



VA

U.S. Department
of Veterans Affairs

ENHANCED-USE LEASE PROGRAM



Valley Brook Village
Lyons, NJ

Veterans Day 2015

Enhanced-Use Lease (EUL) Program

EUL Overview

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Introduction

The Department of Veterans Affairs [Enhanced-Use Lease \(EUL\) Program](#) is an important component of both VA's mission to end Veteran homelessness and the Department's overall asset management program. Through this program, VA out-leases underutilized real estate under its jurisdiction or control to the private sector for up to 75 years for the purpose of developing supportive housing for homeless and at-risk Veterans and their families. Through this innovative tool, Veterans are provided with an expanded range of services that would not otherwise be available on medical center campuses.

Continued on next page

EUL Overview, Continued

Introduction (continued)

Some examples of the supportive services provided to Veterans include (to name a few):

- Job training
- Financial management assistance
- Free haircuts
- Community gardens and playgrounds
- Computer/technology centers
- Laundry facilities
- Community meeting and socializing rooms
- Fitness centers
- Support groups
- Senior companion programs

Our partners provide Veterans with housing on a priority placement basis and, in some cases, serve our Veterans exclusively. These EUL projects provide safe, affordable living arrangements near health care providers, which contribute to positive health care outcomes for Veterans.

Many of the benefits to Veterans extend beyond the campus, as they are non-quantifiable benefits, such as:

- Increased access to health care
- Easy access to employment opportunities
- Improved satisfaction and quality of life for Veterans and their families
- Improved relations with the community
- Other socio-economic benefits

The EUL program is managed by the Office of Asset Enterprise Management (OAEM). At this time, OAEM has 1,909 units of housing available for Veterans and an additional 1,055 units are under development. OAEM continually evaluates VA's unused and underused land and buildings to see if those assets could be repurposed into safe, affordable housing for Veterans.

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EUL Overview, Continued

Recent EUL Activity

In fiscal year (FY) 2015, OAEM finalized long-term agreements for eight (8) EULs that will provide a total of 414 units of supportive housing for Veterans. Each EUL housing project is structured to provide some type of permanent or transitional housing for homeless/at-risk Veterans or senior/disabled Veterans. In most cases, the housing is designed to also accommodate families of resident Veterans.

Operational EULs

Barbers Point, Hawaii

This EUL project leases the 6.00-acre Barbers Point property [including three (3) buildings] to a private developer and offers a total of 244 safe, supportive, and affordable housing units with 146 permanent housing units and 98 transitional housing units. The project addressed an unmet need for supportive services, including housing for homeless Veterans throughout the community.



Transitional Housing

This EUL provides beds to mentally ill, disabled, and single adult homeless Veterans on a priority basis. In addition, Veterans benefit from enhanced services provided by this project, such as meals, transportation, educational classes, and job training to residents.

Batavia, New York

VA identified the need for transitional housing and accompanying services in the Western New York area, where many Veterans with multiple medical conditions are homeless. Through this EUL, the lessee rehabilitated 'Building 1' on the VAMC property into an 18-bed, 11-unit transitional housing services facility for eligible Veterans and non-Veterans of the Western New York Health Care System.



Transitional Housing

The lessee is responsible for the maintenance, repair, and operation of the project and property. The property's proximity to the Medical Center campus ensures easy access to treatment and services for Veterans to support recovery and improved life opportunities. In addition, Veterans benefit from enhanced services provided by the project.

Batavia, New York

This EUL provided for the construction of 32 affordable, independent housing units for Veterans and other elderly citizens in the New York area. This project created much needed low-income housing for individuals in the community who are in need of support services in order to continue to live independently. Veterans receive priority placement to all services. In addition, co-locating Havenwood Congregate Living Housing on the VA Medical Center (VAMC) campus creates a smooth transition for Veterans as they experience a need for changing levels of care.



Congregate Living Housing

Continued on next page

Operational EULs, Continued

Battle Creek, Michigan

VA identified the need for transitional housing for homeless Veterans to support the Battle Creek VAMC's operations and address homeless Veteran concerns in the community. This EUL outleases 4.95 acres of VAMC property for the lessee to finance, construct, operate, and maintain a transitional housing facility to provide 75 units of safe, affordable, drug and alcohol free housing and services to eligible Veterans and non-Veterans.

