

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

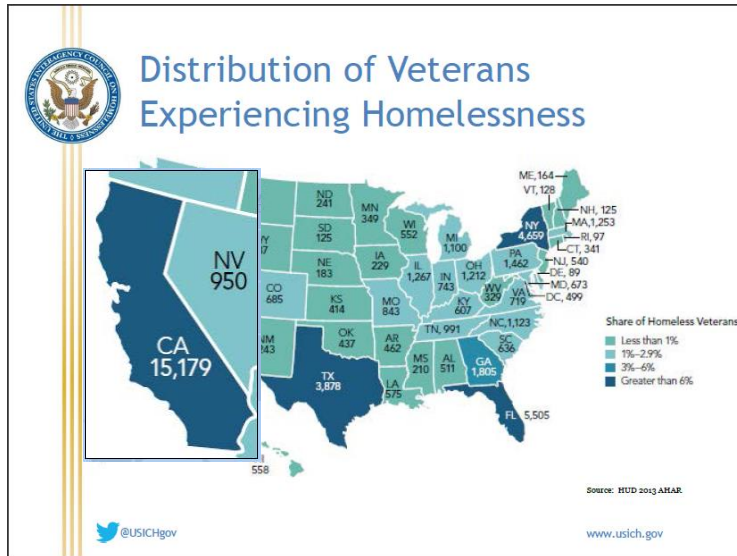
Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

BACKGROUND, NEED & LEGISLATIVE PRIORITIES

“Right now, in communities across our nation, there are men and women who wore our country's uniform who don't have a place to call home... These brave Americans risked their lives for us and our freedom - yet, tonight, they won't even have a roof over their heads.” – Michelle Obama & Jill Biden April 21, 2015



California is home to nearly 1.8 million veterans, the largest veteran population in the nation. Nearly 15,000 California veterans experience homelessness on a given night, representing nearly 26 percent of the nation’s homeless veterans. (Source: HUD 2013 AHAR; USICH)

Given the recent recession, asking the State to take on the debt from issuing a new General Obligation (GO) bond—one of the primary sources to help finance affordable housing in recent years—was not an acceptable option.

The California Department of Veterans Affairs (CalVet) has the ability to issue mortgage revenue bonds to serve veterans, and has been granted GO bond authority on numerous occasions in the past. The proceeds from those bonds, however, are limited to farm and home purchase assistance, and may not be used for multifamily or supportive housing purposes.

By 2014, CalVet had more than one billion dollars in unused, voter-approved GO bond authority. Recognizing the importance of providing housing to a broader section of the veterans community, legislation was introduced to place an initiative on the ballot to repurpose \$600 million of that existing bond authority to build multifamily and supportive housing specifically to serve veterans. To further address the fact that CalVet had neither the authority nor the expertise to finance the development of multifamily rental and supportive housing, the Speaker of the California State Assembly introduced Assembly Bill 639 to create a collaborative partnership between CalVet, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) to specifically serve this population.

This legislative effort required building alliances between many factions: veterans groups that were initially suspicious someone was making a “raid on their funds,” developers, affordable housing advocates, and supportive housing service providers. Both houses of the California Legislature unanimously adopted the bill, and Governor Edmund G. Brown Jr. signed it into law on October 10, 2013. The resulting ballot measure, Proposition 41, was approved by more than 65% of the electorate on June 3rd of 2014.

REACH TARGET AUDIENCES

The Veterans Housing and Homeless Prevention Bond Act of 2014, or Proposition 41, addresses the need for increasing veteran multifamily housing and supportive housing by using bond monies previously approved by Californians. In addition, it focuses on veterans who are at risk of homelessness or are homeless; in need of stabilizing services such as mental health counseling, substance abuse treatment, job training; or struggling with unemployment.

