



AGENDA

AD HOC VETERANS AFFORDABLE HOUSING COMMITTEE

**May 5, 2015
4:00 p.m.**

**Irvine Civic Center
Conference Room L102
One Civic Center Plaza
Irvine, California**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRWOMAN

Christina Shea

VICE CHAIR

Jeffrey Lalloway

COMMITTEE MEMBER:

Ronnie Guyer

COMMITTEE MEMBER:

Anthony Kuo

COMMITTEE MEMBER:

Bobby McDonald

COMMITTEE MEMBER:

Patricia Whitaker

COMMITTEE MEMBER:

William Woollett, Jr.

ADDITIONS AND DELETIONS TO THE AGENDA

Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda and must be acted upon prior to the next Committee meeting.



WELCOME AND INTRODUCTIONS

COMMITTEE BUSINESS

1. APPROVAL OF MINUTES

RECOMMENDED ACTION: Approve the Minutes of the March 3, 2015 meeting of the Ad Hoc Veterans Affordable Housing Committee.

2. ORANGE COUNTY RESCUE MISSION VETERANS JOINT TASK FORCE PRESENTATION

RECOMMENDED ACTION: Receive and file.

3. QUALIFIED VETERAN STATUS FOR HOUSING PROGRAMS

RECOMMENDED ACTION: Receive and file.

COMMITTEE MEMBER COMMENTS

FUTURE AGENDA ITEMS

PUBLIC COMMENTS

Any member of the public may address the Ad Hoc Veterans Affordable Housing Committee on items within the subject matter jurisdiction of the Committee, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are limited to three minutes per person.

ADJOURNMENT

The next meeting of the Ad Hoc Veterans Affordable Housing Committee will be held on June 2, 2015 at 4:00 p.m., Irvine City Hall, One Civic Center Plaza, Irvine, California.

CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS


It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department, Housing Division at 949-724-7444.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

STATE OF CALIFORNIA)
CITY OF IRVINE) SS
COUNTY OF ORANGE)

I declare under penalty of perjury that I, Kim Radding, am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department and on the public reader board located at the entrance to the Irvine City Hall at One Civic Center Plaza, Irvine, California, as well on the City's web site.

Dated: 04-30-15


Secretary

AGENDA ITEM NO. 1



**MINUTES
AD HOC VETERANS
AFFORDABLE HOUSING
COMMITTEE**

March 3, 2015

Irvine Civic Center
One Civic Center Plaza
Conference and Training Center
Irvine, California

CALL TO ORDER

A special meeting of the Ad Hoc Veterans Affordable Housing was called to order on March 3, 2015 at 4:03 p.m. in the Conference and Training Center at Irvine Civic Center, One Civic Center Plaza, Irvine, California.

PLEDGE OF ALLEGIANCE

Chairwoman Shea led the Pledge of Allegiance.

ROLL CALL

PRESENT:	CHAIRWOMAN	Christina Shea
	MEMBER	Ronnie Guyer
	MEMBER	Anthony Kuo
	MEMBER	Bobby McDonald
	MEMBER	Patricia Whitaker
	MEMBER	William Woollett, Jr.
ABSENT:	VICE CHAIR	Jeffrey Lalloway

Also present were Mark Asturias, Housing Manager; Barry Curtis, Manager of Planning Services; and Kim Radding, Recording Secretary.

ADDITIONS AND DELETIONS TO THE AGENDA

None.

WELCOME AND INTRODUCTIONS

Mark Asturias welcomed Member Bobby McDonald with a brief introduction.

Committee Members were provided with a copy of *The State of the American Veteran: The Orange County Veterans Study*. A study conducted by the USC School of Social Work Center for Innovation and Research on Veterans & Military Families. This publication will be posted for public access on the Committee web page at cityofirvine.org.

COMMITTEE BUSINESS

1. APPROVAL OF MINUTES

ACTION: It was moved by Member Woollett, seconded by Member Kuo and approved by the following vote to adopt the Minutes of the February 3, 2015, meeting of the Ad Hoc Veterans Affordable Housing Committee as submitted.

AYES:	5	MEMBERS:	Guyer, Kuo, Shea, Whitaker, Woollett
NOES:	0	MEMBERS:	
ABSTAIN:	1	MEMBERS:	McDonald
ABSENT:	1	MEMBERS:	Lalloway

2. AD HOC VETERANS AFFORDABLE HOUSING COMMITTEE MISSION STATEMENT

Mark Asturias presented the report.

