

# VA Enhanced-Use Lease Public Hearing For Permanent Affordable Housing for Veterans

Jonathan M. Wainwright Memorial  
(Walla Walla) VA Medical Center  
Walla Walla, Washington

September 29, 2011

6:00 – 7:00 PM

# Agenda

- Welcome and Key Participants
- Public Hearing Purpose and Objectives
- Affordable Housing Goal and Meeting Challenge
- Building Utilization Review and Repurposing (BURR) Initiative
- Proposed Enhanced-Use Lease (EUL) Project and Site Map
- EUL Program Overview
- Current VA Projects and Projects Under Development
- Next Steps
- Q & A

# Welcome and Key Participants

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- Brian Westfield, Director, Walla Walla VA Medical Center (Moderator)
- Vaughn Baltzly, VA Office of Asset Enterprise Management
- Vanessa Ellington, VA Office of Asset Enterprise Management

# Public Hearing Purpose

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- Inform the public regarding the proposed Enhanced-Use Lease (EUL) for Permanent Affordable Housing and/or other appropriate housing opportunities at the VA Medical Center in Walla Walla, Washington.
- To provide the opportunity for all attendees to share comments. Five minutes will be allocated to each individual at the end of the formal presentation.

# Public Meeting Objectives

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- Receive and consider input from community
- Discuss VA's affordable housing goals and needs of today's Veterans
- Notify key stakeholders and interested parties of VA's intent to utilize the EUL process at the Walla Walla VA Medical Center
- Describe the EUL program
- Describe the proposed EUL project

# Affordable Housing Goal for Veterans

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VA is committed to providing affordable housing for Veterans by targeting and leveraging private, philanthropic, state and local resources to finance, construct and operate these facilities.

# What VA is Doing to Meet This Challenge

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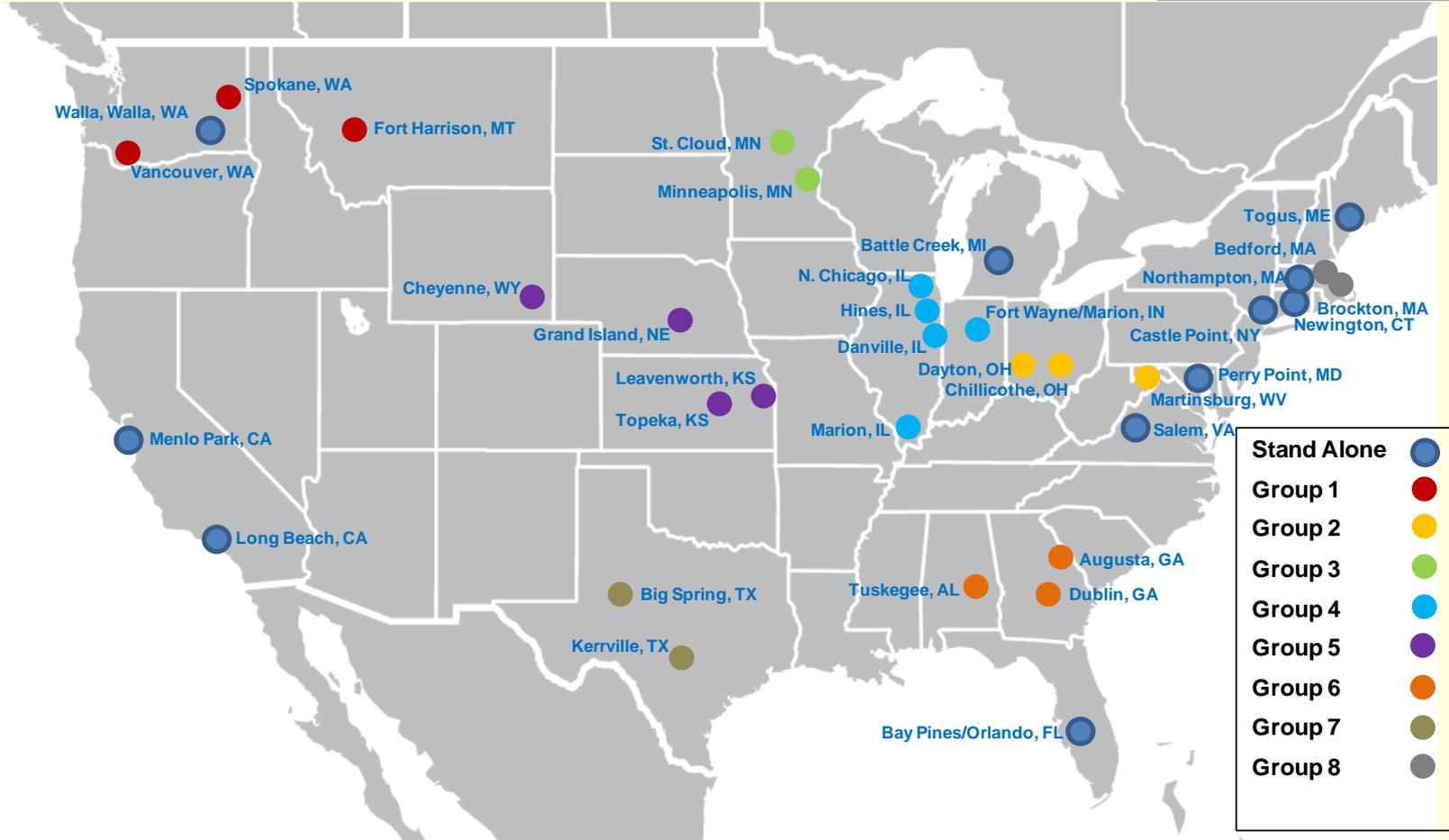
VA is identifying industry partners with an interest in rehabilitating vacant buildings to provide housing for Veterans through its EUL Program.

