



Veterans Housing and Homeless Prevention Bond Act of 2014 Summary

Purpose

- “The Legislature must advance a comprehensive, coordinated and cost-effective approach to the respond to the housing needs of our veterans. Such an approach should leverage public and private resources as well as align housing and services.” *Section 998.540(e)*
- “...to allow for the construction and rehabilitation of multifamily housing for veterans and prioritize projects that align housing with services.” *Section 998.540(j)*
- “The purpose of this article is to provide acquisition, construction, rehabilitation, and preservation of affordable multifamily supportive housing, affordable transitional housing, affordable rental housing or related facilities for veterans and their families to allow veterans to access and maintain housing stability.” *Section 87.002(a)*
- “The California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs, herein after “departments,” shall work collaboratively pursuant to the memorandum of understanding, as specified in Section 987.006, to carry out the duties and functions of this article”. *Section 987.002(a)*
- “The departments shall convene a stakeholder process to inform the development of guidelines for the implementation of any program pursuant to this article. Stakeholders represented shall include, but not be limited to, organizations that have experience providing housing or homeless services, or both, to veterans, housing developers, and public and private agencies that serve the veteran population.” *Section 987.007*

Bond Funding

- “Bonds in the total amount of six hundred millions dollars...may be issued and sold to provide a fund to be used for carrying out the purposes expressed in subdivision (b)...” *Section 998.544(a)*
- “Section 1 of this act shall take effect upon approval by the voters of the Veterans Housing and Homeless Prevention Bond Act of 2014, as set forth in that section.” *Section 9*

Target Population

- “A program established under this article shall be restricted to veterans and their families.” *Section 987.002 (a)*
- “ ‘Veteran’ means any person who served in the active military, naval, or air service of the United States , or as a member of the National Guard who was called to and released from active duty or active services, for a period of not less than 90 consecutive days or was discharged from service due to a service-related disability. *Section 987.003(d)*
 - Most VA programs exclude veterans with a dishonorable discharge.
- “The departments shall establish and implement programs pursuant to the purpose of this article that focus on veterans at risk for homelessness or experiencing temporary or chronic homelessness.” *Section 987.005(a)*
 - Note: “At risk” is not defined.

Housing Type

- “ ‘Supportive housing’ has the same meaning as defined in paragraph (2) of subdivision (b) of Section 50675.14 of the Health and Safety Code, but is not restrictive to only project with give or more units.” *Section 987.003 (a)*. Referenced H&S Code section:
 - 2) "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
 - (3) (A) "Target population" means persons, including persons with disabilities, and families who are homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code. (B) Individuals and families currently residing in supportive housing meet the definition of "target population" if the individual or family was "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside.
 - “ ‘Transitional housing’ has the same meaning as defined in subdivision (h) of Section 5065.2 of the Health and Safety Code, , but is not restrictive to only project with give or more units.” *Section 987.003 (b)*. Referenced H&S Code section:
 - h) "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.
- “Pursuant to guidelines or terms pursuant to this article, any units financed as supportive or transitional housing units for veterans may be redesignated as affordable rental or supportive housing to allow a veteran resident to remain housed in the project. *Section 987.008(b)*

- “ ‘Affordable rental housing’ shall mean a rental housing development, as defined in subdivision (d) of Section 50675.2 of the Health and Safety Code, with affordable rents, as defined in subdivision (a) of Section 50675.2 of the Health and Safety Code, but neither definition is restrictive to only project with five or more units.” *Section 987.003(c)*

d) "Rental housing development" means a structure or set of structures with common financing, ownership, and management, and which collectively contain five or more dwelling units, including efficiency units. No more than one of the dwelling units may be occupied as a primary residence by a person or household who is the owner of the structure or structures.

a) "Affordable rent" shall be established by the department to be consistent with the rent limitations imposed by the Low Income Housing Tax Credit Program, as administered by the California Tax Credit Allocation Committee.

Income Targeting

- The departments shall ensure at least 50 percent of funds awarded for capital development under this article provide housing to veteran households with extremely low incomes, as defined in Section 50106 of the Health and Safety Code. *Section 987.005(b)*
- In determining whether a potential tenant is eligible for supportive, affordable, or transitional housing targeted to extremely low income households under this provision, eligibility shall take into consideration all of a household’s income sources upon initial occupancy. *Section 987.005(b)(1)*
- At least 60% of units funded targeting extremely low-income households shall be supportive housing. *(Section 987.005(b)(2))*

Other Program Goals

- “To the extent feasible, the departments shall establish and implement programs that, among other things, do the following:
 - Leverage public (federal, state, and local), private, and nonprofit program and fiscal resources.
 - 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.
 - Promote public and private partnerships.
 - Foster innovative financing opportunities.
 - Ensure program guidelines and terms provide threshold requirements or scoring criteria, of both, to advance applicants with experience in combining permanent or transitional housing, or both, with supportive services for veterans, or for partnering with housing developers or service providers with experience offering housing or services to veterans. *Section 987.005(a)(1-5)*