

NO PLACE LIKE HOME

THE **NPLH** REPORT
FISCAL YEAR 2024-25



CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



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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 2024-25 fiscal year, as well as other current data as noted within the report.



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. As such, 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, including, the process for distribution, please refer to prior years’ NPLH Annual Reports located in the Archive Tab on the NPLH webpage at: <https://www.hcd.ca.gov/grants-and-funding/programs-active/no-place-like-home-program> under the heading “Reports”. For current information that includes changes to the remaining funds, see Appendix 1.

Front Cover Image

Photograph by Conger Design

NPLH OUTCOMES

FY 2024-25

OUTCOMES AT A GLANCE

- » Awarded: **\$1.9 billion**
- » Projects Funded as of June 30, 2024: **282**
- » Total NPLH Units Projected: **7,326**
- » Projects Under Construction: **59**
- » NPLH Units Under Construction: **1,583**
- » Projects Completed: **169**
- » NPLH Units Completed: **4,266**
- » NPLH Units Occupied¹: **3,167**
- » Number of Reported NPLH Occupants¹: **4,231**

¹This number includes data from 132 project Annual Reports approved by the Department as of October 14, 2025. Occupancy data for projects that have been operating for less than 12 months or that were approved by the Department after October 14, 2025 are not included in this total.

DATA BASIS

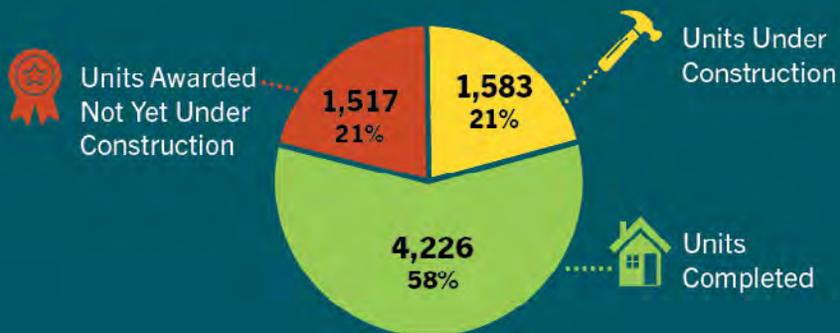
This report includes the following to the extent that this data is currently available:

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
 - » Recommendations for future program modifications to improve program efficiency or to further the goals of the program

NPLH PIPELINE



Total NPLH Unit Pipeline (as of 6-30-25)



NPLH Unit Pipeline By Allocation



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), previously known as the Mental Health Services Act (MHSA). 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 \$140 million per year.

Active County Participation:

In addition to taking the lead on issues related to supportive services, 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 non-competitively 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 five 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.



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, located at <https://www.hcd.ca.gov/grants-and-funding/programs-active/no-place-like-home-program>, in the Guidelines and Regulations section. Finally, in November 2018, California voters approved Proposition 2, which authorized the existing NPLH program and bond sale, 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 for the design, acquisition, new construction, rehabilitation, or preservation of multifamily rental housing units that provide 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 that meet the program's tenant eligibility criteria. NPLH funds for development costs are provided as deferred-payment residual receipts loans 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, NPLH COSRs are sized to remain available for 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 five 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 serves as 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 on the Department's website located under Past Reports: <https://www.hcd.ca.gov/funding/nplh/archive>



▲ **Ancora Place**, located in the San Antonio neighborhood in Oakland, CA, is a 77-unit family community, which includes 16 NPLH-assisted units. The property includes a community room, services office, on-site manager, event space, common laundry room and courtyard.

▼ **Sonora Square**, located in downtown Stockton, CA, provides 38 new units, of which 18 NPLH-assisted units are reserved for residents with behavioral health challenges who have experienced homelessness. Supportive services for residents include behavioral health outreach, employment training, and job placement.



