

---

# VA Enhanced Use Lease Public Meeting For Permanent Homeless Housing for Veterans

VA Illiana Health Care System

Danville Campus

August 25, 2011

# Agenda

- Welcome and Key Participants
- Purpose of Public Meeting
- Public Meeting Objectives
- Building Utilization Review and Repurposing (BURR) Initiative
- EUL Program Overview
- Proposed EUL Project and Site
- Types of Executed Projects
- Q & A

# Welcome and Key Participants

---

- ❑ Michael Hamilton, Director, VA Illiana Health Care System
- ❑ Kathleen Eastberg, Senior Portfolio Manager, VA Office of Asset Enterprise Management
- ❑ Philip E. Thomas, VISN 11 Network Homeless Coordinator
- ❑ Jim Cullum, Chief of Engineering at VAIHCS
- ❑ Jill Debord, Chief of Social Work Service at VAIHCS
- ❑ Jennifer Gerrib, Homeless Coordinator at VAIHCS
- ❑ Doug Shouse, Public Affairs Officer

# Public Hearing Purpose

---

- ❑ Inform the public about the proposed Enhanced-Use Lease (EUL) project for Permanent Affordable Housing at the VA Medical Center in Danville, Illinois;
- ❑ Obtain views and input from interested parties regarding the proposed enhanced-use lease;
- ❑ Recognize all who wish to make statements for the record; and
- ❑ To provide opportunity for all attendees to share comments. Three minutes will be allocated to each individual at the end of the formal presentation.

# Public Meeting Objectives

---

- ❑ Notify key stakeholders and interested parties of VA's intent to utilize the EUL process for consideration at the VA Medical Center in Danville, Illinois
- ❑ Describe the EUL Program
- ❑ Describe the proposed EUL Project

# Building Utilization Review and Repurposing (BURR) Initiative

---

- ❑ The Building Utilization Review and Repurposing (BURR) initiative began in 2009 and involved a complex review of VA land and building inventory that expands upon a previous Department-wide initiative to develop underutilized assets for reuse.
- ❑ VA is now looking for industry partners with an interest in rehabilitating vacant buildings and developing vacant land to provide housing for Veterans and their families through its Enhanced-Use Lease (EUL) Program.

# Building Utilization Review and Repurposing (BURR) Initiative

---

- ❑ The contemplated EUL projects could include housing homeless Veterans or Veterans at risk for being homeless, and/or other appropriate housing opportunities. Housing types that will be considered:
  - ❑ Permanent Affordable Housing, Assisted Living Housing, Non-Senior Assisted Living Housing, Independent Senior Housing, and/or a (VA mission compatible) commercial retail/office space to help support the viability of one of the housing types
  - ❑ More than one type of housing may be acceptable. A stand-alone, mixed-use development may also be considered
- ❑ For more information on BURR or the Enhanced Use Lease process please visit our website at:  
<http://www.va.gov/assetmanagement/burr/>
- ❑ Sign up for the latest BURR/EUL updates. With news feeds, you can automatically receive the latest information, as soon as it is published, without having to visit the website

# VA's Enhanced-Use Lease Program

---

- ❑ Enacted into law in 1991, and codified in sections 8161 – 8169, of title 38 USC, the EUL Program is unique to VA
- ❑ Provides a process that allows VA to partner with the public or private sector to maximize returns to Veterans from underutilized real estate assets
- ❑ EUL properties are not considered “excess”
- ❑ EUL is a program that is unique to VA
- ❑ Allows VA to ground LEASE its underutilized land and buildings to private or other public entities for up to 75 years

***Not a sale of land - VA retains ownership of the land***

# VA's Enhanced-Use Lease Program

---

- ❑ Before initiating an EUL project, the concept is approved by the Secretary of Veterans Affairs
- ❑ Selecting an EUL Partner is a competitive acquisition process
- ❑ Structures and property revert to VA at the end of the lease
- ❑ Lessee will be required to finance, develop, operate, and maintain the property in accordance with federal, state and local requirements incorporated in the lease

***60 EUL projects awarded to date; over 65 projects under development***

# VA's Enhanced-Use Lease Program Goals

---

- ❑ Provide direct benefits to Veterans and enhance VA's mission
- ❑ Projects are (to the extent possible) compatible with the fabric of existing neighborhoods and
- ❑ Maintain the historical, aesthetic, and cultural values of the site wherever feasible

