

Topic:	Affordable Housing
Resource Type:	Guidance Materials & Scholarly Articles
State:	California
Jurisdiction Type:	State
Municipality:	N/A
Year:	2020
Community Type:	Urban, Suburban, Rural
Title:	Homekey
Document Last Updated in Database:	August 2021

Abstract:

California's Statewide Hotels-to-Housing Initiative: Homekey is a California statewide program that allocated \$846 million of federal CARES Act CRF funds, state funds, and philanthropic money to support acquiring hotels, motels, and other properties to be converted into housing for the homeless during Covid-19 with the goal that the majority of units will become permanent housing. Through an application process open to local public entities, including cities, counties, housing authorities, and federally recognized tribal governments, 6,066 units have been created in 65 separate projects. The project was aided by a state statute that allowed Homekey projects *as-of-right* in whatever zone the purchased property sat in without further review, and a state statute that exempted certain Homekey properties for the review requirement under the California Environmental Quality Act.

Resource:



HOMEKEY: California's Statewide Hotels-to-Housing Initiative

WRITTEN BY MARY TINGERTHAL FOR THE NATIONAL ALLIANCE TO END HOMELESSNESS

DESCRIPTION OF THE PROGRAM

Homekey is a \$846 million state-level program that supported the acquisition and occupancy of hotels, motels, and other properties to house people experiencing homelessness throughout California during the COVID-19 pandemic. The long-term intention is that the majority of the properties will become permanent housing. In a six-month period from July through December 2020, Homekey provided the resources to acquire and create more than 6,000 housing units in 94 separate properties, 5,000 of which are destined to become permanent housing units.

Homekey began shortly after the start of the pandemic in April 2020, following Governor Newsom's announcement of Project Roomkey. Project Roomkey was the first program in the country to receive authorization to use Federal FEMA dollars to secure hotel rooms for emergency, non-congregate shelter to prevent the spread of COVID-19 among people living on the streets and in crowded, traditional homeless shelters. The rapid launch of Project Roomkey on April 3 by the state Department of Social Services was possible because, prior to the pandemic, state leaders had been convening in cross-agency task forces to develop plans to address the needs of the growing number of homeless individuals in California, especially those living outdoors. The 2019 Homelessness Point-in-Time count had revealed that there were more than 150,000 homeless individuals in California, of which 108,000 were unsheltered. The task forces had raised the potential of converting hotels and motels into housing, and conversations had already begun with representatives of the hospitality industry.

The initial goal of Project Roomkey was to secure access to 15,000 hotel rooms that could be used to provide shelter for those infected with COVID-19 and homeless individuals most at risk of becoming infected with COVID-19. Most of these isolation and quarantine units were secured through master leases between county-level social service agencies and hotel owners, with the facilities being operated by counties and existing shelter providers. With the rapid success of securing units through Project Roomkey, cross-agency task forces immediately realized the potential for acquisition of similar properties for conversion to permanent housing, and began to lay the groundwork for the Homekey program. Working through sub-committees of the task forces, they engaged local officials to help in designing the program.

While Project Roomkey focused on immediate shelter needs, Homekey focuses on permanent housing. On July 16, 2020, Governor Newsom announced that local governments could immediately apply for \$600 million in Homekey funding to acquire hotels, motels and other properties that could provide permanent housing for homeless Californians. The Governor described the program as “a once-in-a generation opportunity to massively expand housing for the homeless in California with federal stimulus funds.” Local governments were urged to move quickly because of the Federal Coronavirus Relief Fund (CRF) requirement that the properties be acquired by December 2020. Initial funding included \$550 million in Federal funds and \$50 million in state funds. An additional \$200 million in Federal dollars and \$46 million in philanthropic dollars were later added to bring the total state-level program funding to \$846 million.