An amendment for Phase II of the EUL at Battle Creek resulted in the construction of 100 additional apartments, which became operational in FY 2014.



Transitional Housing

Veterans receive priority placement into the transitional housing facility, as well as supportive services including professional counseling, case management, and job training. In addition, the proximity of the facility to the VAMC campus ensures easy access to the treatment necessary to support the full recovery of the Veterans served. This project results in cost avoidance to VA through reduced operating costs, including property maintenance and reduced reliance on inpatient and domiciliary resources.

Bedford, Massachusetts

Bedford, MA, recognized the acute need for safe, affordable housing for the homeless Veteran population in the greater Boston area where the only affordable housing available is often in unsafe areas and alcohol and drug abuse are widespread, which is unsuitable for Veterans who are in recovery and need a supportive living arrangement.



Permanent Housing

Through this EUL, the lessee rehabilitated 'Building 5' on the leased property into a 60-unit Single Room Occupancy (SRO) building providing permanent housing to homeless Veterans in the community.

This EUL project provides safe, supportive, and affordable housing to mentally ill, disabled, and single adult homeless Veterans. All services offered are exclusive to Veterans.

Continued on next page

Operational EULs, Continued

Butler, Pennsylvania

Under this EUL, Butler County constructed a mental health facility on a 1.3-acre parcel of land with 16 beds, thereby improving mental health services and recovery opportunities for Veterans. VA faced a continual challenge of identifying secure, clinically based residential care for individuals requiring extended, intensive mental health treatment and monitoring. VA-referred patients are admitted on a priority basis, expanding mental health services to Veterans and allowing them to stay in close proximity to VA physicians and healthcare providers. Butler County's provision of inpatient mental health care provides substantial savings to the VAMC due to reduced admissions to distant tertiary care centers.



Mental Health Facility

Canandaigua, New York

The Cadence Square EUL project at the Canandaigua VAMC provides 33 units (48 beds) of permanent/transitional housing for homeless and at-risk Veterans and their families. Through this EUL, the lessee financed, renovated, constructed, and now operates a transitional and permanent housing facility on 1.90 acres of property, providing supportive services that guide Veteran residents toward attaining long-term independence and self-sufficiency. This project offers eligible Veterans priority placement into affordable, safe, and substance free housing. Veterans also receive an array of supportive services. The consolidation and use of VAMC land enables services and VA personnel to be centralized, which result in efficiencies and improved access to health care services.



Permanent and Transitional Housing

The EUL allows VA to avoid costs associated with maintaining the leased property. In addition, this project will result in significant cost avoidance to VA by reducing reliance on community residences and hospitalization of Veterans.

Continued on next page

Operational EULs, Continued

Danville, Illinois

The city of Danville, IL, recognized an unmet need for affordable senior housing for Veterans and residents in the community. This EUL facilitated the rehabilitation of two unused buildings on the Danville VAMC campus.



Independent Living Housing

The project provides 44 low-income senior citizen apartments for Veterans in the Illinois area. Veterans receive priority placement to safe, affordable housing near their place of care at the Danville VAMC, as well as discounts on a limited number of units. Besides receiving ongoing lease payments, VA avoids the costs of maintaining, repairing, and providing utilities to the buildings and property covered under this EUL.

Dayton, Ohio

VA realized a need for transitional housing and related ‘wraparound’ supportive services in the Dayton community. Through this EUL, the lessee renovated, operates, and maintains ‘Building 400’ on 1.50 acres of property leased from the Dayton VAMC, providing 50 units of transitional housing beds and related supportive services to eligible Veterans and non-Veterans.



Transitional Housing

The EUL allows VA to avoid costs associated with building maintenance, property maintenance, outpatient services, and domiciliary resources that otherwise would have been utilized in the absence of this project. In addition, VA receives some income consideration from ongoing lease payments.

Dayton, Ohio

Through this EUL, Ohio Avenue Commons, LLC renovated, operates, and maintains ‘Building 402’ of the property, providing 27 units of transitional housing and related supportive services for eligible Veterans and non-Veterans. Besides providing ongoing lease payments, this EUL allows VA to avoid costs associated with building maintenance, property maintenance, outpatient services, and domiciliary resources that otherwise would have been utilized in the absence of this project.