Specific types of housing eligible for funding under this new authority include:

- Supportive housing linked to onsite or offsite services that assist the resident in retaining the housing, improving his or her health status, maximizing his or her ability to live, and when possible, working in the community.
- Transitional housing, which can be available for a needy veteran for up to six months; and
- Affordable rental housing, with rents dictated by regulatory agreements to ensure they meet particular affordability requirements.

Additionally, it requires at least 50 percent of the funds be awarded to serve veteran households with extremely low incomes. Of those units targeted for extremely low income veteran housing, 60 percent shall be supportive housing units.

Also unique to this program was the definition of “veterans.” Many programs only serve veterans who have received an honorable discharge. This definition excludes many veterans that are most in need of supportive housing services. The new program is much more expansive, serving 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 service, for a period of not less than 90 consecutive days or was discharged from the service due to service-connected disability within that 90 day period.

INNOVATION & PARTNERSHIPS

“It’s going to take all of us working together to make sure that everyone who has served our country has a place to call home. But we know if we all do our part, then we can serve these men and women as well as they have served us.” – Michelle Obama & Jill Biden April 21, 2015

Proposition 41 (AB 639) requires CalVet, CalHFA, and HCD to enter into memorandums of understanding addressing their respective and shared responsibilities in implementing, overseeing, and evaluating the Veterans Housing and Homeless Prevention Bond Act of 2014.

This collaboration now allows CalVet, in coordination with CalHFA and HCD, to acquire, construct, rehabilitate, and preserve affordable multifamily supportive housing, affordable transitional housing, affordable rental housing, or related facilities for veterans and their families to help veterans access and maintain housing stability.

EFFECTIVE USE OF RESOURCES

“This is a fiscally responsible ballot measure that will help thousands of homeless veterans get a roof over their heads. This act doesn’t create new taxes or add new debt to California. In fact, this act will save taxpayer dollars in healthcare and public safety by getting veterans off the streets and into safe, affordable housing.” – Arguments for bill signed by Rep. John A. Pérez, Leon E. Panetta and Stephen Peck

In 2000, voters approved a Veterans Bond Act in the amount of \$500 million. In 2008, another Veterans Bond Act was approved in the amount \$900 million. Proposition 41 restructures \$600 million of the existing 2008 bond authority of \$900 million to construct and rehabilitate multifamily housing to specifically serve the needs of veterans and their families, ensuring that funds intended to serve this population are actually available to assist as many of them as possible. This issue was placed before the voters for approval on the June 3, 2014 ballot.

SUMMARY & CONCLUSION

The CalHFA Legislative staff logged countless hours and worked persistently on bill research and analysis, legislator education and advocacy, in partnership with CalVet and HCD to ensure this desperately needed funding from Proposition 41 would be approved by the Assembly, the Senate, the Governor and then ultimately get a Yes Vote with California voters on June 3, 2014.

SUCCESS! June 3, 2014 – California Voters PASSED Proposition 41.

With the passing of this bill, California will be able to service a larger portion of its veteran population, potentially breaking the cycle of homelessness and reliance on emergency services.

Following its approval in June, numerous stakeholder meetings were held up and down the state to gather additional input to assist in the development of the program guidelines, which were ultimately released on February 18, 2015. The first Notice of Funding Availability was issued on February 20, 2015. A total of 32 applications were received for approximately \$125 million; with \$75 million to award in the initial round, the program is definitely oversubscribed; this only serves to further demonstrates the exceptional need for affordable, safe, and supportive housing for veterans.

This legislation represents a creative, fiscally responsible solution to help serve a population with significant needs without asking the State to take on additional debt. It repurposes and uses bond authority that had already been authorized to better serve the needs of the current veteran population. The millions of men and women who were brave enough to serve our country should not have to fight another battle once they return home. The Veterans Housing and Homeless Prevention Act will help veterans regain a sense of place, a sense of pride, and most importantly, a sense of peace.

Election results

Below are the official election results:

California Proposition 41		
Result	Votes	Percentage
✔ Yes	2,708,933	65.39%
No	1,434,060	34.61%

These results are from the [California Secretary of State](#).