KEY PROGRAM FACTS

Program service area and population

Homekey is a statewide program, and the population of the State of California in 2021 is 39.7 million people. Homekey funds were initially allocated among eight established regional planning areas according to the number of homeless individuals in each area (based on the Point-in-Time count) and the number of Extremely Low-Income households that are severely rent-burdened. This resulted in the following initial allocations:

Region	Federal Allocation	State Allocation
Central Coast	\$20,025,927	\$1,820,539
Los Angeles County	\$161,572,217	\$14,688,383
Sacramento Area	\$25,125,077	\$2,284,098
San Diego County	\$27,690,283	\$2,517,298
San Francisco Bay Area	\$91,134,470	\$8,284,952
San Joaquin Valley	\$32,987,450	\$2,998,859
Southern CA (w/o LA County)	\$55,577,540	\$5,052,504
Balance of State	\$17,087,036	\$1,553,367

The Federal funds were available for acquisition and any essential property repairs. The state funds were available to provide an operating subsidy for the property for a maximum of two years. Philanthropic funds were allocated to those projects that needed a higher level of operating subsidy and services dollars for the high need population.

Number of units produced

On December 29, 2020, California announced that Homekey had produced 6,029 units of housing in 94 separate projects with 51 separate local applicants. The state reported that the average state-level expenditure per Homekey unit was \$123,987, supplemented by an average local match of \$23,987 per unit, for an average total cost per unit of \$147,974. One additional project was subsequently added, bringing the total number of units to 6,066 in 95 separate projects. See pages 9-13 for a complete list of projects and funding amounts.

Amounts and sources of funding

Homekey was funded at the state level with \$700 million in Federal CRF through the CARES Act, \$50 million in state appropriated dollars, and \$46 million in philanthropic dollars, for a total of \$846 million.

The program allowed a maximum of \$200,000 per unit in state funding, and required a local match for those properties that came in at a higher amount. Homekey provided the first \$100,000 per unit match-free; required a 1:1

match on funds between \$100,001 - \$150,000; and a 2:1 match from \$150,001 - \$200,000 a unit. As a result, in order to receive the maximum per unit contribution, the unit had to cost at least \$350,000. While the per unit contribution for Homekey was capped, the per unit acquisition or cost was not, and localities were not provided additional funding beyond the \$200,000 per unit state level contribution.

Administrative/operational approach

The Homekey program is administered by the California Department of Housing and Community Development (HCD). The program required that project applicants be local public entities, including cities, counties, and other public entities such as housing authorities and federally-recognized tribal governments. Applicants were required to assemble a development team with proven ability to acquire and operate affordable rental housing. Public entities were encouraged to partner with established affordable housing developers and service providers that could demonstrate the ability to successfully develop and manage the properties for the target population over the long term.

Project Timeline

Budget signed (Homekey Announced)	June 29, 2020
Notice of Funding Availability	July 16, 2020
Pre-application consultations & priority application period	July 16 - August 13, 2020
Final applications due	September 29, 2020
Award announcements	Rolling (starting September 2020)
Final awards issued	October 2020
Standard agreements mailed to applicants	Upon submittal of required information and documentation
Redeployment of unutilized funds	November 2020
Expenditure deadline for federal funds	December 30, 2020
Grantee expenditure and program report due	February 1, 2021
All sites substantially occupied	March 2021
Expenditure deadline for state funds	June 30, 2022



PHOTO COURTESY OF NATIONAL COMMUNITY RENAISSANCE

KEY PLAYERS AND THEIR ROLES

California Department of Housing and Community Development (HCD)

HCD was charged with the overall administration of Homekey. Working with several other state departments, HCD designed the administration of Homekey to provide a high level of technical assistance and flexibility to the local public entities that were the applicants. HCD understood that the tight timelines and the widely varying range of expertise across many communities would require a flexible approach to the program. The relatively flexible requirements of the state-administered CRF allowed the state to employ administrative flexibility that is not always available with established federal funding programs. However, the tight spending deadlines for the CRF resources also added certain burdens to the administration of the program at both the state and local levels.