# Building Utilization Review and Repurposing (BURR) Initiative

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- The Building Reutilization and Repurposing (BURR) initiative is a strategic effort undertaken to assess buildings and land on VA Medical Center (VAMC) campuses with the potential to provide affordable housing for homeless and at-risk Veterans, to include returning OEF/OIF/OND Veterans, elderly and disabled Veterans, and their families.
- The Walla Walla VA Medical Center is one of the sites identified through the BURR initiative as having potential for providing affordable housing and supportive resources to help low-income Veterans and their families.

# BURR Site Map

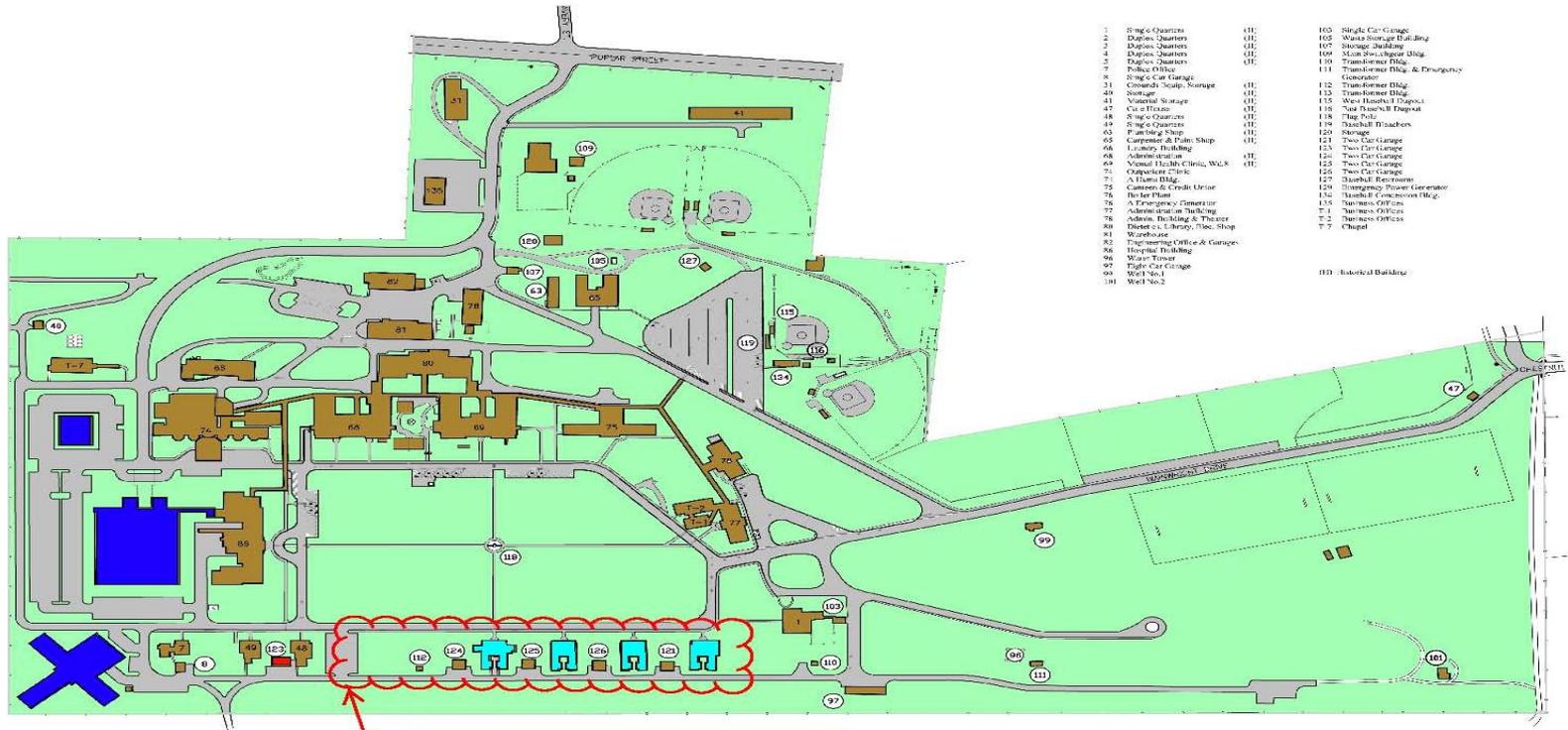


# Proposed EUL – Housing for Veterans Who are Homeless or At-Risk of Homelessness

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This proposed development is targeted for permanent affordable housing and other housing for Veterans at risk of homelessness.

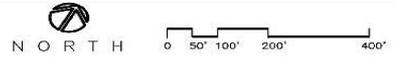
# Proposed 4-Acre Parcel Including Quarters #2, #3, #4, and #5



- |                                     |     |   |
|-------------------------------------|-----|---|
| 1 Single Quarters                   | (H) | 103 Single Car Garage                       |
| 2 Duplex Quarters                   | (H) | 105 Waste Storage Building                  |
| 3 Duplex Quarters                   | (H) | 107 Storage Building                        |
| 4 Duplex Quarters                   | (H) | 109 Main Sewageplant Bldg.                  |
| 5 Duplex Quarters                   | (H) | 110 Transformer Bldg.                       |
| 7 Police Office                     | (H) | 111 Transformer Bldg. & Emergency Converter |
| 8 Single Car Garage                 | (H) | 112 Transformer Bldg.                       |
| 21 Grounds Equip. Storage           | (H) | 113 Transformer Bldg.                       |
