Specialized Housing in LIHTC Properties

MODERATOR
Janice Hetland
Lathrop Gage

PANELISTS
Debbie Burkhart
National Equity Fund, Inc.

Lori Little
National Affordable Housing Trust

Stacy Jurado-Miller
The Vecino Group

Chris Neale
The CORE Companies
NEF-LISC-Citi CD
Combating Veterans Homelessness

Debbie Burkart
National Vice President, Supportive Housing
May 2018
Homelessness Among Veterans

2009 HUD-VA Goal - End Veteran Homelessness by 2015

Progress:

• 2016 Point In Time Count (1/2016) - 39,471 veterans are homeless on any given night, and 33% were on the street

• Veteran homelessness dropped by 47%, nearly 35,000 people, between 2010 and 2016.

• Between 2015 and 2016 alone, the number of homeless veterans dropped by more than 8,000 people (or 17%).

About 80,000 veterans are homeless at some point over the course of the year.
Homelessness Among Veterans

Veterans Homelessness concentrated in states with highest numbers of homelessness:

**Half of all people** experiencing homelessness (550,000) did so in one of five states: **California** (22% or 118,142 people); **New York** (16% or 86,352 people); **Florida** (6% or 33,559 people); **Texas** (4% or 23,122 people); and **Washington** (4% or 20,827 people).

One in four veterans experiencing homelessness did so in California (24% or 9,612 veterans).

Veterans homelessness **increased in 8 states between 2015 and 2016**. The largest absolute increases were in Colorado (231 more veterans), Washington (191), South Carolina (57), and Missouri (35). *(NC had 18% reduction from 1,092 in 2015 to 888 in 2016.)*

91% of Homeless Veterans were men.

97% Homeless Veterans in households without children. *(2016 AHAR Report to Congress)*
Homelessness Among Veterans

Homeless veterans are younger on average than the total veteran population.

- Approximately 9% of homeless veterans are between the ages of 18 and 30, and 41% of homeless veterans are between the ages of 31 and 50.
- Conversely, only 5% of all veterans are between the ages of 18 and 30, and less than 23% are between 31 and 50.

- Two-thirds homeless veterans served our country for at least three years, and one-third were stationed in a war zone.
- About 1.4 million other veterans are considered at risk of homelessness due to poverty, lack of support networks, and living conditions in overcrowded or substandard housing.

America’s homeless veterans have served in World War II, the Korean War, Cold War, Vietnam War, Grenada, Panama, Lebanon, Persian Gulf War, Afghanistan and Iraq (OEF/OIF), and the military’s anti-drug cultivation efforts in South America.
Mission: Ending Homelessness Among Veterans

Need:
• Affordable housing supply increased
• Back-to-work programs (outreach, job placement)
• Case management to overcome addictions, stress disorders and provide family counseling
• Veterans helping Veterans programs
• Handicapped accessible housing

Valley Brook Village, Lyons, NJ
• Located on the VA NJ Healthcare Campus of Lyons, 16 acres donated by the U.S. Dept of Veterans Affairs.
• 62 furnished apartments for chronically homeless veterans
• On-site services: work readiness, peer-on-peer support, job training and a supported employment program designed to help veteran residents re-enter the workforce.
Reaching Scale with PSH for Homeless Veterans

VA Resources to Leverage with existing HUD and LIHTC programs:

Land & Buildings: 2004 Study for VA concluded VA should dispose of unused land & buildings on its 32,000 acres on VA Medical campuses. In 2008, 45 VA sites approved under Mission Homeless Sites. In 2012, less than 10 had been developed. At end 2011, 38 more VA sites approved and struggled to get financed.

Rent Subsidies: In 2012, 50,000 VASH had been issued, but less than 4% used to leverage capital financing for new projects.

Service Subsidies: VA has service dollars that can be matched with LIHTC capital to fund on-site social services in affordable housing.
Citi CD Partnership in LISC-NEF Bring Them HOMES

Increased Veterans PSH Development:

• **2012-2017:** $2.7MM in Grants are assisting the construction of 2,400 units for homeless veterans within 57 affordable housing projects producing 3,500 total affordable units. Initiative raised in total $5.2 MM thru 2018 with all partners including MetLife Foundation & Northrop Grumman.

