

# Financing Strategies for Permanent Housing for Homeless Veterans

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## **Father Bill's Work Express Housing, Brockton, MA, 2011**

32 SPOs, half are transitional units, half are perm units, all with bathrooms & kitchenettes



**Resident, Father Bill's Work Express Housing, Brockton, MA**



**Front of Bilingual Veterans' Outreach Center,  
Cass Street Veterans Housing, Springfield, MA, 2016**

Two story "box" has a laundry room, office , conference room and a large common room on the second floor.





**Detail of Bilingual Veterans' Outreach Ctr. Of Mass'  
Cass Street Veterans Housing, Springfield, MA**

Three story "box" has 20 studio apartments.  
Each unit has an bathroom and kitchenette.

# Capital Financing Sources for Cass Street

• Housing Stabilization Fund:	\$1,000,000
• Housing Innovations Fund:	\$1,000,000
• Housing Preservation & Stabilization Trust Fund	\$ 850,000
• United Bank Mortgage	\$ 150,000
• MassHousing CCRI Grant	\$ 75,000
• Total Development Cost	\$3,075,000
• Per Unit Cost	\$ 153,750

# Operating Budget for Real Estate

# Supportive Services Funding for Cass Street

- HPSTF Service Funding through DHCD \$ 47,000
- A portion of BVOC's existing Dept. of Veterans Services Contract of \$220,000





**Front Entry for New England Center and Home for Veterans, Court Street, Boston, MA**





**Rear Entry View of New England Center and Home for Veterans, Court Street, Boston, MA**



**Job Training Graduate at New England Center and Home for Veterans, Court Street, Boston, MA**

# Capital Financing Sources for Court Street

• LIHTC- 9% Tax Credits:	\$10,999,989
• City of Boston NHT	\$ 1,000,000
• State HSF, HIF, AHTF Funds	\$ 3,233,318
• City and State Existing Soft Debt	\$ 1,683,334
• Pre-Paid Rent Note- Sponsor	\$ 10,165,297
• Federal Home Loan Bank AHP Grant	\$ 500,000
• Capital Campaign/Grants/Rebates	\$ 2,719,302
• Sponsor Deferred Fee	\$ 300,000
• Total Development Cost	\$30,301,240
• Per Unit Cost	\$ 312,384

# Supportive Services Funding for Court Street

- A portion of existing contracts with the Veterans' Administration, U.S. Department of Labor, HUD McKinney-Vento, the state Dept. of Veteran Services, and the City of Boston
- Federal grants include VA Supportive Services for Veterans' Families (SSVF), VA Safe Haven, VASH Peer Specialist, VA Veteran 360, and DOL's Homeless Veterans Reintegration Program (HVRP)
- Services offered include homelessness prevention, behavioral health services, including substance abuse treatment, co-occurring disorder treatment, post detox stabilization, education and job placement.

# Funding Challenges & Opportunities

- Project-based rental assistance is critical
- *Nat'l VASH NOFA out now; due in Sept.*
- Securing service funding is complicated and McKinney CoC cuts in May have already reduced baseline services to some orgs
- *DHCD's Fed NHT funding round in Oct. to include HPSTF-like service \$ and rental subsidies*
- Large opiate issue among MA vets
- *DPH is providing start-up capital and operating grants to create more treatment programs*



# Program Challenges & Opportunities

- Women Vets often need separate or secured facilities
- *Several MA providers have developed women's floors or women's residences*
- Large segment of homeless veterans are age 55 and older
- *Large project on Bedford VA to service elderly veterans to open this month can demonstrate efficacy of program model*
- MA providers are now serving more young veterans with significant employment & training needs and potential
- *Mainstream workforce efforts need to re-vamp to address Gen Yers and millennials including this sub-group*

# Nat'l Demographics for Veterans

- 10% of the population, vets make up 10% of the U.S. homeless population. However, homeless vets tend to be older than non-veteran homeless.
- Risk factors that increase the rates of homelessness among vets include:
  - Long or multiple deployments
  - Combat exposure
  - Disrupted family status
  - Disabilities, combat related or not
- Older Veterans
  - Two-thirds of vets are age 55 and over (14.2 M)
  - 5M older vets have a disability; about 35% of them versus 25% of civilians age 55+
  - 9.5% of homeless veterans are age 62 or older
  - 2.5M older vets (14% of those over 55) are cost-burdened
  - Numbers of WWII, Korea, and Vietnam vets will decrease by 14% in next 10 year, based on life expectancy data;

# Who's coming behind?

## Post-9/11 Veterans

- 1.8M joined post-9/11 and are no longer on active duty. This number will almost double to 3.3M over the next decade.
- Median age is 29, with more than 75% under age 35
- Half live in the nation's largest metro areas
- 1/3 are cost burdened, spending more than 30% income on housing costs
- Returned to civilian life during tough economy and a tight rental market

## Women Veterans

- 1% of all veterans, women made up 18% of active duty military personnel
- 150,000 households are headed by single veteran mothers
- 25% of those households live in poverty versus 7% of all veteran households
- 50% of those households are cost-burdened, versus 25% of all households are cost-burdened
- Women vets were 2-4 times more likely to be homeless compared to civilian women
- Problem is not the total number of women vets w/children- it's the discrepancy between existing GPD programs for homeless vets and needs of these families