VA | U.S. Department of Veterans Affairs

ENHANCED-USE LEASE PROGRAM

McBride Place
Dayton, Ohio

Housing EUL Overview
2nd Quarter FY 2021

Enhanced-Use Lease (EUL) Program

Housing EUL Overview
2nd Quarter FY 2021

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Overview

The Department of Veterans Affairs' (VA) Enhanced-Use Lease Program (EUL) 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.

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

- Job training
- Financial management assistance
- 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.

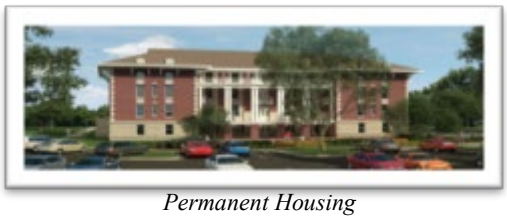
Many of the benefits to Veterans extend beyond the campus, as they are non-quantifiable benefits, such as:

- 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). As of January 1, 2021, OAEM has 3,203 units of housing available for Veterans and an additional 379 units are under construction. 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.

Operational Housing EULs

Augusta, Georgia



Permanent Housing

Freedom's Path, LLC and Augusta Veterans Residences Limited Partnership will develop a total of 98 units of supportive housing on the campus of the Charlie Norwood VA Medical Center (Uptown) in Augusta, GA. The project consisted of the renovation of three historic buildings on the campus – Buildings 7, 18 and 76. The project was completed in summer 2018 and currently provides housing and supportive services to Veterans.

Barbers Point, Hawaii

Transitional Housing

This EUL project leases the 6.00-acre Barbers Point property [including three (3) existing buildings] to a private developer and offers a total of 222 safe, supportive, and affordable housing units with 130 permanent housing units, 25 transitional housing units, and a 67-unit mix of both permanent and transitional housing. A ribbon cutting ceremony for 50 permanent housing units in newly constructed Building 35 occurred in December 2017. The project addressed an unmet need for supportive services, including housing for homeless Veterans throughout the community.

The 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.

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Operational Housing EULs, Continued

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

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 out-leases 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 housing and services to eligible Veterans and non-Veterans.

Transitional Housing

An amendment for Phase 2 of the EUL at Battle Creek resulted in the construction of 100 additional apartments, which became operational in FY 2014.

Veterans receive priority placement in 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.

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Operational Housing EULs, Continued

Bedford, Massachusetts

The Bedford VAMC recognized the acute need for safe, affordable housing for the homeless Veteran population in the greater Boston area. Often, the only affordable housing available is located in unsafe areas where 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.

Bedford, Massachusetts

Situated on the grounds of the Bedford VAMC, the Bedford Green community serves the needs of Veterans by providing priority placement and services to senior homeless Veterans. The lessee's team worked closely with the Bedford VAMC and VISN Homeless Coordinator to develop 69 affordable apartments (plus one unit for in-house manager) that are of market rate quality and include supportive services for residents. Construction began in March 2015, and the facility opened in July 2016.

Permanent Housing

The 3-story building offers:

- One-bedroom furnished apartments
- Community space to encourage social opportunities for residents to gather
- A computer lab to allow residents to reconnect with family and friends
- On-site management and supportive service staff space that includes 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, provides access to clinical, medical, and social services for the Bedford Green residents.

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Operational Housing EULs, Continued

Brockton, Massachusetts

Building 60, originally built in 1924 on the Brockton VA campus, was renovated to provide permanent supportive housing. The historic renovation created 14 apartments for Veterans in the Howard House building on the east side of the campus. The lessee oversaw the development and now manages the residence. The facility opened its doors in December 2016.

Permanent Housing

Butler, Pennsylvania

The Butler VAMC recognized the unmet need for supportive services and affordable housing for Veterans in the Butler, VA community. Through this EUL, the lessee constructed a two-story addition to "Building 5" (Deshon Place) on the VAMC campus, expanding the VAMC's existing transitional housing program by 10 single-occupancy units for homeless Veterans and other citizens. This project provides a total of 20 units of safe, supportive, and affordable housing to mentally ill, disabled, and single adult homeless Veterans, who receive priority placement in all of the units and services offered. If there are no Veterans referred or on the waiting list, the unit could be offered to a non-Veteran. The proximity to the VAMC campus ensures easy access to treatment and services that support recovery and improved life opportunities for the Veterans served.

Transitional Housing

Continued on next page

Operational Housing EULs, Continued

Canandaigua, New York

The Cadence Square EUL project at the Canandaigua VAMC provides 33 units (48 beds) of permanent and 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.

Chillicothe, Ohio

In September 2015, Chillicothe Veterans Residences LP began construction on a new facility consisting of 60 units of housing that provides permanent and supportive housing for homeless Veterans on the grounds of the Chillicothe VAMC.

Permanent Housing

The facility opened in December 2016 and provides 58 one-bedroom and 2 two-bedroom units that are ADA-compliant for Veterans.

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Operational Housing EULs, Continued

Danville, Illinois

Permanent Housing

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. 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.