SECTION II HOUSING PRODUCTION OUTCOMES

Construction Activity

Counties continue to face an urgent need to bring people off the streets into housing. NPLH projects continue to leverage streamlined local permitting processes to accelerate development. As of June 30, 2025, 59 NPLH-funded projects

were under construction, and another 169 projects had 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 JUNE 30, 2025

ALLOCATION	UNDER CONSTRUCTION	NPLH UNITS
LOS ANGELES	13	559
SAN DIEGO	6	96
SAN FRANCISCO	2	34
SANTA CLARA	5	129
APC SUBTOTAL	26	818

TABLE 2 | NPLH BALANCE OF STATE COUNTY PROJECTS UNDER CONSTRUCTION AS OF JUNE 30, 2025

ALLOCATION	UNDER CONSTRUCTION	NPLH UNITS
LARGE COUNTIES	20	560
MEDIUM COUNTIES	10	174
SMALL COUNTIES	3	31
BALANCE OF STATE SUBTOTAL	33	765
CONSTRUCTION ACTIVITY AS OF JUNE 30, 2025	59	1,583

As of June 30, 2025, Los Angeles County has the largest share of projects and units funded and completed. The Large County Balance of State Allocation has the largest share of projects under construction.

TABLE 3 | NPLH ALTERNATIVE PROCESS COUNTY PROJECTS COMPLETED AS OF JUNE 30, 2025

ALLOCATION	COMPLETED PROJECTS	NPLH UNITS
LOS ANGELES	53	1,515
SAN DIEGO	10	279
SAN FRANCISCO	2	197
SANTA CLARA	7	230
APC SUBTOTAL	72	2,221

TABLE 4 | NPLH BALANCE OF STATE COUNTY PROJECTS COMPLETED AS OF JUNE 30

ALLOCATION	COMPLETED PROJECTS	NPLH UNITS
LARGE COUNTIES	46	1,089
MEDIUM COUNTIES	29	562
SMALL COUNTIES	22	354
BALANCE OF STATE SUBTOTAL	97	2,005
COMPLETED AS OF JUNE 30, 2025	169	4,226

Unit Projections

As of June 30, 2025, the Department estimates that NPLH funds awarded will produce approximately 7,326-assisted units in 282 projects; however, unit projections may also change prior to the start of construction with changes in project financing or other changes to funding amounts. Since FY 23–24, unit projections in the Alternative Process Counties have been revised downward by 118 units due primarily to changes in final awards that were made. Unit projections in the Balance of State counties have been reduced by 28 units due to one project disencumbrance of eight units, one reduction of two units in another project, and one clerical error of 18 units.

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 for the non-NPLH assisted units in the projects are estimated to create approximately 20,000 total units of affordable housing through these funded projects.

TABLE 5 | NPLH ALTERNATIVE PROCESS COUNTY UNIT PROJECTIONS AS OF JUNE 30, 2025

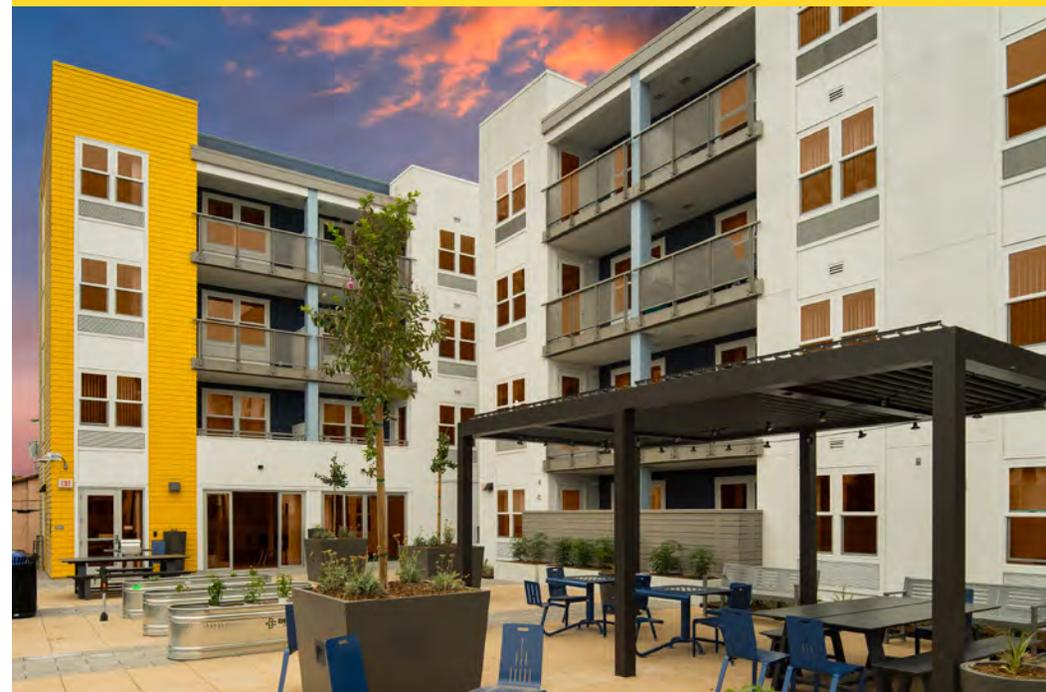
ALLOCATION	NPLH UNITS PROJECTED TO DATE	NUMBER OF FUNDED PROJECTS TO DATE
LOS ANGELES	3,059	95
SAN DIEGO	444	21
SAN FRANCISCO	299	5
SANTA CLARA	534	21
APC SUBTOTAL	4,336	142