Transitional Housing

Continued on next page

Operational EULs, Continued

Dayton, Ohio

Prior to the execution of this project, the deteriorating physical condition of 'Building 412' on the Dayton VAMC campus jeopardized the residential housing services provided to homeless adults via a short-term 3-year outlease of the building. This EUL provided VA the opportunity to out-lease the property for a long-term period, obtain necessary building improvements and renovations, and continue to offer 34 housing units to homeless Veterans and non-Veterans in the community.



Permanent Housing

Dayton, Ohio

The developer, St. Mary Development Corp., held a grand opening for Lyons Place II on May 29, 2015. The developer designed and constructed a 55-unit senior housing facility to provide housing to senior low-income Veterans in the Dayton, OH, area. This housing facility has indoor and outdoor recreational areas, sustainable design features, and is compliant with the American with Disabilities Act. Lyons Place II will provide supportive services designed to help Veteran residents achieve self-sufficiency and permanent housing.



Permanent Housing

Fort Snelling, Minnesota

The Minneapolis (Fort Snelling) project consisted of the rehabilitation of five (5) historic and vacant buildings located on approximately 6 acres of land on the grounds of the Fort Snelling Upper Post (under VA's jurisdiction and control). These buildings were rehabilitated to house homeless Veterans and their families under a long-term EUL agreement with a Minnesota firm.

The rehabilitated housing includes:

- Indoor and outdoor recreational areas
- On-site management with supportive services
- Sustainable design that is ADA-compliant

Continued on next page

Operational EULs, Continued

Fort Snelling, Minnesota (continued)



Building #227 Pre Construction



Building #227 Pre Construction



Building #227 Post Construction



Building #227 Post Construction

Permanent Housing

The construction is completed, and a Certificate of Occupancy was issued on September 24, 2015. A Ribbon Cutting Ceremony was held on October 2, 2015, and these buildings are now fully occupied by Veterans and their families.

Hines, Illinois

The Bishop Goedert Residence 'Building 53' is located on the grounds of the Edward Hines, Jr. VAMC in Illinois. The facility is operated by the Catholic Charities Housing Development Corporation (CDC) and provides 70 one-bedroom apartments. The Bishop Goedert Residence offers priority placement for senior Veterans, and each apartment includes a living/dining area, kitchen with appliances, bedroom, bathroom, and closets. Community space consists of a library, laundry facilities, mailbox lobby, public restrooms, offices, a media room, barber/beauty shop, and a community room with a kitchen.



Assisted Living Housing

The Bishop Goedert Residence is sponsored by Catholic Charities of the Archdiocese of Chicago.

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Operational EULs, Continued

Hines, Illinois

The Edward Hines, Jr. VA Hospital recognized an unmet need for transitional housing for Veterans and other residents in the Hines, IL, community. This EUL rehabilitated 'Building 14' into a 42-unit transitional housing facility, a previously vacant building on the VAMC campus.



Transitional Housing

Homeless and formally homeless Veterans receive priority placement into 40 units and associated services of the transitional housing facility. The proximity of the facility to the Medical Center campus ensures easy access to treatment and the services necessary to support recovery.

Through this EUL, VA operating costs are reduced by transferring the maintenance of 'Building 14' and the associated property to the lessee. VA also avoids costs associated with outpatient and domiciliary resources that otherwise would have been utilized in the absence of the project and receives income consideration from ongoing lease payments.

Hines, Illinois

On December 13, 2013, VA and Hines Veterans Residences Limited Partnership finalized an agreement for the Freedom's Path at Hines EUL project. The project underwent approximately 18 months of construction, and Phase 1 of the facility began operations on August 20, 2015.

The facility consists of 72 permanent units of housing (36 efficiency and 36 one-bedroom) with supportive services for homeless and at-risk veterans and their families. Facility features include:

- 36 parking spaces
 - Indoor and outdoor recreational areas
 - Fitness center, laundry room, communal areas, and break-out rooms for therapy and special needs services
 - On-site management with supportive services
 - Sustainable design
 - 63,000 gross square feet
-

Continued on next page

Operational EULs, Continued

**Hines,
Illinois**
(continued)



Permanent Housing

VA and Hines Veterans Residences Limited Partnership are contemplating constructing Phase 2 of the project in order to address the homeless Veteran population needs.