Danville, Illinois

Permanent Housing

On April 20, 2017, the lessee, Mercy Housing Lakefront, opened Danville Veterans Housing at the VA Illiana Health Care System, Danville, IL. This development consists of a three-story building, named Cannon Place, with 65 permanent U.S. Housing & Urban Development-VA Supportive Housing (HUD-VASH) units for Veterans who are homeless or at risk of homelessness, disabled Veterans and their families. The development is approximately 74,108 gross square feet (on a 10.64-acre site), and contains 79 parking spaces and 13 ADA-compliant units with an additional four hearing impaired units.

Dayton, Ohio

Transitional Housing

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 1.5 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. 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.

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Operational Housing EULs, Continued

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

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

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Operational Housing EULs, Continued

Fort Harrison, Montana

The project consists of 42 units of permanent supportive housing for homeless and at-risk Veterans on the VA Montana Health Care System Fort Harrison Campus. There are 40 units in 11 historic buildings and 2 units in a newly constructed building. The blend of VA programs and supportive services being offered at the project are designed to facilitate Veterans' independence and self-sufficiency.

Permanent Housing

Grand Island, Nebraska

Known as Victory Village, the development was constructed on an approximate 5.45-acre site within the Grand Island VA Community Based Outpatient Clinic property, and opened in November 2016. The developer built a two-story building that consists of 26 apartment units, targeted at low-income Veterans who are homeless or at risk of becoming homeless.

Permanent Housing

Unit Breakdown:

- (20) One Bedroom Apartments at approximately 665 square feet
- (6) Two Bedroom Apartments at approximately 1,019 square feet, that include washer & dryer

Parking Breakdown:

- 52 spaces (includes 3 accessible)

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Operational Housing EULs, Continued

Hines, Illinois

Assisted Living Housing

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 (plus one unit for in-house manager). 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.

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

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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. Phase 1 of the project consists of 72 permanent supportive housing units (36 efficiency and 36 one-bedroom units) that became operational in summer 2015. Other features of the approximately 63,000 gross square foot, sustainably designed, Phase 1 facility include parking, indoor and outdoor recreational areas, fitness center, laundry room, communal areas, and break-out rooms for therapy and special needs services, and sustainable design.

Phase 1: Permanent Housing

Phase 2 of the project consists of 52 permanent supportive housing units (a mix of one-, two-, and three-bedroom units) that became operational in fall 2018. Other features of the approximately 67,000 gross square foot, sustainably designed, Phase 2 facility include parking, a fitness center, a clubroom, technology center/ library, laundry facility, and communal areas and break-out rooms for services.

Phase 2: Permanent Housing

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Operational Housing EULs, Continued

Kerrville, Texas

The developer, Kerrville Senior Apartment LP, built 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 receive priority placement in all 49 units and are close in proximity to VA physicians and health care providers. Veterans moved into the apartment complex in December 2015 and a ribbon cutting ceremony took place on January 28, 2016.

Permanent Housing

Leavenworth, Kansas

Before the execution of this project, the Dwight D. Eisenhower VAMC campus contained 38 vacant and/or underused historical buildings and aging infrastructure. VA entered into this EUL to reuse, redevelop, and renovate the property to provide aproximately 94 affordable senior housing, long-term care, and transitional housing in Phases 1 and 2 of the project. 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.

Mixed Housing

This EUL allow 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.

In November 2017, VA signed an amendment to its existing lease with Eisenhower Ridge Association for Phase 3. The lessee renovated six historic buildings (Buildings 6, 7, 8, 9, 14, and 47) that are part of a 38-building historic rehabilitation development to provide 67 units of permanent housing for homeless and at-risk Veterans and their families. Construction was completed in 2019.

Permanent Housing

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Operational Housing EULs, Continued

Lexington, Kentucky

Permanent Housing

The Lexington VA Healthcare System, Leestown Division amended its Master Plan to support this EUL project. The lease was executed in December 2018 with Leestown VA Housing, LLLP as the Lessee. The project involved the renovation of four buildings on the National Register of Historic Places (Buildings 5, 6, 7, and 8) containing approximately 38,333 square feet of space, and the new construction of six buildings. The completed project, called Victory Point Apartments and Townhomes, consists of 50 units of permanent supportive housing for Veterans.

Lincoln, Nebraska

Permanent Housing

The selected developer, Seniors Foundation, along with its partners, Sampson Construction and America First, developed a senior-centric development named Victory Park as part of a redelopment effort of 59 acres at the Lincoln VAMC.

Victory Park provides 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 provides approximately 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.

Senior Foundation envisions a phased development approach to ensure the success of each individual project. The first phase, which began construction in September 2016, delivered 70 units of housing exclusively focused on seniors and Veterans, including homeless Veterans, in November 2017.

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Operational Housing EULs, Continued

Lyons, New Jersey

In the project's first phase, 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.

Phase 1: Permanent Housing

The Valley Brook Village Phase 2 EUL project provides an additional 50 furnished one-bedroom apartments. One apartment is set aside for a live-in responder, and the remaining 49 apartments are for homeless and at-risk Veterans on approximately 2.2 acres of land located near the Valley Brook Village Phase 1 facility. This LEED Silver certified project provides ample parking for staff, residents and visitors, community lounges, outside patio and porch spaces, an on-site learning center/ computer lab, and administrative and programmatic offices and meeting spaces. The project is conveniently located near the Lyons VA Medical Center, providing Veterans easy access to care as well as shuttle service to the VA Medical Center at East Orange. Phase 2 opened in the first quarter of FY 2020.

