



On any given night, nearly 50,000 homeless veterans sleep on America's streets. Estimates suggest that over a 12-month period, 100,000 U.S. veterans are homeless for some time. Those who served in Vietnam or Kuwait are in deteriorating health while younger veterans, who have survived multiple deployments in Iraq and Afghanistan, return with brain injuries, post-traumatic stress and other lifelong medical problems. Some men and women are suffering not only from combat-related disabilities, but also addictions, making it difficult for them to find and keep jobs.

Homeless veterans don't just need a place to live; they need permanent, supportive housing, an environment where they can access a range of services from case management to job counseling helping to stabilize them and their families over the long-term. Since this disturbing situation became a focus of policymakers in D.C. and across the country the number of homeless vets has been greatly reduced from more than 200,000 in 2008. But there is still work to be done because none of our returning soldiers should be abandoned.

The mission

For nearly three decades, LISC and National Equity Fund (NEF), its investment affiliate, have developed a successful approach toward creating permanent supportive housing. We have built a network of relationships with investors, government agencies and developers that ease the path to construction. The result has been an investment of nearly \$2.5 billion to build more than 23,000 permanent

supportive housing residences, which includes more than 4,300 homes specifically targeted to meet the needs of homeless veterans.

Building upon that foundation of success and experience, we created the *Bring them HOMES* initiative in 2012 to expand and accelerate our program for developing affordable permanent homes with supportive services for America's veterans. Since that time, we have raised in excess of \$4.3 million, which includes nearly \$4 million in grants. With support from Citi Community Development, MetLife Foundation, Northrop Grumman and The Home Depot Foundation, *Bring them HOMES* has expanded into 15 states, built more than 50 developments and created 4,343 residences to meet the needs of homeless veterans since its inception.

The work is underway, but the need for more permanent supportive housing continues to grow.



Willow Housing (left) is a 60-unit affordable housing development on the VA's Palo Alto Health Care System Campus in Menlo Park, California. Its studio and one-bedroom residences are designed to serve homeless or at-risk veterans with incomes between 30-40 percent of Area Median Income. In addition, 35 VASH project-based vouchers were awarded to make the residences more affordable.

The furnished apartments include a bed, dresser, kitchen table and chairs, closet, full-sized kitchen with dishwasher, microwave and disposal, with most having a patio or balcony. Amenities consist of a community room, business center, TV lounge, fitness area, bike storage, laundry facilities and limited access entry with security cameras as well as on-site management. Walking paths, picnic and BBQ space and a community garden make up the outdoor features.

Along with medical and mental health services offered by the VA campus, HomeFirst, an outside service provider for Santa Clara County, offers case management, educational, health and wellness classes among other programs.

Developer: The Core Companies
LIHTC equity: \$12.8 million



Liberty Village, Amityville, NY | 60 units of supportive veterans housing

The work

FINANCE: LISC-NEF offers pre-development grants and loans—early money for architects’ plans, permits, deeds/titles and environmental reviews—that expedite the closing process so construction can begin sooner as well as helping to attract developers to projects.

FACILITATE: LISC-NEF provides technical assistance to help developers navigate the myriad of federal, state, local and non-profit programs for veterans, using our expertise to combine government subsidy programs with tax credits to finance low-income housing at the project level and New Markets Tax Credits for community health and service centers.

ADVOCATE: LISC-NEF works with federal and state lawmakers and government agencies (including the U.S. Departments of Veterans Affairs and Housing and Urban Development) along with national organizations to help streamline programs and find creative uses of existing resources.

IMPLEMENT: LISC-NEF facilitates and expedites the adaptive reuse of thousands of acres of unused undeveloped land and buildings owned by the VA and located near its healthcare facilities, an ideal setting for constructing veterans supportive housing with easy access to VA healthcare and support services.



Blue Butterfly Village, Los Angeles
73 units of supportive housing targeting female veterans

Looking forward to the future

We have demonstrated over the last several years that we know how to finance veterans supportive housing projects, and how to speak up for housing policy. We need to continue coordinating access to existing resources and tap into new resources to expedite developments. We know how to move projects forward. It is time to make that happen across the country.

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“ These projects aren’t just bricks and mortar. They aren’t just deals to be closed or foundations to be laid. They are projects that change lives. They rescue men and women who have served our country with honor, people who today find themselves sick and largely abandoned. Our veterans need a way to recover their health, find good jobs and reclaim their independence. Permanent supportive housing offers all of that. And it makes good economic sense. Housed in safe, service-enriched environments, surrounded by peers, homeless veterans do, in fact, recover some of what they’ve lost and find a way to move forward. ”

Debbie Burkart, National Equity Fund

The national vice president of supportive housing, Debbie Burkart, is a passionate advocate for permanent supportive housing for homeless veterans.