

Veterans Housing and Homelessness Prevention Program

California Housing Consortium
September 2014



Veterans Housing and Homelessness Prevention (VHHP) Program

- Created by Chapter 727, Statutes of 2013 (AB 639, Pérez). Proposition 41, the *Veterans Housing and Homeless Prevention Bond Act of 2014*, approved by California voters on June 3, 2014.
- Partnership between HCD, CalHFA, & CalVet

➔ **\$600 Million** in state general obligation bonds to fund the development of affordable housing for veterans

➔ **\$75 Million** for 2014 NOFA



Anticipated Program Timeline

Stakeholder Outreach on Program Design	July 2014
Stakeholder Outreach on Draft Program Guidelines	October 2014
Final Program Guidelines, NOFA, & Application	November 2014
NOFA Workshops	December 2014
Application Due Date (2014 NOFA)	March 2015
Award Date (for TCAC's 2 nd Round Apps)	June 2015



VHHP Program Goals

- Provide for the acquisition, construction, rehabilitation, and preservation of affordable multifamily supportive housing, affordable transitional housing, affordable rental housing for veterans and their families to allow veterans to access and maintain housing stability (Military and Veterans Code § 987.002(a)).
- Establish and implement programs that focus on veterans at risk for homelessness or experiencing temporary or chronic homelessness (Military and Veterans Code §987.005(a))



VHHP Program Goals

- Provide at least 50 percent of funds awarded for capital development to provide housing to veteran households with extremely low incomes. At least 60 percent of units funded targeting extremely low income households shall be supportive housing. (Military and Veterans Code § 987.005(b) and 987.005 (b)(2)).
- Prioritize projects that combine housing and supportive services, including, but not limited to, job training, mental health and drug treatment, case management, care coordination, or physical rehabilitation (Military and Veterans Code § 987.005(a)(2)).



2014 NOFA Priorities

- Impacting veteran homelessness in California
- Housing the most vulnerable as quickly as possible while leveraging available resources
- Flexible program design to allow for different types of projects to meet the varied housing needs of veterans
- Ensure provision of appropriate and effective services



Geographic Distribution -- Original Proposal

VHHP Program Proposed Funding Minimums	
Bay Area Region <u>Counties:</u> San Francisco, Alameda, San Mateo, Santa Clara, Sonoma and Santa Cruz	\$9.9 Million (13%)
Los Angeles County	\$23.1 Million (31%)
Inland Empire/ Orange County <u>Counties:</u> Orange, Riverside and San Bernardino	\$5.6 Million (8%)
San Diego County	\$4.9 Million (7%)
<i>Remaining Funds (not a target)</i>	\$31.5 Million (41%)
Total Allocation Available	\$75 Million



Eligible Projects & Priorities

- To be eligible, projects must restrict at least 50% of VHHP units to 30% AMI
- Priority for projects with at least 25% (and a minimum of five) VHHP units which qualify as supportive housing, with maximum points for projects with 50% SH units
- Development funding available for units restricted up to 60% AMI



Development Funds

- Originally said perm-only; many requests for construction.
- Residual receipt loans similar to MHP & MHSA
- Per-unit and per-project loan limits similar to MHP



VHHP Operating Subsidy (VOS)

- Limited to SH units receiving development funds
- Serving Veterans experiencing chronic homelessness and disabled Veterans experiencing homelessness
- Used to fill the gap between the costs of operating housing and 30% of tenant income
- Sized to last at least 15 years
- Sizing will vary by target population
- Agencies will control and make periodic disbursements



VHHP Program Funding Priorities

	Eligible for VOS	Priority Points in Scoring Criteria	Qualifies as Supportive Housing	Service Plan Requirements
Supportive Housing for Veterans Experiencing Chronic Homelessness	YES	Yes, most points	YES	Full Plan
Supportive Housing for Veterans with a Disability Experiencing Homelessness	YES	Yes, but fewer than Chronically Homeless targeting	YES	Full Plan
Supportive Housing for Veterans Experiencing Homelessness	NO	Yes, but least within supportive housing	YES	Services Coordination Plan
Permanent or Transitional Housing for Veterans (up to 60 percent AMI)	NO	NO	NO	Services Coordination Plan



Supportive Services

- Goal: Housing stability and independent productive lives
- Flexible, voluntary, comprehensive services
 - On-site and transportation plan for off-site
- Services appropriate to population
 - Minimum services in supportive housing include intensive case management and other required services
 - Through staff and services partners, including VA, mainstream, and nonprofit veteran & service agencies



Strong Services Plan

- Addresses target population needs
- Minimum and enhanced services
- Strong lead provider with partners committed
 - VA and other mainstream relationships
- Transportation plan for off-site services
- Use of evidenced-based service delivery
- Property management in sync: application, retention, coordination
- Commitment to measure outcomes



Property Management

- Housing First selection and retention
 - Low barrier entry
 - House rules and retention
 - Reasonable accommodation
- Enhanced on-site property management
- Regular coordination with services staff



System and Community Coordination

- Coordinate with federal and local efforts ending veteran homelessness
 - VA services and homeless programs
 - Local Continuum of Care
 - Local veteran coordination efforts: 25 cities, Mayor's challenge, 100,000 Homes Bootcamps
- Use community-wide data
- Coordinated Entry Systems (CES)



Performance Monitoring & Evaluation for SH Projects



Demographic Information



Housing Stabilization



Access to Housing



Increase in Benefits, Income, or Education



Tenant Satisfaction/ Quality of Life

Threshold Requirements

- Projects must restrict at least 50% of VHHP-assisted units to 30% AMI
- Housing First practices
- Minimum point score based on:
 - Development team experience
 - Financial feasibility
 - Site Control
 - Appropriateness of site and project design for the population served
 - Need for VHHP Program funding
 - Service plan requirements



Project Selection Criteria

Development Team
Experience

Extent Project
Includes SH Units
Targeted to
Subpopulations

Supportive
Services Plan

System and
Community Level
Coordination

Leverage of Capital
Funds

Leverage of
Operating/ Rental
Subsidy

Non-9% Tax Credit
Projects

Project Readiness



For Additional Information & Program Updates:

Website: www.hcd.ca.gov/fa/vets

Email Subscription List:

http://www.hcd.ca.gov/fa/DFA_Subscriber.html