| 40 Storage                          | (H) | 115 West Baseball Dugout                    |
| 41 Vehicle Storage                  | (H) | 116 East Baseball Dugout                    |
| 47 Car Hoists                       | (H) | 118 Flag Pole                               |
| 48 Single Quarters                  | (H) | 119 Baseball Backstop                       |
| 49 Single Quarters                  | (H) | 120 Storage                                 |
| 63 Planting Shop                    | (H) | 121 Two Car Garage                          |
| 65 Carpenter & Paint Shop           | (H) | 122 Two Car Garage                          |
| 66 Laundry Building                 | (H) | 123 Two Car Garage                          |
| 68 Administration                   | (H) | 124 Two Car Garage                          |
| 69 Visual Health Clinic, W.L.R.     | (H) | 125 Two Car Garage                          |
| 71 Outpatient Clinic                | (H) | 126 Two Car Garage                          |
| 72 A Home Bldg.                     | (H) | 127 Baseball Restroom                       |
| 73 Canteen & Credit Union           | (H) | 128 Emergency Power Generator               |
| 74 Barber Shop                      | (H) | 130 Baseball Concrete Bldg.                 |
| 75 A Emergency Generator            | (H) | 131 Business Offices                        |
| 76 Administration Building          | (H) | 132 Business Offices                        |
| 78 Admin. Bldg. & Theater           | (H) | 133 Business Offices                        |
| 80 Director's E. Army, N. Sec. Shop | (H) | 134 Chapel                                  |
| 81 Washhouse                        | (H) |   |
| 82 Engineering Office & Garage      | (H) |   |
| 86 Hospital Building                | (H) |   |
| 96 Water Tower                      | (H) |   |
| 97 Eight Car Garage                 | (H) |   |
| 99 Well No. 1                       | (H) |   |
| 101 Well No. 2                      | (H) |   |