TABLE 6 | NPLH BALANCE OF STATE COUNTY UNIT PROJECTIONS AS OF JUNE 30, 2025

ALLOCATION	NPLH UNITS PROJECTED TO DATE	NUMBER OF FUNDED PROJECTS TO DATE
LARGE COUNTIES	1,732	69
MEDIUM COUNTIES	767	40
SMALL COUNTIES	491	31
BALANCE OF STATE SUBTOTAL	2,990	140
NPLH TOTAL AS OF JUNE 30, 2025	7,326	282



- ▲ **Cypress & 7th**, located in Lompoc, CA, has 14 affordable rental units available to NPLH-eligible tenants, also includes a community room, laundry center, covered patio, BBQ area, and bike parking.
- ▼ **Alvarado Park Senior** is an affordable housing development with 90 units located in San Jose, CA and includes 23 units dedicated to NPLH-eligible tenants. Amenities include resident services, laundry facilities, community rooms, a library, and outdoor open spaces with garden plots.



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, online at <https://www.hcd.ca.gov/grants-and-funding/programs-active/no-place-like-home-program>. This information is made available as part of this annual report, and will also be made available on the on the NPLH website.



- ▲ **Casa Canal**, located in San Rafael, CA, formerly consisted of 24,000 square feet of vacant office space, and has been transformed into 40 supportive housing units for people experiencing homelessness, with 14 units set aside for NPLH-eligible households.

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 requested to be submitted to the Department annually by August 1. As of June 30, 2025, 169 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 a 27 percent increase from the previous year. A snapshot of tenant outcome data for 132 of these projects is summarized below. Additional tenant outcome data for these projects for the factors listed above can be found in Appendix 2.



- ▲ **Tabasa Gardens**, located in Watsonville, CA, is an affordable living community with 53 apartments serving residents earning between 25 to 50% of the area's median income. Approximately half of the units are set-aside for farmworkers, with 6 units dedicated to NPLH-eligible households. On-site case-management and support services are available to residents.

The following bulleted list includes data on NPLH-funded projects for which annual occupancy reports have been approved by the Department as of October 14, 2025. NPLH data reflected is as of the end of the annual reporting period. Occupancy data for projects that have been operating for less than 12 months or that were approved by the Department after October 14, 2025, is not included in this data.

- » Projects: 132
- » NPLH Units: 3,401
- » Total Occupied NPLH Units: 3,167
- » Total NPLH Unit Occupants: 4,231
- » Total Households Served²: 3,548

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

SNAPSHOT TENANT OUTCOMES

STACY NORTHSTAR COURTS HANFORD, CA



Stacy is a resident at Northstar Courts, a 72-unit affordable housing development in Hanford, CA for families and individuals. Stacy never thought she'd end up homeless at age 52, acknowledging it was the biggest challenge of her life. She is now happy to be living in a safe and supportive community.

³This number reflects the prior homeless status of only NPLH-assisted households who moved in during FY 24-25.