**Leavenworth,
Kansas**

Before the execution of this project, the Dwight D. Eisenhower VAMC campus contained 38 vacant and/or underused historical buildings of aging infrastructure. VA entered into this EUL to reuse, redevelop, and renovate the property for the purpose of providing affordable senior housing, long-term care, and transitional housing. This project offers a unique opportunity for Veterans (who receive priority placement) to live and receive care on the VAMC campus in a ‘life-care’ community setting.



Mixed Housing

This EUL allows for the transfer of the costs of building and property maintenance and compliance with National Historic Preservation guidelines to a private partner. VA also avoids costs associated with domiciliary resources that otherwise would have been utilized in absence of the project.

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Operational EULs, Continued

Lyons, New Jersey

The lessee financed, developed, constructed, operates, and maintains a permanent supportive housing facility of 61 tenant units and 70 parking spaces. The facility is centrally located on the VAMC campus. Eligible Veterans receive priority placement into affordable, safe, and substance-free housing and receive supportive services.



Permanent Housing

Minneapolis, Minnesota

A 2001 statewide survey found that there were approximately 3,413 homeless Veterans in the metro area of the Twin Cities, Minnesota, an estimated 45 percent of which were clinically diagnosed with a serious mental health disorder and 52 percent of which considered themselves to be chemically dependent. Under this EUL, the



Permanent Housing

lessee constructed two new buildings and renovated three existing VA duplexes to provide 140 units of affordable, safe, drug and alcohol-free housing and related services to Veterans in the Twin Cities area.

In addition, the lease provides for the construction of associated parking adequate to meet the needs of the staff and occupants of the facility and the renovation of a building for administrative and community use.

Newington, Connecticut

For this EUL, 11.2 acres of land and improvements were leased to Victory Gardens Housing LLC. Buildings 13, 27, 31, and 43 were demolished, and building 5 was renovated into 24 residential units. The selected developer financed, designed, developed, constructed, operates and maintains the permanent supportive rental housing community consisting of 74 units, with 37 of the units having priority occupancy for homeless Veterans and Veterans at risk of being homeless. The remaining units have priority occupancy for low-income Veterans. Additionally, this EUL required the Lessee to develop 154 parking spaces associated with the facility.



Permanent Housing

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Operational EULs, Continued

Roseburg, Oregon

The Roseburg, Oregon, VAMC realized a need for transitional housing units in the community. A single-day survey of the campus indicated that 32 percent of patients, if discharged that day, would be homeless, about 83 patients per year. Through this EUL project, VA leased property on the VAMC campus for the construction of a Single Room Occupancy (SRO) facility by the lessee, obtaining 63 affordable and transitional housing beds for homeless individuals in the Oregon area.



Transitional Housing

By reducing the length of homeless Veterans' stays at the VAMC, the project reduces costs associated with in-patient services that otherwise would have been utilized in the absence of this project.

Roseburg, Oregon

The Eagle Landing development at the Roseburg, Oregon, VAMC realized a need for permanent supportive housing in the local community for Veterans. Through this EUL project, the lessee financed, developed, constructed, operates, and maintains a permanent housing facility of 54 tenant units and one managers unit for Veterans.



Permanent and Transitional Housing

Eligible Veterans receive priority placement into affordable and safe housing with supportive services. These services include free haircuts, Alcoholics Anonymous meetings, onsite assistance from an Oregon Employment Services Veteran Representative, and walk, ride, and/or run groups.

Salt Lake City, Utah

Salt Lake City had a demonstrated need for transitional and supportive housing services in the local community for both Veterans and non-Veterans alike. Under this EUL, the lessee financed, developed, constructed, operates, and maintains a transitional housing facility of 72 units and 14 new parking spaces. Additionally, the consolidation and use of VAMC land enables services and VA personnel to be centralized on the VAMC campus in Salt Lake City.