HCD initially established an allocation of funds within regions so that local public entities would be assured they would be competing for funds only within their region, at least until August 2020. The geographic allocation was established by recognizing housing as a regional asset, and that a regional approach would allow for geographic equity within the program. This resulted in a wide variety of entities participating in the program, including public agencies that the state had not been previously partnered with on the production of housing.

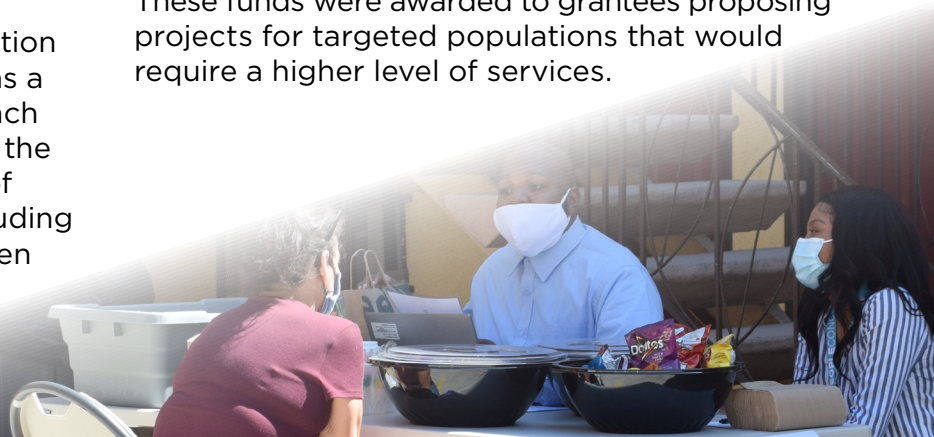
Local Public Entities

Local public entities within the allocation regions were charged with engaging in a process that would result in successful applications to Homekey and the successful acquisition of properties. Projects ranged in size from 8 units in Big Bear Lake (population 5,295) to 232 units in San Francisco (population 3.3 million).

Local public entities teamed up with local Continuums of Care (homeless systems) as well as housing developers and service providers to form experienced teams to acquire and manage the properties. Local teams also needed to collaborate to secure the funding necessary for the projects to demonstrate feasibility, including funds for services, operating support, and match for more expensive projects.

Enterprise Community Partners

HCD contracted with Enterprise Community Partners to award funds for services provided by philanthropy, including Blue Cross Blue Shield California and the Kaiser Family Foundation. These funds were awarded to grantees proposing projects for targeted populations that would require a higher level of services.





PROJECT SELECTION AND DEVELOPMENT PROCESS

HCD published a detailed Notice of Funding Availability on July 16, 2020, setting forth all eligibility criteria for Homekey, and establishing guidelines for project selection.

Tier One priority was established for those properties that could be occupied within 90 days of acquisition, recognizing the need for permanent non-congregate shelter as well as permanent housing. Tier Two priority was established for those properties that had the same uses, but could not be occupied within 90 days. All funds were awarded to applicants for Tier One properties. Awards during the regional funding round were made to public entities who met all of the application and documentation requirements on a rolling first-come, first-served basis, up to a region's full allocation. Properties that met all requirements, but were reviewed after the regional allocations were met, were wait-listed until after the end of the priority application period in mid-August. Wait-listed projects competed statewide, with scoring that emphasized equity components.

Applications were evaluated and scored for eligibility on four sets of criteria: (1) project feasibility and ability to expend the funds within the time allowed; (2) qualifications of the development team; (3) demonstration of the project's ability to address equity and meet needs of target populations; and (4) demonstration of community impact and strong site selection. A total of 160 points were available for these four categories, and projects were required to score a minimum of 110 points to qualify. Applicants that did not initially reach the minimum score were given technical assistance and were allowed to submit subsequent information to improve their score.

The Department established a process of rolling award announcements. This allowed local public entities that were able to move more quickly to submit a qualifying application and proceed with the acquisition of projects without waiting for an overall award announcement. The first of seven award announcements took place in mid-August, with the final awards announced in late October.

