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

Fort Wayne Campus
Veterans Affairs Medical Center
Wednesday, August 24, 2011
12:30 PM

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

- ❑ Helen Rhodes, Associate Director for Operations, VA Northern Indiana Health Care System
- ❑ Jennifer Baran-Prall, Acting Public Affairs Officer, VA Northern Indiana Health Care System
- ❑ Charles Applewhite, Chief Engineering Service, VA Northern Indiana Health Care System
- ❑ Philip E. Thomas, VISN 11 Network Homeless Coordinator
- ❑ Moses Deese, Chief, Social Work Service, VA Northern Indiana Health Care System
- ❑ Naomi Nicastro, Social Worker, Homeless Program, VA Northern Indiana Health Care System
- ❑ Jeff Hull, Facility Planner, VA Northern Indiana Health Care System
- ❑ Kathleen Eastberg, Senior Portfolio Manager, VA Office of Asset Enterprise Management

Public Hearing Purpose

- ❑ Inform the public about the proposed Enhanced-Use Lease (EUL) project for Permanent Affordable Housing at the VA Medical Center in Fort Wayne, Indiana;
- ❑ 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 Fort Wayne, IN
- 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

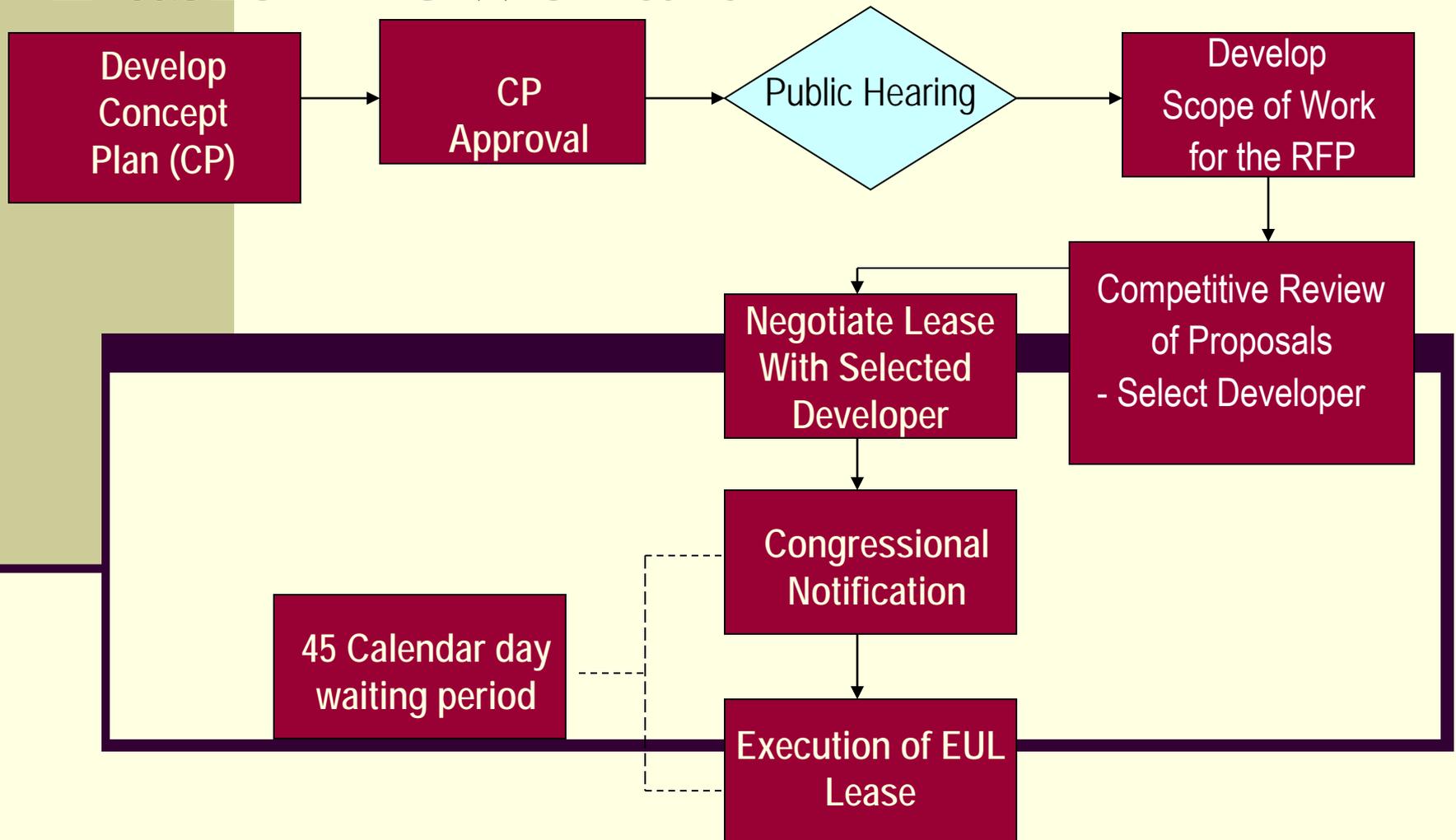
Benefits to Local Community

- ❑ 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 Fort Wayne VAMC could be used for permanent supportive housing for Homeless Veterans
- ❑ Improve the quality of life for Veterans
- ❑ Increase Veterans access to health care and positive, quality health outcomes
- ❑ Provide Veterans with supportive services designed to help them achieve self sufficiency

Basic Flowchart



Proposed EUL Project at Fort Wayne

- ❑ 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 Fort Wayne VAMC campus will allow Veterans ease of access to a continuum of care

Proposed Parcel

- ❑ The parcel proposed for reuse consists of approximately 4.4-acre parcel of underutilized land located off Randallia Drive on the Fort Wayne, IN VAMC campus
- ❑ The topography is a gentle slope from the hospital down to Lake Street with mature trees
- ❑ Primary access to the VAMC is through Lake Avenue
- ❑ Secondary access is through Randallia Drive.

Parcel Map/Proposed Project Site



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 Fort Wayne Campus and VA?

- ❑ 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
- ❑ Fort Wayne 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 24, 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 August 31, 2011, by mailing comments to:

Jennifer Baran-Prall

Acting Public Affairs Officer (00)

VA Northern Indiana Health Care System

2121 Lake Avenue

Fort Wayne, IN 46805