The committee instructed staff to research and report on the qualifications defined by local, state and federal programs serving veterans.

Darlene Mathews addressed the Committee to suggest that the scope of work be extended to include supportive housing and shelter programs for veterans. Ms. Mathews expressed the importance of compliance with HUD criteria in order to receive federal funding.

ACTION: It was moved by Member Guyer, seconded by Member Kuo and approved by the following vote to adopt a revised mission statement and continue analysis to define veteran qualifications and the scope of work for the Committee. **Adopted Mission Statement:**

The Ad Hoc Veterans Affordable Housing Committee shall develop draft policy recommendations to address and support the housing needs of veterans in the City of Irvine and make appropriate recommendations to the City Council for adoption.

AYES:	6	MEMBERS:	Guyer, Kuo, McDonald, Shea, Whitaker, Woollett
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	1	MEMBERS:	Lalloway

3. PRESENTATION – REVIEW OF CITY RESIDENTIAL ENTITLEMENT PROCESS

Barry Curtis, Manager of Planning Services, presented the report and PowerPoint presentation.

The Committee requested a breakdown of information be provided listing existing and potential affordable housing locations by Planning Area.

Member McDonald departed from the meeting prior to the vote on this item.

ACTION: It was moved by Member Woollett, seconded by Member Kuo and approved by the following vote to receive and file the report.

AYES:	5	MEMBERS:	Guyer, Kuo, Shea, Whitaker, Woollett
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	2	MEMBERS:	Lalloway, McDonald

4. PRESENTATION – AFFORDABLE HOUSING PROGRAMS

Rochelle Mills, Director of Housing and Business Development with Innovative Housing Opportunities delivered the report and PowerPoint presentation.

Ms. Mills informed the Committee of a proposed Affordable Housing Development Agreement that would provide for 80 affordable rental housing units to be constructed at 17275 Derian and would stipulate placement preference to qualified veterans.

ACTION: It was moved by Member Guyer, seconded by Member Kuo and approved by the following vote to receive and file the report.

AYES:	5	MEMBERS:	Guyer, Kuo, Shea, Whitaker, Woollett
NOES:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	
ABSENT:	2	MEMBERS:	Lalloway, McDonald

COMMITTEE MEMBER COMMENTS

The Committee directed staff to invite a representative from the County of Orange to attend a future meeting and present information about veterans' programs administered by the County.

Members determined that a meeting will not be scheduled for April 5. The next meeting date will be determined by poll of members.

PUBLIC COMMENTS

Robert Kohler, advocated for homeless veterans, contributed comments in support of the Committee's mission. Mr. Kohler provided informational handouts to the Committee about Housing Choice Vouchers and the HUD-VASH program.

ADJOURNMENT

By consensus, Chairwoman Shea adjourned the meeting at 6:00 p.m. to the next meeting of the Ad Hoc Veterans Affordable Housing Committee on a date to be determined at the Irvine Civic Center, One Civic Center Plaza, Irvine, California.

Date

CHAIR

RECORDING SECRETARY

AGENDA ITEM NO. 2



REQUEST FOR AD HOC VETERANS AFFORDABLE HOUSING COMMITTEE ACTION

MEETING DATE: MAY 5, 2015

TITLE: ORANGE COUNTY RESCUE MISSION VETERANS JOINT
TASK FORCE PRESENTATION

A handwritten signature in black ink, appearing to read "Jim Palmer", written over a horizontal line.

Acting Director of Community Development

RECOMMENDED ACTION

Receive and file.

EXECUTIVE SUMMARY

Jim Palmer, President of Orange County Rescue Mission (Rescue Mission), has been invited to share information about a Veterans Joint Task Force established by the Rescue Mission.

DISCUSSION

The Rescue Mission is a privately funded human service agency addressing needs of the poor and homeless in Orange County. It is located in the Village of Hope on the former Tustin Marine Base. The Rescue Mission provides assistance in the areas of counseling, education, job training, shelter, food, clothing, health care and independent living communities.

The Veterans Joint Task Force established by the Rescue Mission is reviewing various programs that have been successful in moving homeless veterans toward self-sufficiency in Orange County. Mr. Palmer will present information about the Rescue Mission's initiative to provide services, resources and housing for veterans in Orange County and the program being undertaken by the Veterans Joint Task Force. He will also address how the City may connect with his organization in regard to housing opportunities.