**BURR CANDIDATE BUILDINGS  
PARCEL+ QTRS 2,3,4 & 5 (ALL ON  
NATIONAL HISTORIC REGISTER)**

**VAMC Campus Plan**  
Walla Walla, Washington  
10/10/2010



Z|B|a| 2013 BURR ARCHITECTS  
410 W. WALLA, SUITE 201, WALLA WALLA, WA 99157  
509.867.1000

# Walla Walla VAMC, Building # 5

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# VA's Enhanced-Use Lease Program

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- 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”
- 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

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- Before initiating an EUL project, the concept is approved by the Secretary of Veterans Affairs
- EUL partner is selected in 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 and requirements incorporated in the lease

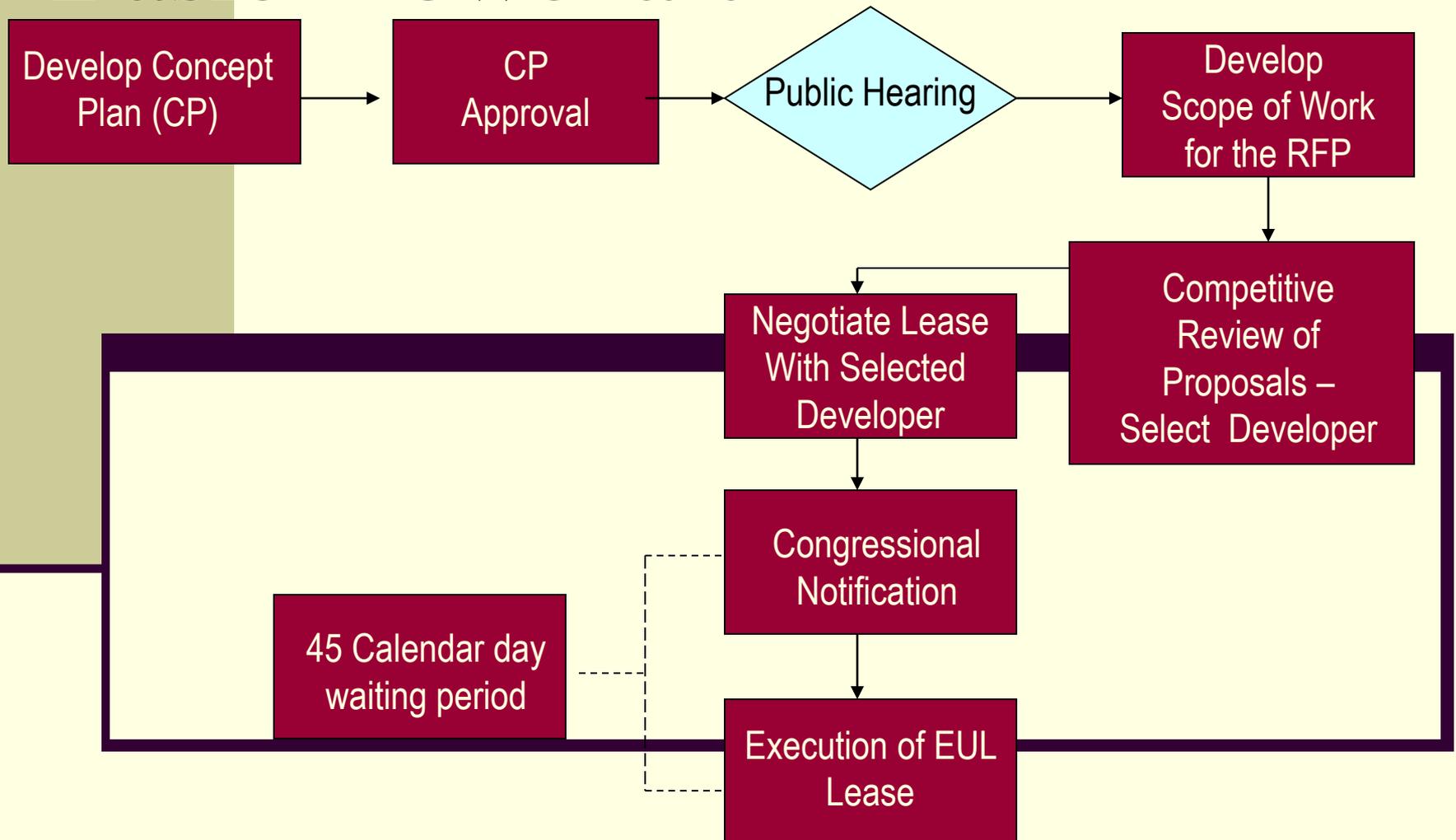
*61 EUL projects awarded to date; over 60 projects under development*

