

Volunteers of America

Assisting Special Needs Populations

Providing Homes for Veterans

NH&RA Conference

May 19, 2014



Assistance for Homeless Veterans

- According to recent statistics, over 55,000 veterans are homeless on any given night and twice as many experience homelessness during a year.
- Right now, the number of homeless Vietnam-era veterans is greater than the number of service persons who died during that war.
- Veterans returning from Iraq and Afghanistan are making up an increasingly large number of the homeless veterans population. Female veterans comprise a significant number of the total.

Volunteers of America is committed to ending homelessness for those on the street and preventing others from becoming homeless by providing a wide array of well-designed managed services and housing to meet the specific needs of homeless veterans.

Veterans' Housing Challenges

- Nearly 4 million veteran households pay more than 30% of income for housing
- More than 1.5 million of these households pay more than 50% of income for housing (severe cost burden)
- Nearly 1 million veterans who own homes are severely cost burdened, despite having access to VA loans and other assistance
- Veterans with severe housing cost burden are more likely to have a disability than other veterans
- Among veterans, women are more likely to experience severe cost burden than men

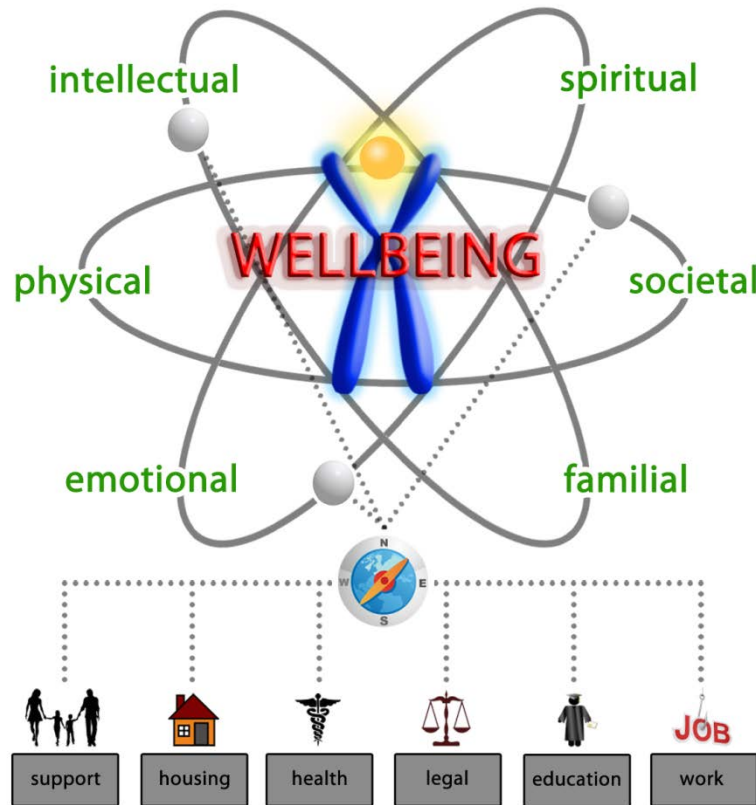
Source: National Housing Conference

Clinical Considerations for Use of VASH Vouchers

- As a rule, a continuum of different housing solutions supported by both project- and client-based (tenant based) vouchers is needed to empower different sub-populations.
- Client-based vouchers are clinically contraindicated in certain subpopulations as they can promote dependence rather than reintegration and recovery.
- Client-based vouchers can make it difficult to deliver adequate clinical support services when used for scattered site housing of certain subpopulations.
- Project based vouchers can be used for congregate/collaborative living environments that are key to clinical progress for certain subpopulations

There are no limits to

A Model of Wellbeing in the Human Services Context



Above: A model of wellbeing in the human services context that is defined by dimensions of experience (in green) and fueled by access to community resources (icons, boxes). Resources are shown filtering through a compass to emphasize the fact that their access generally requires navigation of community systems. Please note that the resource categories depicted account for some of the most common community “welfare” offerings.