REPORT PREPARED BY Mark Asturias, Housing Manager

AGENDA ITEM NO. 3



REQUEST FOR AD HOC VETERANS AFFORDABLE HOUSING COMMITTEE ACTION

MEETING DATE: MAY 5, 2015

TITLE: QUALIFIED VETERAN STATUS FOR HOUSING PROGRAMS

Acting Director of Community Development

RECOMMENDED ACTION

Receive and file.

EXECUTIVE SUMMARY

During the March 3 Committee meeting, staff was directed to research and report on the qualifications for veterans seeking housing through local, state and federal programs. Staff determined that most housing programs are administered by state and federal government agencies. The broad range of housing programs currently offered includes homeless facilities, multifamily rental housing, rental assistance and ownership loans.

DISCUSSION

Veteran Eligibility Criteria

Local, state and federal agencies have implemented various housing programs to address the housing needs of veterans. These programs provide a variety of resources to veterans both indirectly and directly. The majority of programs require that veterans have been discharged from service under honorable conditions or conditions other than dishonorable. Therefore, as the Committee considers policy recommendations it will forward to the City Council it may be appropriate to use this criteria as the standard for all policies that may be forwarded to the City Council. In addition, some veteran housing programs have minimum service requirements related to duty dates, as well as mental or physical disability requirements and homeless requirements.

Local Veteran Housing Programs

Many local communities that provide housing programs are broad based in approach and do not designate a specific group of individuals. Communities offer first time home buyer programs and rental housing opportunities that allow for local preference

on a case-by-case basis and veterans are able to take advantage of these opportunities. An example of a local program in Irvine is the City Council approved affordable rental housing project located at 17275 Derian where a preference for veterans will be implemented when the project is ready for occupancy.

State Veteran Housing Programs

There are various state programs and projects that focus specifically on veterans. Most programs are administered through the California Department of Veterans Affairs (CalVet) and the United States Department of Housing and Urban Development of Veterans Affairs. CalVet offers home loans, homeless outreach and veterans services, veterans homes with services, and affordable housing opportunities.

CalVet Home Loan Program:

The CalVet home loan program provides veterans with loan products that feature below market interest rates with low or no down payment requirements. Any qualified veteran interested in purchasing a home, subject to income qualification, is eligible to participate in this program. The loan program defines qualified veterans as those who were discharged under honorable conditions and who served on active duty a minimum of 90 days, whether during wartime or peacetime, and there are no prior residency rules.

CalVet REN Communities – Home Ownership:

The CalVet Residential Enriched Neighborhood Communities (REN) provides affordable home ownership opportunities to low-income veterans through the collaboration of CalVet with affordable home builders. REN is paired with an enriched services model, which provides veteran families with resources and services tailored to help families improve economically. REN provides permanent housing in a neighborhood context (12 homes or more) that focuses on moving low-income veteran families up into middle class through specifically designed services for veterans and their families. A veteran interested in purchasing a REN home must meet two criteria. First a veteran must qualify for a CalVet Home Loan and second a veteran must complete 500 hours of “sweat equity” by both building his/her home and completing no-cost self-help sufficiency training and courses.

CalVet Homes:

CalVet Homes provide senior or disabled veterans with rehabilitative, residential, and medical care and services in a home-like-environment. Veterans who are age 55 and above and discharged from active military service under honorable conditions, are eligible to apply for admission. The age requirement is waived for disabled or homeless veterans needing long-term care.

The eight current CalVet Homes are a system of live-in, residential care facilities offering a comprehensive plan of medical, dental, pharmacy, rehabilitation services and social activities within a homelike, small community environment. CalVet Homes facilities range in size from 60 residents on a 20-acre site to over 1,000 residents on 500-acres. CalVet Homes are located across the state in various cities including:

- Barstow
- Chula Vista
- Fresno
- Lancaster
- Redding
- Ventura
- West Los Angeles
- Yountville

Veteran Housing and Homeless Prevention Program:

The Veteran Housing and Homeless Prevention (VHHP) Program assists with the development of veteran specific multifamily rental housing. VHHP was funded by California voter approval of Proposition 41 that provided \$600 million in bond moneys. These funds may be used for the acquisition, construction, rehabilitation and preservation of veteran specific affordable multifamily rental housing. The VHHP program requires program implementation through the California departments of Veterans Affairs; Housing and Community Development; and Housing Finance Agency. Additionally, the VHHP requires that housing developments funded through the program emphasize housing for veterans who are homeless or have extremely-low incomes.

