 federal rental housing vouchers in the first year. With these housing vouchers, low-income tenants will pay up to 30 percent of their income, if any, toward their rent.

SDHC's homelessness strategic action plan is deeply rooted in the national Housing First model – provide homeless individuals with housing as quickly as possible, with supportive services as needed. **HOUSING FIRST – SAN DIEGO** was launched on November 12, 2014.



*Homeless Point-In-Time Count, Downtown San Diego
January 24, 2014*

Notice of Funding Availability (NOFA)

November 12, 2014: Up to \$10 million in financing for developers, service providers, and other potential funding partners. Applications are accepted through a Notice of Funding Availability that is open until all funds and federal rental housing vouchers are committed, or June 30, 2015.

November 12, 2015: Up to \$10 million available through June 30, 2016

November 12, 2016: Up to \$10 million available through June 30, 2017

Applications are accessible on the website: www.sdhc.org



U.S. Department of Housing and Urban Development (HUD) Housing Definitions:

Permanent Supportive Housing:

- For people who need long-term housing with specialized supportive services in order to stay housed.
- Individuals and families living in Permanent Supportive Housing may have long histories of homelessness and face persistent obstacles to maintain housing, such as mental illness, a substance abuse disorder, or a chronic medical problem.
- Support services may include the help of a case manager to assist in building independent living and integration into the community.
- The length of stay is up to the individual or family and there is no time limitation.
- There is no single model for supportive housing design.

Transitional Housing:

- Provides housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD.

Funding Sources:

- HOME Investment Partnerships Program (HUD) – Federal grants to the City of San Diego, administered by SDHC
- Moving to Work federal funds
- City of San Diego Affordable Housing Fund, administered by SDHC
 - Housing Trust Fund – Funded by Housing Impact Fees charged to commercial developers, administered by SDHC
 - Inclusionary Housing Funds – Funded by Inclusionary Housing Fees paid by residential developers, administered by SDHC
- Local Housing Trust Fund Program – California Department of Housing and Community Development (first year only): \$1 million
- Funders Together to End Homelessness – Nonprofit organization providing funding for the development's operational expenses (first year only): Up to \$240,000

Call to Action:

SDHC is also inviting private foundations and philanthropists to partner and financially contribute toward the development of Permanent Supportive Housing in years 2015-16 and 2016-17.

Please contact us at HousingFirstSanDiego@sdhc.org