# Benefits to Local Community

---

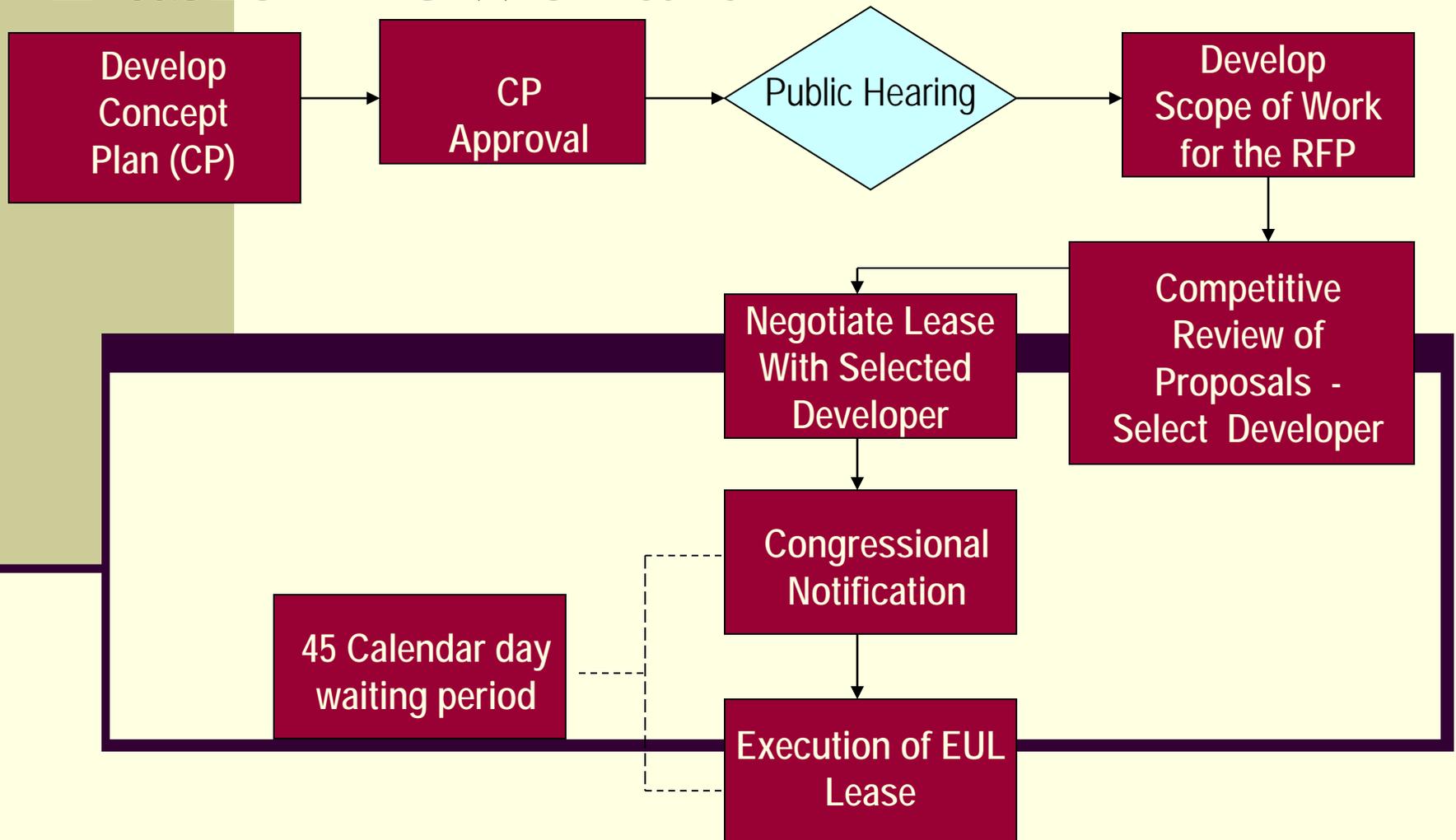
- ❑ Revitalizes and redevelops underutilized property and vacant buildings
- ❑ Provides needed goods and services to community
- ❑ Generates healthy economic activity in neighborhood
- ❑ Encourages new job development

# Benefits of the Proposed EUL

---

- ❑ The vacant land at the Danville VAMC could be used for permanent supportive housing for Homeless Veterans
- ❑ Improve the quality of life for Veterans
- ❑ Increase Veterans access to health care
- ❑ Provide Veterans with supportive services designed to help them achieve self sufficiency
- ❑ Staff at VA could refer Veterans to this residence and continue to provide the same level of care that is available to the outpatients that access services throughout the Danville, IL VAMC