KEY SUCCESS FACTORS

- Flexibility in program design allowed for a wide range of communities to meet the goal of providing housing for people experiencing homelessness that best reflected their local needs.
- Local public entities stepped up with significant financial and technical resources to match the resources provided by the state in order to make projects work.
- The shared sense of urgency created by the pandemic and the deadlines for the use of Federal funds proved to be very effective at overcoming typical barriers and in creating thousands of units of housing in a short period of time.
- The availability of technical assistance to applicants was critically important. In order to be eligible to apply, all participating local public entities had to have a pre-application consultation with HCD staff to help clarify proposed project applicability and items to be appropriately documented within the application. HCD held more than 100 pre-application consultations with potential applicants.
- Applicants were allowed to propose operating the projects as “interim housing” with a demonstration of allocating operating funds within local control for five years, and with either a plan to continue operations for another five years or a plan to convert to permanent housing within the initial five years of operations. To assist, the state awarded two-year operational subsidies to all 51 public entities, including 67 of the 94 projects. The critical component of qualifying as a Tier One project was the ability of the proposal to demonstrate a feasible plan to convert to permanent housing, or that the locality could operate the site for a minimum of 10 years as a non-congregate shelter.
- The state statute establishing Homekey contains a specific provision which provides that any project receiving a financial award from the CRF for uses under Homekey was deemed to be consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals. This provision allowed projects funded under Homekey to proceed “as of right” without further local review.
- The state statute also exempted certain Homekey properties from the requirement to be reviewed under the California Environmental Quality Act (CEQA), as long as the projects met all items on a list of requirements. This provision was adopted because these projects, as existing buildings, were at low risk of failing to meet the requirements of CEQA. It allowed the projects to meet the very tight timing requirements of the Federal CRF.
- HCD was able to enlist the help of staff from other state departments, such as the California Department of General Services (DGS), to assist local public entities with such tasks as identifying potential properties for acquisition and conducting property appraisals.
- Upon initial contact with HCD, the applicant was assigned a staff “ambassador” who would serve as their primary point of contact throughout the application process. Initial applications were screened, and applicants that needed it were provided with significant technical assistance to help complete the steps necessary to achieve a complete and acceptable application.



AWARDED PROJECTS

<i>PUBLIC Project Name</i>	<i>Applicant</i>	<i>Co-Applicant</i>	<i>CRF Award</i>	<i>GF Award</i>	<i>Philanthropic Award</i>	<i>Total Award from HCD</i>	<i>Doors Acquired</i>
Alameda County: Homekey 1	Alameda County		\$11,997,500	\$2,448,500		\$14,446,000	104
Alameda County: Homekey 3	Alameda County		\$15,100,000			\$15,100,000	140
Calexico Homekey Project	Calexico	Mirka Industries	\$5,300,000	\$1,357,266		\$6,657,266	59
San Francisco: Homekey 1	City and County of San Francisco	Episcopal Community Services	\$42,334,020	\$5,520,000		\$47,854,020	232
San Francisco: Homekey 2	City and County of San Francisco		\$26,000,000	\$3,000,000		\$29,000,000	130
Living Rise Above Resilient Community	City of El Centro		\$2,600,000		\$524,114	\$2,600,000	26
City of Lake Elsinore - The Anchor	City of Lake Elsinore		\$2,838,953		\$336,000	\$2,838,953	19
Homekey Mountain View	City of Mountain View	LifeMoves	\$11,950,000		\$2,400,000	\$11,950,000	100
Project Reclamation	City of Oakland	Bay Area Community Services	\$8,602,577		\$186,000	\$8,602,577	80
Oakland: Homekey 1	City of Oakland		\$9,583,333	\$538,948		\$10,122,281	63
Oakland: Homekey 4	City of Oakland	Danco Communities and Operation Dignity	\$3,150,000	\$340,020		\$3,150,000	22
Sacramento Homekey 1	City of Sacramento Housing Authority	Mercy Housing California	\$13,243,731		\$1,310,934	\$13,243,731	124
Sacramento: Homekey 2	City of Sacramento	WEAVE INC.	\$1,350,000		\$216,000	\$1,350,000	9
Sacramento: Homekey 3	City of Sacramento	Saint John's Program for Real Change	\$2,550,000			\$2,550,000	20
Salinas Homekey	City of Salinas	"Shangri-La Industries, LLC Step Up on Second"	\$6,965,000		\$2,400,000	\$6,965,000	103
Best Western - Sure Stay	City of San Jose		\$10,868,000		\$1,085,474	\$10,868,000	77
East County CARE Center and Interim Housing Program	Contra Costa County		\$17,400,000	\$4,176,000		\$21,576,000	174
Crossroads Village	County of Fresno	"RH Community Builders UP Holdings California, LLC"	\$14,818,701		\$510,701	\$14,818,701	204