• **Projects on donated VA/Armed Services land moves forward:** Assisted projects include completion of 10 PSH projects on VA Medical Campuses or decommissioned Army/Navy land, and another 3 VA campuses in predevelopment

• More Project-based Rents Subsidies: System change work resulted in HUD-VA issuing 4 National NOFAs to allocate thousands of VASH for Project-Basing purposes to create more veterans permanent supportive housing

Extraordinary things happen when you have great partners

www.nefinc.org
Willow Apartments, Menlo Park, CA VA Campus – 59 units Permanent Supportive Housing completed 2016

Extraordinary things happen when you have great partners
www.nefinc.org
Milwaukee VA Soldiers Home: established in 1867; one of the three remaining original Soldiers Homes in the country.

Historic rehab into 100 units of permanent and supportive housing in two phases (77 units in phase one and 23 units in phase 2) – starting 2018
Testimonials Formerly Homeless Veterans at MetLife Foundation projects

“Anyone with a home has neighbors,” said Sgt. Angel Romero, a resident at Liberty Village, Amityville, NY. “Here I’m with my brothers and sisters.”

*Completed 2014
Debbie Burkart  
National VP, Supportive Housing  
National Equity Fund, Inc.  
500 South Grand Ave., Suite 2300  
Los Angeles, CA 90071  
(312) 543-9584  
debbieb@nefinc.org
Company Overview
WILLOW HOUSING, Menlo Park, CA
Project Size: 60 Residential Veteran Units
**WILLOW HOUSING**

**SOURCES**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent Loan</td>
<td>$ -</td>
</tr>
<tr>
<td>Tax Credit Equity</td>
<td>$ 12,837,774</td>
</tr>
<tr>
<td>City of Menlo Park Loan</td>
<td>$ 2,860,000</td>
</tr>
<tr>
<td>VA Land</td>
<td>$ 12,000,000</td>
</tr>
<tr>
<td>HOME</td>
<td>$ 375,000</td>
</tr>
<tr>
<td>County of San Mateo AHF</td>
<td>$ 830,000</td>
</tr>
<tr>
<td>VA Capital (MGP Loan)</td>
<td>$ 1,615,000</td>
</tr>
<tr>
<td>LISC Grants (MGP Loan)</td>
<td>$ 55,000</td>
</tr>
<tr>
<td>Deferred Developer Fee</td>
<td>$ 170,018</td>
</tr>
<tr>
<td><strong>Total Sources</strong></td>
<td><strong>$ 30,742,792</strong></td>
</tr>
</tbody>
</table>
Development that sparks profound, lasting, positive change within a community.
BRAND MESSAGE

The Vecino Group is a company devoted to development for the greater good.

What does this mean? It means every project we touch must address a broader community issue, set an example, give back and inspire the people working on it with a greater sense of purpose.
THE NEED

By age 24 only 6% of youth who have aged out of foster care have college degrees.

More than \( \frac{2}{3} \) of the women have children. | 60% of the males have been convicted of a crime. | 25% have been homeless.

Partners* for Our Children, D.C. Policy Center
START WHERE THE HEART IS.

INTRADA
• Integrated, multi generational concept

• Onsite case management that’s not called case management

• Furnished units

• Rents of $179 a month in STL, rental assistance via OFHA in El Reno, OK

• Safety net fund
THE NEED

A woman will leave an abuser seven times before she leaves for good. Domestic violence is one of the leading causes of homelessness for women and children.

63% of homeless women have experienced domestic violence. Stable, safe, affordable housing and onsite supportive services can change the odds.
HERE IS WHERE YOUR STORY GETS GOOD

TALIA
Springfield

Novogradac’s 25th Annual AFFORDABLE HOUSING CONFERENCE
www.novoco.com | www.taxreformresourcecenter.com
• Integrated concept, 50% domestic violence survivors, 50% general affordable housing

• Full-time case management and onsite 5 person staff from Harmony House

• Furnished apartments; 1, 2, and 3 bedroom options

• Rents of $249 a month

• Fully secured building and grounds, security considerations in design

• Home like environment intentionally designed to feel warm and welcoming
NAHT
Family Resident Services Coordination