# Basic Flowchart



# Proposed EUL Project at Danville

---

- ❑ Add permanent housing units prioritized for Veterans
- ❑ Focused on the mission of helping Veterans achieve independent living
- ❑ Goals are to improve outcomes for homeless Veterans, including placing in appropriate housing, reducing inpatient hospitalizations, achieving long term employment, and attaining financial and emotional stability
- ❑ This development on the Danville VAMC campus will allow Veterans ease of access to a continuum of care

# Proposed Parcel B2

---

- ❑ The parcel proposed for reuse consists of approximately 15 acre parcel of land on the southwest portion of the VA Medical Center Campus
- ❑ The parcel consists of vacant open green space
- ❑ The parcel has sufficient vacant acreage for multi-family housing development

# Proposed Parcel D

---

- ❑ The parcel proposed for reuse consists of approximately 5.5 acre parcel of land on the southeast portion of the VA Medical Center Campus.
- ❑ The parcel consists of vacant open green space
- ❑ The parcel has sufficient vacant acreage for development



# Types of Executed EUL Projects

---

- Senior housing for Veterans
- Transitional and permanent housing for homeless Veterans
- Affordable housing for Veterans
- Assisted Living for Veterans
- Medical, Research Facilities, Parking Garages
- Child Care Centers/Adult Day Health Care
- VA Office Co-locations

# Hines, IL



- **Challenge:** To address an unmet community need for low-income seniors by providing affordable assisted living in a residential environment.
  
- **Solution:**
  - VA leased building #53 (circa 1954) to the Catholic Charities of the Archdiocese of Chicago, which financed, designed, rehabilitated, and now operates 70 single-bedroom units.
  - Preferred placement for veterans at no cost to VA.
  
- **Term:** Awarded 2004, 75 years.

## Single Room Occupancy

# Vancouver, WA



- **Challenge:** Provide a safe environment for otherwise homeless Veterans, or Veterans in transition from more structured VA programs.
- **Solution:**
  - VA leased 2 acres to local housing agency, which financed, designed, built, and operates a 124-bed SRO facility.
  - VA obtains priority placement for up to 62 units.
  - VA provides no funding and makes no guarantees.
- **Term:** Awarded in 1998, 35 years

## Single Room Occupancy

# Roseburg, OR



- **Challenge:** Provide a safe environment for otherwise homeless Veterans, or Veterans in transition from more structured VA programs.
  
- **Solution:**
  - VA leased 2 acres to local housing agency, which financed, designed, built, and operates a 63-bed SRO that provides transitional and permanent housing in a quality, affordable, and service-enriched supportive facility.
  - VA obtains priority placement for up to 62 units.
  - VA provides no funding and makes no guarantees.
  
- **Term:** Awarded in 2000, 75 years

# Why this Project is Good for the Danville VAMC?

---

- ❑ Provides Veterans and their families the opportunity to remain in this area while seeking advanced education or working locally
- ❑ Provides housing for Veterans returning from military service in Iraq and Afghanistan
- ❑ Danville VAMC would no longer have responsibility for upkeep of the underutilized land

# Benefits to Veterans

---

- ❑ Proposed project could:
  - ❑ Provide housing opportunities for homeless Veterans and possibly their families
  - ❑ Provide affordable housing for Veterans at risk for homelessness and possibly their families
  - ❑ House Veterans near outpatient services they are currently receiving
  - ❑ Provide supportive services for residents on site/ i.e. job training, job placement, counseling, etc.

# Benefits to Local Community

---

- Revitalizes and redevelops underutilized property
- Generates healthy economic activity in neighborhood
- Encourages new job development
- Provides a potential opportunity for Veterans to be housed with their families.
- Development subject to local, state and Federal codes, regulations, laws, etc.
- Development improvement (excluding land) subject to taxation

# Next Steps

---

- Public Hearing: August 25, 2011
- Assess Public Input
- Develop and Advertise a Request for Proposal
- Competitive Review of Submissions
- Selection of Proposed Developer
- Negotiate Development Plan and Lease
- Congressional Notification of Intent to Execute Lease
- Execute EUL
- Implement

# Additional Comments

---

- Additional comments may be captured in the open record through September 1, 2011, by mailing comments to:

Doug Shouse, Public Affairs Officer (002)

VA Medical Center

1900 East Main Street

Danville, Illinois 61832