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County of Los Angeles: Homekey 1	County of Los Angeles		\$10,327,147	\$2,376,000		\$12,703,147	99
County of Los Angeles: Homekey 2	County of Los Angeles		\$7,100,000	\$1,800,000		\$8,900,000	75
County of Los Angeles: Homekey 3	County of Los Angeles		\$5,615,000	\$1,032,000		\$6,647,000	43
County of Los Angeles: Homekey 4	County of Los Angeles		\$6,507,967	\$1,368,000		\$7,875,967	57
County of Los Angeles: Homekey 5	County of Los Angeles		\$12,450,000	\$3,744,000		\$16,194,000	156
County of Los Angeles: Homekey 6	County of Los Angeles		\$5,740,000	\$1,344,000		\$7,084,000	56
County of Los Angeles: Homekey 7	County of Los Angeles		\$6,438,526	\$2,496,000		\$8,934,526	104
County of Los Angeles: Homekey 8	County of Los Angeles		\$6,580,000		\$984,000	\$6,580,000	41
County of Los Angeles: Homekey 9	County of Los Angeles		\$11,750,000			\$11,750,000	81
County of Los Angeles: Homekey 10	County of Los Angeles		\$17,550,000	\$3,240,000		\$20,790,000	135
Marin County: Homekey 1	County of Marin		\$3,240,000		\$432,000	\$3,240,000	19
County of Santa Clara: Milpitas	County of Santa Clara	Jamboree Housing Corporation	\$29,200,000			\$29,200,000	146
Sonoma County: Homekey	County of Sonoma		\$8,800,000		\$1,056,000	\$8,800,000	44
Ventura County: Homekey	County of Ventura	"Community Development Partners Mercy House CHDO, Inc. Mercy House Living Centers"	\$10,898,333		\$1,680,000	\$10,898,333	70
Homekey Del Norte	Del Norte County	Rural Communities Housing Development Corporation	\$1,940,628	\$188,922	\$654,354	\$2,129,550	30
El Monte Homekey 1	El Monte		\$4,000,920	\$170,000	\$960,000	\$4,170,920	41
El Monte Homekey 2	El Monte		\$10,350,293		\$2,232,000	\$10,350,293	93
Folsom Homekey	Folsom	Hirani Family Foundation	\$2,500,000		\$128,212	\$2,400,000	25
Fresno HA: Homekey 1	Fresno Housing Authority		\$5,858,779		\$980,415	\$5,858,779	97