There are no limits to

Hope Manor – Chicago, Illinois



Hope Manor Features

- Hope Manor Apartments includes supportive housing for up to 50 homeless Veterans in need of immediate and intensive services at the point of referral; and affordable housing for up to 30 Veterans requiring less intensive but longer-term housing and support. The project includes 30 studio apartments; 10 two-bedroom suites and 10 three-bedroom suites housing 80 individual veterans. The project also includes private, enclosed green space for residents and laundry facilities on every floor.
- Hope Manor Apartments goal is to help Veterans change and improve their lives over the long-term by promoting self-sufficiency, building new skills, creating strong support networks and integrating Veterans more positively into community life. The first floor includes access to a wide range of supportive services including: employment readiness classes, job training and coaching, computer training, a business resource center, a health and wellness clinic, peer support groups, recovery resources, individual counseling and case management. Residents also enjoy a large, comfortable multi-purpose room to encourage a sense of fellowship among the residents and promote a highly supportive, peer-driven culture which has proven to be extremely important and effective in programs serving Veterans

Financial Structuring

Capital

Low Income Housing Tax Credits (IDHA)	\$8,568,452
IHDA – HOME Funds	\$1,000,000
VA Capital Grant	\$1,000,000
City of Chicago	\$1,500,000 *
ERP Funds - IHDA	\$1,355,973
Federal Home Loan Bank	\$300,000
IL Donation Credit	\$210,900
IL Energy Grant / DCEO	\$125,000
Donations / Other	\$307,859
Total	\$14,368,184

Operating and Tenant Subsidy Source

U.S. Department of Veterans Affairs	50 units
CHA: Project-based Sect 8 Vouchers	30 units

** The City of Chicago donated the entire parcel of land at 3053 W. Franklin for \$1 to the project.*

There are no limits to

Hope Manor II – Chicago, Illinois



There are no limits to

Hope Manor II



Main Building Exterior Rendering
60th & Halstead



Six Flats Exterior Rendering

Hope Manor II

- The Main Building will contain the first floor offices and support services that will be utilized by residents of the entire development.
- A full complement of supportive services that will be coordinated and delivered by full-time on-site social service staff will be provided. Services for residents will include case management, support groups, emergency assistance, financial literacy classes, employment assistance, computer training and access to a state-of-the-art business and training resource center with computers, printers, fax machines, scanners, telephones and copiers.
- The building will also offer a large, comfortable community living and meeting room for residents to host resident meetings, parent support groups, organize recreational activities, etc. Furthermore, the main building will have common areas utilized specifically by the residents of this building. It will also have over 3,000 SF of outdoor recreation area with a patio.
- Each six flat and row house will have its own private front and back yard space.
- All buildings will face the central park that will have a playground, picnic area, and open recreation area, creating a defensible space.

Financial Structuring

Capital

Equity	\$16,620,000
City of Chicago TIF & Other Sources *	4,900,000
IL Energy Program	190,000
IDHA PSH Fund	790,000
FHLP AHP	500,000
Total	\$23,000,000

Operating and Tenant Subsidy Source

CHA Project-based Sect 8 Vouchers - 73 units

**The City of Chicago is also donating the parcels of land at 60th & Halstead for \$1 to the project.*

There are no limits to

Navy Village San Pedro area of Los Angeles, CA



Navy Village

- 74 units of housing for homeless female veterans and their families, supported in a safe, secure environment. One additional duplex being converted into manager's unit and community and services center.
- Service provided by Volunteers of America of Greater Los Angeles, similar in nature to the previous two projects.
- Property secured at no cost through receipt of Department of Defense Base Closure and Realignment Act land from neighboring naval base.
- Duplexes were constructed in the early 1990's by Dept of Defense, but never occupied.
- Constructed to federal codes rather than City of Los Angeles code
- Water, sewer and electrical previously supplied by the naval base which had to be disconnected. Connection to City of Los Angeles water and sewer has proven to be very expensive due to site location.

Financial Structuring

Capital

Equity	\$18,356,951
Navy Land Donation (BRAC)	6,550,000
Los Angeles Housing Department	2,673,674
CalHFA-MHSA	1,257,960
FHLP AHP	1,000,000
Home Depot Foundation	500,000
Deferred Developer Fee	600,000
Total (rounded)	\$31,000,000

Operating and Tenant Subsidy Source

HACLA Project-based Sect 8 Vouchers - 50 units

Mental Health Services Act assistance – 12 units

There are no limits to

Questions?