The VHHP requires the three state agencies develop implementing programs that do the following:

- Leverage public, private, and nonprofit program and fiscal resources
- Prioritize projects that combine housing and supportive services
- Promote public and private partnerships
- Foster innovative financing opportunities

- Ensure that program scoring and/or guidelines advance applicants with experience in combining housing with supportive services for veterans or partnering with experienced developers or service providers in serving veterans.

VHHP funding for housing developments is provided to affordable housing developers through a competitive application process utilizing a Notice of Funding Availability structure. Successful applicants must be experienced development organizations who are partnered with experienced service providers.

VHHP veteran eligibility criteria defines a qualified veteran as 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. This includes veterans with other-than-honorable discharges.

Federal Veteran Housing Programs

The U.S. Department of Veterans Affairs (VA) collaborates with other federal agencies such as the Department of Housing Urban Development to provide a variety of housing assistance programs for veterans. The most well-known federal program is the VA-Guaranteed Home Loan.

VA-Guaranteed Home Loan Program:

The VA-Guaranteed Home Loan (Home Loan) program provides veterans loans for the purchase of a home, including a condominium unit in a VA-approved project. Home Loans are available for veterans that will own and personally occupy the property. Home Loans may be used to build a home, simultaneously purchase and improve a home, improve a home by installing energy-related features, and purchase a manufactured home and/or lot.

As previously noted and consistent with various housing program criteria, veterans must have been discharged honorably or discharged under conditions other than dishonorable to qualify for Home Loans. In addition to discharge criteria, a veteran's length of service or service commitment and/or duty status is also factored into eligibility criteria for a Home Loan. As an example, a post-Vietnam War era veteran must have a minimum active duty service of 181 continuous days.

Housing Grants for Disabled Veterans:

The VA provides grants to veterans with certain permanent and total service-connected disabilities to help purchase or construct an adapted home or modify an existing home to accommodate a disability. Two grant programs exist: the Specially Adapted Housing (SAH) grant and the Special Housing Adaptation (SHA) grant.

Specially Adapted Housing (SAH) Grant:

SAH grants help veterans with certain service-connected disabilities live independently in a barrier-free home. The maximum amount of a SAH grant in 2014 was \$70,465 and SAH can be used in the following ways:

- Construct a specifically adapted home on land to be acquired
- Build a home on land already owned if it is suitable for specially adapted housing
- Remodel an existing home if it can be made suitable for specially adapted housing
- Apply the grant against the unpaid principal mortgage balance of an adapted home already acquired without the assistance of a VA grant

Eligibility for SAH grants generally consider the loss or loss of use of limbs, certain severe burns or the loss or loss of use of lower extremities so as to preclude walking without the aid of braces, crutches, canes or a wheelchair.

Special Housing Adaptation (SHA) Grant:

SHA grants help veterans with certain service-connected disabilities adapt or purchase a home to accommodate the disability. The maximum amount of a SHA grant for fiscal year 2015 is \$14,093 and these grants can be used to:

- Adapt an existing home the veteran or a family member already owns in which the veteran lives
- Adapt a home the veteran intends to purchase and live within
- Help a veteran purchase a home already adapted in which a veteran will live.

Eligibility for SHA grants includes veterans whose disability may include service related blindness, loss or loss of use of both hands, certain severe burn injuries, or certain severe respiratory injuries.

HUD-VA Supportive Housing (VASH) Program:

The VA and U.S. Department of Housing and Urban Development (HUD) have partnered to provide permanent, supportive housing and related treatment service programs for homeless veterans. The program, called VASH, moves veterans and their families out of homelessness and into permanent housing. HUD provides rental housing assistance through its Housing Choice Voucher program (Section 8) that allows homeless veterans to rent privately owned housing. The VA offers supportive services through its health care system to homeless veterans that obtain rental assistance through VASH.

Since 2008 almost 70,000 HUD-VASH vouchers have been awarded to housing authorities across the United States. The Orange County Housing Authority has received a total of 580 HUD-VASH vouchers. As of January over 400 HUD-VASH vouchers have been successfully used to house veteran throughout Orange County.

Veterans eligible for this program, besides being homeless, must also be VA health care eligible. Veterans must need case management services in order to obtain and sustain independent and permanent housing. Case management services are determined by the VA and veterans that need services are generally those with mental illness, substance abuse history, or a physical disability.

REPORT PREPARED BY Mark Asturias, Housing Manager