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Fresno HA: Homekey 2	Fresno Housing Authority		\$3,759,124			\$3,759,124	47
Fresno HA: Homekey 3	Fresno Housing Authority		\$5,306,163			\$5,306,163	79
Mountain View Estates Phase III	HA of Riverside County	Riverside Community Housing Corp.	\$7,250,000			\$7,250,000	107
Riverside County: Project Legacy	HA of Riverside County	TruEvolution, Inc.	\$4,052,457		\$834,840	\$4,052,457	25
El Portal	HA of San Buenaventura		\$1,200,000			\$1,200,000	12
City of Fresno: Homekey 1	Housing Authority of the City of Fresno		\$5,259,125		\$2,376,000	\$5,259,125	99
City of Los Angeles: Homekey 1	Housing Authority of the City of Los Angeles	PATH Ventures	\$8,000,000	\$936,000		\$8,936,000	40
City of Los Angeles: Homekey 2	Housing Authority of the City of Los Angeles		\$2,200,000			\$2,200,000	11
City of Los Angeles: Homekey 3	Housing Authority of the City of Los Angeles	Los Angeles	\$13,761,186	\$1,651,650		\$15,412,836	91
City of Los Angeles: Homekey 4	Housing Authority of the City of Los Angeles	Los Angeles	\$11,967,223	\$1,361,250		\$13,328,473	75
City of Los Angeles: Homekey 5	Housing Authority of the City of Los Angeles	Los Angeles	\$4,311,365	\$562,650		\$4,874,015	31
City of Los Angeles: Homekey 6	Housing Authority of the City of Los Angeles	LA Family Housing	\$8,257,350	\$306,000		\$8,563,350	52
City of Los Angeles: Homekey 7	Housing Authority of the City of Los Angeles	Los Angeles	\$8,484,998	\$1,070,850		\$9,555,848	59
City of Los Angeles: Homekey 8	Housing Authority of the City of Los Angeles	Los Angeles	\$6,885,656	\$889,350		\$7,775,006	49
City of Los Angeles: Homekey 9	Housing Authority of the City of Los Angeles	Los Angeles	\$3,155,043	\$417,450		\$3,572,493	23
City of Los Angeles: Homekey 10	Housing Authority of the City of Los Angeles	Los Angeles	\$6,518,426	\$726,000		\$7,244,426	40
City of Los Angeles: Homekey 11	Housing Authority of the City of Los Angeles	Los Angeles	\$5,764,217		\$744,150	\$5,764,217	41

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City of Los Angeles: Homekey 12	Housing Authority of the City of Los Angeles		\$13,061,816	\$414,000		\$13,475,816	70
City of Los Angeles: Homekey 13	Housing Authority of the City of Los Angeles		\$8,200,000			\$8,200,000	41
City of Los Angeles: Homekey 14	Housing Authority of the City of Los Angeles	City of Los Angeles	\$7,674,492			\$7,674,492	51
HCALA: Homekey 15	Housing Authority of the City of Los Angeles		\$12,214,925			\$12,214,925	76
Paso Robles Homekey	Housing Authority of the City of San Luis Obispo	Peoples' Self-Help Housing Corporation	\$12,900,000		\$2,140,113	\$12,900,000	122
Milestone	Housing Authority of the County of Kern		\$13,300,934		\$1,437,806	\$13,300,934	151
San Bernardino County: Homekey 3	Housing Authority of the County of San Bernardino	Mountain Homeless Coalition	\$909,678	\$192,000		\$1,101,678	8
Providence Eureka House	Humboldt County	Providence Health & Services-Washington	\$3,795,455		\$576,000	\$3,795,455	48
Kashia Homekey Project	Kashia Band of Pomo Indians of the Stewarts Point Rancheria	Burbank Housing Development Corporation	\$2,550,000		\$134,824	\$2,550,000	20
Kings County: Homekey 1	Kings County	"UP Holdings California, LLC RH Community Builders LP"	\$2,200,000	\$504,000		\$2,704,000	22
Triangle Courtyard	Kings County	Cornerstone Community Alcohol and Other Drug Recovery Sytems, Inc.	\$3,934,614	\$500,000		\$4,434,614	36
Hope Center for Transformation Project	Lake County	Adventist Health Clear Lake Hospital, Inc.	\$1,952,759		\$480,000	\$1,952,759	20
Homekey Project Long Beach	Long Beach		\$15,155,000	\$2,448,000		\$17,603,000	102
Marin County: Homekey 2	Marin County		\$5,965,948			\$5,965,948	44
Mendocino County Transitional Housing Facility	Mendocino County		\$8,325,500		\$1,344,000	\$8,325,500	56