Transitional Housing

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Operational EULs, Continued

Sepulveda, California

VA leased to a developer 2.5 acres of land located on the Sepulveda Ambulatory Care Center campus that included Buildings 4 and 5. The lessee renovated the buildings and is operating 149 units of transitional housing for homeless Veterans.



Permanent Housing

Veterans receive priority placement into all units and all services offered, including professional counseling, case management, and crisis management services.

St. Cloud, Minnesota

VA recognized a need for additional affordable housing options in the city of St. Cloud, Minnesota, where a significant portion of the Veteran community is homeless. Through this EUL, the St. Cloud Housing & Redevelopment Authority financed, constructed, operates, and maintains a safe and affordable Housing Complex of 61 apartment units, as well as associated parking on the St. Cloud VAMC campus.



Permanent Housing

This EUL provides safe and affordable housing options to homeless Veterans, who receive priority placement into 51 percent of the housing units. In addition, Veterans benefit from the Complex's close proximity to the VAMC campus.

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Operational EULs, Continued

Tuscaloosa, Alabama

Valor Grove is located on the grounds of the Tuscaloosa VAMC in Alabama. The facility began operations in November 2014 and provides 50 units of permanent supportive housing (25 units of new construction and 25 renovated units in Building 33). Valor Grove is now fully occupied.



Permanent Housing

Tuscaloosa, Alabama

Prior to the lease, hospice services were not available in western Alabama. Under this EUL, the lessee financed, constructed, operates, and maintains a hospice facility with 10 beds on the Tuscaloosa VAMCA campus.



Permanent Housing

This EUL provides safe, supportive, and affordable hospice inpatient services. It targets the most under-served Veterans – those who live alone and whose care is complex or those whose caregivers are too frail or elderly to care for them at home. Five of the total 10 hospice beds are reserved for VA-referred Veterans on a priority basis. In addition, Veterans benefit from enhanced services associated with the project.

Vancouver, Washington

The Portland VAMC realized a need for homeless housing in the Vancouver, Washington area. A single-day survey of the campus indicated that 18 percent of patients, if discharged that day, would be homeless, which equates to approximately 40 Veterans a year.



Transitional Housing

Through this EUL project, VA leased a previously vacant and undeveloped land parcel to the City of Vancouver Housing Authority. The Housing Authority was then able to construct a 124-unit SRO facility and studio apartments. Veterans receive priority placement into 62 SRO units of the facility and benefit from its close proximity to the VAMC campus. In addition, Veterans benefit from supportive services at the facility (e.g., counseling and recreation).

Continued on next page

Operational EULs, Continued

Viera, Florida

Under this project, the lessee financed, developed, constructed, operates, and maintains an assisted-living facility of at least 86 units and 50 associated parking spaces. This EUL provides affordable, safe, substance-free assisted living housing and supportive services to eligible Veterans and non-Veterans of the Brevard County, Florida community.



Assisted Living Housing

Eligible Veterans will receive priority placement into 69 (80%) of the total units in the facility. Of that 80 percent, eligible Veterans receive priority admission into at least sixty-six (66) studio units, as well as a 10-percent monthly rent discount. Veterans also receive priority receipt of any services and programs offered.

This project will result in significant cost avoidance to VA in terms of bed days of care by reducing reliance upon inpatient and domiciliary resources that would otherwise have been utilized in the absence of this project, as well as provide VA with annual lease payments.

EULs Under Construction

Bedford, Massachusetts

Situated on the grounds of the Bedford VAMC, the Bedford Green community will serve the needs of Veterans by providing priority placement and services to senior homeless Veterans. The lessee and its development team have worked closely with the Bedford VAMC and VISN Homeless Coordinator to develop a facility that will provide 69 low-income apartments that are of market-rate quality and include supportive services for residents. Construction began in March 2015, with the facility due to open in the summer of 2016.

No Photo Available
Permanent Housing

The plan provides for the construction of a 3-story building that will offer:

- One-bedroom furnished apartments
- Community space to encourage social opportunities for the residents to gather
- A computer lab to allow residents to reconnect with family and friends
- On-site management and supportive service staff space that will include office and meeting space for supportive housing Case Managers
- A satellite office for use by VA and outside vendors to provide services within the facility

The proximity to the Bedford VAMC, a facility recognized for its innovative research and care of aging Veterans, will provide access to clinical, medical, and social services for the Bedford Green residents.