TABLE 7 | OCCUPIED UNIT TENANT DEMOGRAPHICS

CATEGORY	NUMBER
SERIOUS BEHAVIORAL HEALTH CONDITION UNDER BHSA (INCLUDES ADULTS AND CHILDREN)	3,205
ADDITIONAL CO-OCCURRING CONDITION (E.G., SUBSTANCE USE DISORDER, POST-TRAUMATIC STRESS DISORDER INTELLECTUAL OR DEVELOPMENTAL DISABILITY, OTHER DISABILITY, AIDS)	1,701
VETERANS	144

TABLE 8 | HEAD OF HOUSEHOLD HOMELESSNESS STATUS AMONG NEW MOVE-INS PRIOR TO SECURING NPLH-ASSISTED HOUSING³

CATEGORY	NUMBER
CHRONICALLY HOMELESS	876
HOMELESS	328
EXITING INSTITUTION AND AT-RISK OF CHRONIC HOMELESSNESS	129
Total	1,333

SNAPSHOT TENANT OUTCOMES Continued

TABLE 9 | HEAD OF HOUSEHOLD GENDER⁴

CATEGORY	NUMBER
MALE	1,827
FEMALE	1,659
TRANSGENDER	22
GENDER NON-CONFORMING	13
NOT REPORTED	27
Total	3,548

TABLE 11 | HEAD OF HOUSEHOLD ETHNICITY⁶

CATEGORY	NUMBER
NON-HISPANIC/ NON-LATINO	2,468
HISPANIC/LATINO	869
NOT REPORTED	181
Total	3,548

TABLE 10 | HEAD OF HOUSEHOLD RACE⁵

CATEGORY	NUMBER
AMERICAN INDIAN OR ALASKAN NATIVE	121
ASIAN	87
BLACK/AFRICAN HERITAGE	1,104
NATIVE AMERICAN/HAWAIIAN	96
WHITE	1,746
MORE THAN ONE RACE IDENTIFIED	152
NOT REPORTED	242
Total	3,548

⁴ This number reflects the gender for all reported NPLH-assisted Heads of Households served in FY 24-25.

⁵ This number reflects the race for all reported NPLH-assisted Heads of Households served in FY 24-25.

⁶ This number reflects the ethnicity for all reported NPLH-assisted Heads of Households served in FY 24-25.

SNAPSHOT TENANT OUTCOMES Continued

TABLE 12 | HOUSEHOLD LENGTH OF STAY⁷

CATEGORY	NUMBER
1 YEAR OR LESS	1,368
BETWEEN 1-2 YEARS	1,200
MORE THAN 2 YEARS	980
Total	3,548

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

CATEGORY	NUMBER
STREET, CAR, OR OTHER PLACE NOT MEANT FOR HUMAN HABITATION	531
EMERGENCY SHELTER, TRANSITIONAL HOUSING, OTHER INTERIM HOUSING, OR AN INSTITUTIONAL SETTING	802
Total	1,333

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

CATEGORY	NUMBER
EXIT TO OTHER PERMANENT HOUSING	117
EXIT TO AN INSTITUTION (e.g., NURSING FACILITY, JAIL)	33
RETURNS TO HOMELESSNESS	82
DEATHS	75
UNKNOWN DESTINATION	75
Total	382

⁷ This number reflects the length of stay for the reported total number of NPLH households assisted in FY 24-25.

SECTION IV FUTURE PROGRAM MODIFICATIONS

The Department has made its last planned awards under the NPLH program as of August 31, 2022. As of writing this report, no future program modifications are planned.

HCD continues its 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 chronic homelessness. Questions regarding the information provided in this report can be directed to nplh@hcd.ca.gov.

APPENDIX I NPLH AWARDS SUMMARY

See Excel File

APPENDIX II NPLH TENANT OUTCOME DATA

See Excel File

Back Cover Images

Top Photo

Crossroads Village is a 143-unit supportive housing development located in Fresno, CA. Previously a Smugglers Inn hotel property, it was renovated and served as emergency interim housing during the pandemic before being turned into permanent supportive housing. 141 units are for households making 30% of the area median income or less with two units for onsite management. Onsite supportive services will be provided by the Fresno Department of Behavioral Health. 50 units are dedicated to NPLH-eligible tenants.

Bottom Photo

Crescent Grove is a 72-unit affordable housing development located in Castro Valley, CA featuring a mix of studio, 1-, 2-, and 3-bedroom units for households earning 20% to 60% of the area median income (AMI), and 18 units set aside for NPLH-eligible individuals and families experiencing homelessness.



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