Lori Little
President & CEO

National Affordable Housing Trust
National Affordable Housing Trust - History

• Founded 1986 – Celebrating 30 Years
• Sponsors National Church Residences & Retirement Housing Foundation
• Grant from Ford Foundation
• Original Fund
  • Purchase of 36 properties
  • 1700 Individual Investors
  • Integrated with Stewards of Affordable Housing (SAHF) in 2013
  • SAHF’s Board appoints NAHT Board
• Focused on mission-based development partners
Making a Difference – Service Coordination

• Supposition:
  • Affordable or No Cost Medical and Social Services exist in communities but are difficult to access for many low income families.
  • A dedicated on-site Social Services Coordinator can provide knowledge and navigation of these services to families.

• Strong Families Fund:
  • Provides capital from Kresge Foundation, Robert Wood Johnson Foundation & equity from Goldman Sachs.
Expected Areas of Improvements – SFF Fund:

1. Work, Income & Assets
2. Children, Youth & Education
3. Housing Stability
4. Community Engagement & Stability
5. Health & Wellness
# Measurement of Outcomes

<table>
<thead>
<tr>
<th>Work, Income, and Assets</th>
<th>% of households whose gross income increased</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>% of households whose income from employment increased</td>
</tr>
<tr>
<td></td>
<td>$ increase in median income from employment</td>
</tr>
<tr>
<td></td>
<td>% of employed residents</td>
</tr>
<tr>
<td></td>
<td>% of residents who gained employment over time</td>
</tr>
<tr>
<td></td>
<td>% of households who reported increased assets</td>
</tr>
<tr>
<td></td>
<td>% of unbanked households</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Housing Stability</th>
<th>Median duration of residence</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>% of households who moved out because of non-payment of rent</td>
</tr>
<tr>
<td></td>
<td>% of households who moved out because of poor health</td>
</tr>
<tr>
<td></td>
<td>% of households who moved out because of home purchase</td>
</tr>
<tr>
<td></td>
<td>% of households who moved out because of death</td>
</tr>
<tr>
<td></td>
<td>% of households who moved out because they no longer need the current level of financial assistance</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Education</th>
<th>% of 3-4 year-old children enrolled in Pre-K, Preschool, Head Start, or other early education program</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of young adults who graduated high school</td>
</tr>
<tr>
<td></td>
<td>% of residents who completed higher education</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Community &amp; Engagement</th>
<th>% of residents who feel safe in their building.</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>% of residents who feel safe in their neighborhood.</td>
</tr>
<tr>
<td></td>
<td>% of residents eligible to vote who are registered to vote.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Health &amp; Wellness</th>
<th>% of residents reporting that poor physical health kept them from doing their usual activities such as self-care, work, or recreation in the last 30 days</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% of residents reporting that poor mental health kept them from doing their usual activities such as self-care, work, or recreation in the last 30 days</td>
</tr>
<tr>
<td></td>
<td>% of residents who used a hospital ER one or more times in 12 months</td>
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<tr>
<td></td>
<td>% of residents with a usual place of care where he/she receives routine primary care services</td>
</tr>
<tr>
<td></td>
<td>% of residents who visited a healthcare provider for a routine checkup in the last 12 months</td>
</tr>
<tr>
<td></td>
<td>% residents enrolled in health insurance and type of insurance</td>
</tr>
<tr>
<td></td>
<td>% of residents or households who report experiencing food insecurity</td>
</tr>
</tbody>
</table>
Abbey Church Village – National Church Residences

Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIHTC Equity</td>
<td>$6,662,805</td>
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<tr>
<td>CDT Perm</td>
<td>$7,760,000</td>
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<tr>
<td>City/State HOME</td>
<td>$2,060,000</td>
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<tr>
<td>Seller Financing</td>
<td>$3,637,144</td>
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<td>Deferred Dev. Fee</td>
<td>$612,749</td>
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<tr>
<td>Kresge Guaranty Fund</td>
<td>$346,000</td>
</tr>
<tr>
<td>RWJF &amp; Kresge Service Grants</td>
<td>$720,000</td>
</tr>
<tr>
<td>YR10 Performance Contribution</td>
<td>$60,571</td>
</tr>
</tbody>
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