Chillicothe, Ohio

In September 2015, Chillicothe Veterans Residences LP began construction on a new facility consisting of 60 units of housing that will provide permanent and supportive housing for homeless Veterans on the grounds of the Chillicothe VAMC. The new facility will provide 58 one-bedroom and 2 two-bedroom units that are ADA-complaint for Veterans. The new facility is expected to open in early 2017.



Permanent Housing

Continued on next page

EULs Under Construction, Continued

Danville, Illinois

The Mercy Housing Lakefront EUL project with 65 permanent supportive housing units will consist of 42 one-bedroom apartments, 2 one-bedroom with den, 18 two-bedroom apartments, and 3 three-bedroom apartments for homeless and at-risk Veterans.



Permanent Housing

Veterans will receive needed housing and be close to services located at the Illiana Health Care System, Danville VA Medical Center. The facility is expected to open in April 2016.

Fort Howard, Maryland

The Ft. Howard campus is situated approximately 20 miles east of Baltimore on a picturesque peninsula that juts out into the Chesapeake Bay. The 109-acre campus was formerly a VA hospital providing services to the local Veteran community.

No Photo Available
Permanent Housing

Over the years the Veteran population has moved away, and VA now only maintains a Community Based Outpatient Clinic (CBOC), with the surrounding historic buildings vacant and in disrepair. In 2014, VA signed a long-term EUL amendment with Ft. Howard Development to redevelop the entire campus. The initial plan is to rehabilitate the historic buildings providing approximately 570 units of housing, which will include 50 units of housing for homeless Veterans and a new CBOC all at no cost to VA. Construction is expected to begin towards the end of 2016.

Continued on next page

EULs Under Construction, Continued

Kerrville, Texas

The developer, Kerrville Senior Apartment LP, is building 49 units of affordable housing for senior and disabled Veterans with 27 one-bedroom and 22 two-bedroom units on the grounds of the VA South Texas Health Care System, Kerrville Campus. Senior and disabled Veteran tenants will receive priority status to all 49 units. Veterans will be in close proximity to VA physicians and health care providers. Construction is anticipated to conclude on December 31, 2015.



Permanent Housing

Menlo Park, California

The Willow Housing Project consists of 1.9 acres on the Menlo Park VA Campus and is located in Menlo Park, CA, just minutes from Palo Alto and San Jose, CA. The project is comprised of 60 units, of which 54 will be studios, 5 one-bedroom units, and 1 two-bedroom manager's unit.



Permanent Housing

Rents for property will be restricted to qualified individuals and families earning 30-40 percent of Area Median Income or below, and 35 of the 59 low-income units will have Project Based Veterans Affairs Supportive Housing (VASH) Vouchers ensuring the property can serve the most vulnerable Veterans. The project is anticipated to be completed by December 31, 2015.

Vancouver, Washington

The Freedoms Path EUL project will provide 50 units of permanent housing for homeless and at-risk Veterans. The project is currently under construction and is scheduled to be completed by September 2016. Veterans will receive affordable housing and be close to needed services located on the VAMC.



Permanent Housing

Continued on next page

EULs Under Construction, Continued

Walla Walla, Washington

The EUL developer will rehabilitate and renovate four of the historic quarter's buildings to create 24 units of permanent supportive housing for homeless Veterans and their families.



Permanent Housing

Additionally, the developer will construct two new buildings on an adjacent land parcel adding 16 newly constructed units for a total of 40 units of housing for Veterans with associated parking. The project will consist of one-, two-, and three-bedroom units.

Construction began in April 2015, and the project will open in May 2016. The Jonathan M. Wainwright Memorial VAMC, Walla Walla, WA, is located on an 88-acre campus with approximately 50 structures on the site of a historic cavalry fort, Fort Walla Walla. The site was listed on the National List of Historic Places in 1974 and includes 15 buildings listed on the historical register.

EULs in Development

**Brockton,
Massachusetts**

The Brockton EUL project is located on 0.8 acres of the Brockton VAMC campus. The developer is looking to renovate Building 60 to develop 14 units of affordable permanent housing. Priority housing placement will be given to homeless Veterans.

