

Trends in Veterans Permanent Supportive Housing



Victory Gardens EUL, Newington, CT

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October 2014

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Strategy: Increase Supply of Permanent Supportive Housing



PSH combines affordable housing with onsite services

- Case management
- Employment assistance
- Family services



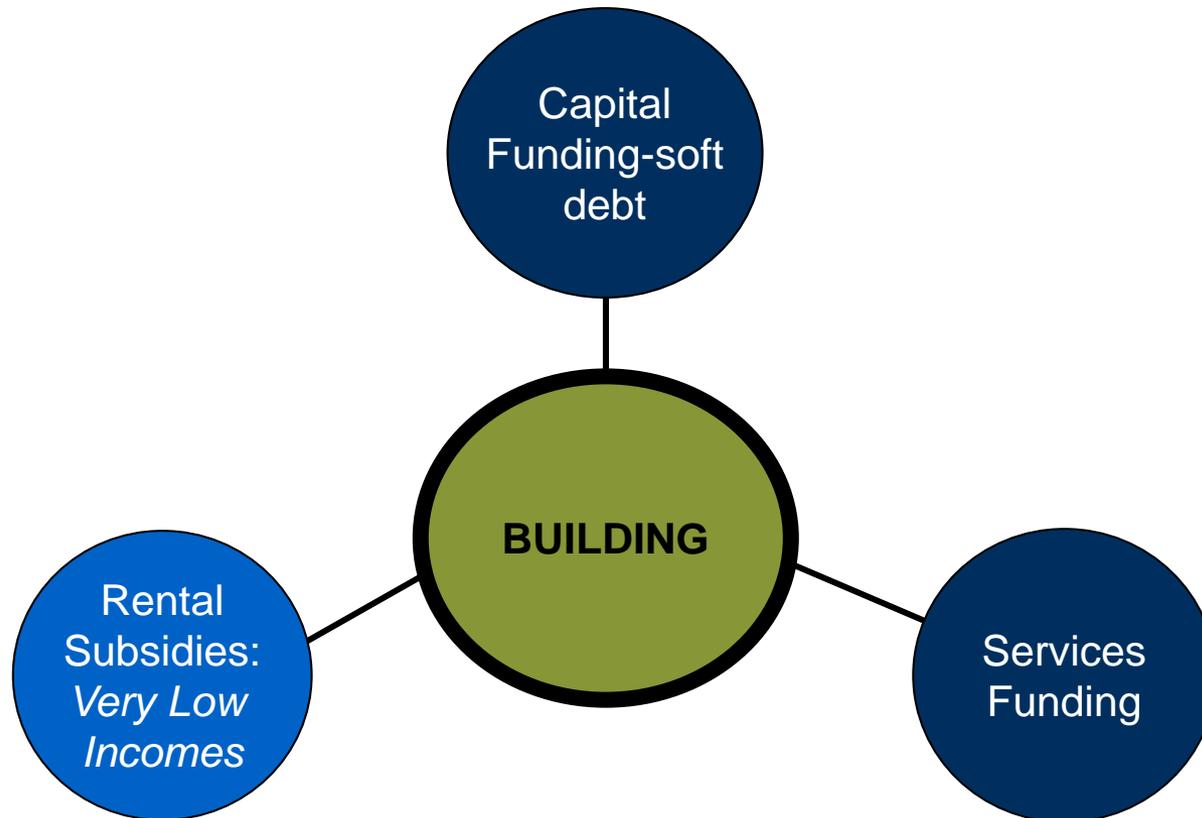
PSH is cost effective

- Recent HUD study reported a 30% reduction in chronic homelessness over 2 yr period due to effectiveness of PSH

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Developing Supportive Housing has three interrelated funding hurdles



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Trends in PSH – 2008-2014

- FY2008 to FY 2012 – 43% increase in Targeted Homeless Programs (\$4.062 Billion).
- Jan 2014 PIT count: 49,933 homeless vets, **33% decline** from 2010 (24,837). (<5% decrease non-vet homelessness)
- **Sharp Decreases Soft Fed Capital/
Level funding Rent Subsidy funds:**
 - HOME cut 45% betw. FY2010 and FY 2014 (from \$1.82B to \$1B); more cuts projected in FY 2015 (below \$700M!)
 - HEARTH 5% cut in 2013, virtually no new rent subsidy funding
- VASH protected in sequestration: 10,000 in FY2014 and 10,000 requested for 2015

Under-Utilized PSH Financing Tool: HUD-VASH

- HUD provides Housing Choice Vouchers (Section 8) to local housing authorities (PHAs).
- VA provides case management services (1:25) to connect veterans with both community & VA resources.
- Goal: 88% utilization rate; 65% targeted to Chronically Homeless Vets
- **Since 2008, approx. 67,000 VASH funded.**
- **< 5% VASH Project-based:** 746 VASH vouchers PB NOFA (2010), 1,730 PBNOFA (2013/2014) and less than 800 under PIH 2011-50 waiver request
- 16% Tenant-based VASH returned

Why Project Base VASH?

- Adds to PSH supply: in tight rental markets FMRs are below market rents; Landlords selective; limited rental options for Tenant-based VASH
- No landlord issue if vet has criminal or poor rental record; PSH provides furniture
- Chronically homeless need high level of services – on-site offices provide more efficient delivery of VASH case mgmt services
- Veterans benefit from living with each other, peer-on-peer counseling/support; shared experiences – less isolation

Del Norte Veterans Apts: 27 units singles & families



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Veterans Housing Issues in Denver

Chronically homeless veterans challenged to find housing in Denver with TB-VASH voucher:

- Tight rental market and low FMRs compared to market rents – Landlords more choice in tenants
- Criminal record barrier to finding housing
- Poor to no credit history, no recent rental history
- Lack of funding for security deposits, no furniture & household items

The Solution: Site-based PSH

Why?

- Patient Landlord
- On-site case management offices provide more efficient delivery of services to assist chronically homeless veterans
- Peer-on-peer counseling support has ensured greater retention of housing
- Veterans living together created a community bonded by shared experiences
- Housing near schools, grocery, retail, public transportation
- Furniture provided

Support 2015 VASH & HOME

- Request HUD issue 2015 PB VASH NOFA - **20% set aside (2,000 units) VASH** for project basing
- Let Congress & HUD know we need more **flexibility** with VASH project readiness timeline under PB Waiver (PIH 2010-50)– to amass capital financing resources
- **Protect HOME** program from further cuts – get program back to \$1 Billion



To Continue to Build PSH – Need to be Efficient with Resources & Creative

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10/15/2014

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