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Napa County Homekey	Napa County	Burbank Housing Development Corporation	\$2,100,000		\$336,000	\$2,100,000	14
Nevada County: Homekey 2	Nevada County		\$2,269,750		\$528,000	\$2,269,750	23
Orange County: Homekey 1	Orange County	Jamboree Housing Corporation	\$9,600,000		\$1,392,000	\$9,600,000	60
Orange County: Homekey 2	Orange County	Jamboree Housing Corporation	\$7,920,000		\$1,680,000	\$7,920,000	72
Placer County Project Homekey	Placer County	Advocates for Mentally Ill Housing, Inc.	\$1,177,856	\$222,144		\$1,400,000	14
San Bernardino County: Homekey 1	San Bernardino County	"Shangri-La Industries, LLC Step Up on Second"	\$8,380,402		\$1,824,000	\$8,380,402	76
San Bernardino County: Homekey 2	San Bernardino County	LaBarge Industries, Inc	\$3,450,000		\$672,000	\$3,450,000	28
SDHC: Kearny Mesa	San Diego Housing Commission		\$10,000,000			\$10,000,000	144
SDHC: Mission Valley	San Diego Housing Commission		\$27,690,283			\$27,690,283	192
San Mateo County: Homekey 1	San Mateo County		\$15,000,000	\$835,000	\$965,000	\$15,835,000	75
San Mateo County: Homekey 2	San Mateo County		\$18,048,000			\$18,048,000	95
Homekey SBC	Santa Barbara County HA	Surf Development Company	\$2,814,661		\$329,383	\$2,814,661	15
Santa Clara County: Homekey 2	Santa Clara County	Allied Housing	\$8,933,333	\$624,000		\$9,557,333	54
Multifamily Acquisition Project	Scotts Valley Band of Pomo Indians		\$1,000,000		\$170,000	\$1,000,000	10
Square One Homes	Shasta County	"ADK Properties LLC Hill Country Community Clinic"	\$1,950,000		\$312,000	\$1,950,000	13
Sonoma County: Homekey 2	Sonoma County		\$6,200,000			\$6,200,000	31
Town Center Studios	Stockton	"Central Valley Low Income Housing Corp. (CVLIHC) Stocktonians Taking Action to Nuetralize Drugs (STAND)"	\$2,409,091	\$1,200,000	\$680,004	\$3,609,091	39

<i>PUBLIC Project Name</i>	<i>Applicant</i>	<i>Co-Applicant</i>	<i>CRF Award</i>	<i>GF Award</i>	<i>Philanthropic Award</i>	<i>Total Award from HCD</i>	<i>Doors Acquired</i>
Sutter County Permanent-Housing Project	Sutter County	Habitat for Humanity Yuba/Sutter	\$6,714,550		\$403,978	\$6,714,550	62
Bear's Den	Tahoe Regional Planning Agency	Tahoe Coalition for the Homeless	\$2,600,000		\$528,000	\$2,600,000	26
Red Lodge	Tahoe Regional Planning Agency	Tahoe Coalition for the Homeless	\$2,400,000		\$528,000	\$2,400,000	25
Tahoe: Homekey 3	Tahoe Regional Planning Agency	Tahoe Coalition for the Homeless	\$2,350,000			\$2,350,000	24
Sale House	Tehama County	Poor and the Homeless Tehama County Coalition	\$2,200,000		\$142,000	\$2,200,000	22
Tulare Homekey Project	Tulare County	"UP Holdings California, LLC RH Community Builder LP"	\$4,700,000		\$500,000	\$4,700,000	45
West Sacramento: Homekey 1	West Sacramento		\$3,519,212		\$960,000	\$3,519,212	43
AHP/YIHA Eureka Homeless Housing Project	Yurok Tribe	Arcata House Partnership	\$1,800,000		\$408,000	\$1,800,000	18
Administrative Set-asides			\$3,000,000		\$4,458,802		
			\$750,000,000	\$50,000,000	\$44,961,104	\$796,559,980	6066