No Photo Available
Permanent Housing

**Butler,
Pennsylvania**

The proposed EUL is located at the VA Butler VAMC, PA, and consists of approximately 2.15 acres of land and improvements, including Building 3. Eighteen units of the rehabilitated building will be specifically set aside for senior Veterans.

No Photo Available
Permanent Housing

**Dublin,
Georgia**

The planned EUL project will encompass two existing buildings on the northwest corner of the Dublin VAMC campus; along with 5.8 acres of adjacent land going forth for development. Development scope is being negotiated.

No Photo Available
Permanent Housing

**Fort Harrison,
Montana**

The proposed EUL opportunity will provide 42 units of permanent supportive housing for homeless and at-risk Veterans on the VA Montana Health Care System Fort Harrison Campus. The proposed project will consist of two phases.

No Photo Available
Permanent Housing

- The first phase will consist of the renovation and construction of 22 units in 8 historic buildings at the Fort Harrison VAMC.
- The proposed Phase II will add 20 units of new construction on the land in between the historic buildings.

The blend of VA programs and supportive services provided by the EUL are designed to facilitate Veterans independence and return them to self-sufficiency.

**Leestown,
Kentucky**

The Lexington VAMC amended its Master Plan to support this EUL project. The developer will undertake the renovation of 4 buildings (buildings 5 through 8), approximately 38,333 square feet, at the Lexington VAMC, Leestown Division.

No Photo Available
Permanent Housing

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EULs in Development, Continued

Lincoln, Nebraska

The Lincoln VAMC campus has 59 acres that are being offered for development. The selected developer, Seniors Foundation, along with its partners, Sampson Construction and America First, are proposing a senior-centric development named Victory Park.

No Photo Available
Permanent Housing

Victory Park will focus on providing three core elements to a currently underserved group of senior Veterans and local citizens.

- **Medical Care** – Consistent with the campus’ historical mission of providing high-quality healthcare to the region’s Veterans, Victory Park will continue to provide a place for the delivery of medical care to seniors, Veterans, and the greater Lincoln community by leveraging the proximity to St. Elizabeth’s Hospital.
- **Housing** – Victory Park will provide over 300 units of newly constructed housing specifically dedicated to seniors and Veterans with immediate access to senior and Veteran services and medical care.
- **Senior Services** – The presence of Seniors Foundation and Aging Partners and their demonstrated track record of providing services to senior citizens further enhances the living, learning, and care experience unparalleled in the Lincoln community.

The developer envisions a phased development approach to ensure the success of each individual project. Four individual projects will deliver 305 units of housing exclusively focused on seniors and Veterans, including homeless Veterans. Also envisioned is a medical office complex.

Lyons, New Jersey

The first EUL at the Lyons VAMC, New Jersey opened its doors in September 2013 and the developer has decided to move forward with a second EUL development. This second EUL ‘Valley Brook Village II’ will be similar to the first EUL development with regard to onsite features and will consist of 50 units of permanent housing.

No Photo Available
Permanent Housing

Milwaukee, Wisconsin

This EUL project will consist of renovating six historic buildings on the Historic Landmark District campus for supportive housing for Veterans and their families. No developer has been selected.

No Photo Available
Permanent Housing

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EULs in Development, Continued

Minneapolis, Minnesota

The Veterans East EUL project will be between 80 and 100 units of permanent housing that will be constructed on the east side of the Minneapolis VAMC campus. The development will consist of:

- Studio apartment units
- Management office space
- A community room
- Laundry facilities

The units will be approximately 430 square feet and include a galley kitchen and a private bathroom.

No Photo Available

Permanent Housing

Perry Point, Maryland

The developer will focus on the rehabbing 44 homes (42 homes to be converted into 75 veteran (VASH) homes, 2 units to be management) at Perry Point VAMC in Perryville, Maryland.

No Photo Available

Permanent Housing

St. Cloud, Minnesota

The developer, Sand Companies, plans to develop, construct, and operate a new 37-unit, permanent, affordable housing facility for homeless and at-risk Veterans at the St. Cloud VAMC.

No Photo Available

Permanent Housing