# VA's Enhanced-Use Lease Program Goals

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

# Basic Flowchart



# Benefits to Local Community

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- 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
- Developer negotiates taxes (or payments in lieu of taxes) with the County/State gov't as appropriate
- Developer works with local zoning and planning departments to ensure compatibility with local laws, rules, and regulations

# Benefits to Veterans

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- Improve the quality of life for Veterans
- Increase access to health care for Veterans
- Provide Veterans with supportive services designed to provide permanent housing and help them achieve self sufficiency

# Types of EUL Projects

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- Senior Housing for Veterans
- Assisted Living for Veterans
- Permanent Housing for Homeless Veterans  
(contemplated purpose for this project)
- Medical, Research Facilities, Parking Garages
- Child Care Centers/Adult Day Health Care
- Energy Projects

# 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 with preferred placement for veterans at no cost to VA.
- Term: Awarded 2004, 75 years.

# Proposed Permanent Supportive Housing – Lyons, New Jersey

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# Proposed Permanent and Transitional Housing, Canandaigua, NY



FONTANESE  
FOLTS  
AUBRECHT  
ERNST  
ARCHITECTS

Cadence Square  
EXTERIOR PERSPECTIVES



The Canandaigua New York Campus - VAMC  
Department of Veteran Affairs - Enhanced-Use Lease Development Project



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# Next Steps

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- Assess Public Input
- Develop and Advertise a Request for Proposals
- Review of Submissions
- Selection of Proposed Developer
- Negotiate Development Plan and Lease
- Execute Lease
- Implement

# LINKS

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- Home pages for all BURR properties:  
<http://www.va.gov/assetmanagement/burr/>
- Please sign up for our RSS Feed:  
<http://www.va.gov/AssetManagement/pressreleases/summary.asp>

# Public Forum

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- Obtain views and input from interested parties regarding the proposed enhanced-use lease;
- Recognize all who have wish to make statements for the record;
- In order to provide opportunities for all concerned, five (5) minutes will be allocated to each respondent;
- First recognize any comments written in advance

# Additional Comments

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- Additional comments may be captured into the open record through October 14, 2011 by mailing comment cards to:

**Jonathan M. Wainwright Memorial  
(Walla Walla) VA Medical Center**  
ATTN: Public Affairs Office (EUL)  
77 Wainwright Drive  
Walla Walla Washington 99362