Phase 2: Permanent Housing

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Operational EULs, Continued

Menlo Park, California

Permanent Housing

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 are studios, 5 are one-bedroom units, and 1 is a two-bedroom manager's unit. Rents for the property are restricted to qualified individuals and families earning 30-40 percent of Area Median Income (AMI) or below, and 35 of the 59 low-income units have Project-Based Veterans Affairs Supportive Housing (VASH) Vouchers ensuring the property serves the most vulnerable Veterans. The facility became fully operational in December 2015.

Minneapolis, Minnesota

Permanent Housing

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 whom were clinically diagnosed with a serious mental health disorder and 52 percent of whom considered themselves to be chemically dependent. Under this EUL, the 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.

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Minneapolis, Minnesota

The Minneapolis 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.

Permanent Housing

The rehabilitated housing includes:

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

Construction is complete 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.

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Operational Housing EULs, Continued

Minneapolis, Minnesota

Veterans East EUL project is 100 units of permanent housing constructed on the East side of the Minneapolis VAMC campus. The development consists of studio apartment units, a community room, management office space, and laundry facilities. The units are approximately 380 net square feet and include a galley kitchen and a private bathroom.

Permanent Housing

Newington, Connecticut

For this EUL, 11.2 acres of land and improvements were out-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

Northampton, Massachusetts

On August 8, 2014, VA entered into an EUL for 60 units of permanent and transitional housing. These units were constructed in two phases:

- Phase 1 consists of 44 units of permanent housing.
- Phase 2 consists of 16 units of transitional housing.

Transitional and Permanent Housing

The 16 units of transitional housing are designed for women Veterans and their children. Each unit includes a kitchenette with a cooktop, sink, convection/microwave combination oven and each building was constructed to achieve LEED Gold sustainability certification. The project opened in June 2016.

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Operational Housing EULs, Continued

Perry Point, Maryland

The developer rehabilitated 43 homes (42 homes were converted into 75 veteran supportive housing units and 1 unit was converted for in-house management) at Perry Point VAMC in Perryville, Maryland. The project became operational in summer 2018, providing housing and supportive services to homeless and at-risk Veterans and their families.

Permanent Housing

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 for Veterans and one manager's unit (for a total of 55 units).

Permanent 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.

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Operational Housing EULs, Continued

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

Sepulveda, California

VA out-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 permanent 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.

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Operational Housing EULs, Continued

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. 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.

Permanent Housing

St. Cloud, Minnesota

The lessee constructed and operates a new 37-unit permanent affordable housing facility for Veterans who are homeless and at-risk of homelessness at the St. Cloud VAMC. Construction commenced in January 2016 and was completed in December 2016.

Permanent Housing

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Operational Housing EULs, Continued

Togus, Maine

The Togus VA Medical Center EUL project consists of 22 cabins. 21 cabin units are permanent housing for homeless and at-risk Veterans and one is an administrative office/community cabin. All of the cabins have full kitchens and bathrooms. The community cabin accommodates social services, training, entertainment, and recreation. Construction was completed in 2018.

Permanent Housing

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

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Operational Housing EULs, Continued

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 VAMC campus.

Hospice

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 in 62 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).

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Vancouver, Washington

The Freedoms Path EUL project provides 50 units of permanent housing for homeless and at-risk at the Portland VA Medical Center (VAMC) – Vancouver, WA campus. The project was completed in September 2016. At the time of the initial solicitation, the EUL site was an existing parking lot. The developer, Communities for Veterans, subsequently constructed a three-story building, while relocating 98 parking spaces to an adjacent parcel for the VAMC.

Permanent Housing

The project opened in September 2016. Veterans receive affordable housing and are close to needed services located on the VAMC campus.

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

This project resulted 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 provides VA with annual lease payments.

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Operational Housing EULs, Continued

Walla Walla, Washington

The EUL developer rehabilitated and renovated four of the historic quarters buildings to create 24 units of permanent supportive housing for homeless Veterans and their families on the grounds of the Jonathan M. Wainwright VA Medical Center.

Permanent Housing

Additionally, the developer constructed 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 consists of one-, two-, and three-bedroom units. Construction began in April 2015 and opened in May 2016.

West Los Angeles, California

Veterans Housing Partnership, LLC (Shangri-La Construction, LLC) partnered with Step Up on Second, Inc. (service provider) to manage, maintain, and operate 55 permanent supportive housing units in Building 209, which is on approximately two acres of land at the Greater Los Angeles Healthcare System (GLAHCS) – West Los Angeles Campus.

Permanent Housing

The building became operational on June 9, 2017. The housing provides supportive services to eligible Veterans in the GLAHCS – West Los Angeles community.

Housing EULs Under Construction

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 three-year outlease of the building. This EUL provided VA the opportunity to out-lease the property for a long-term period and obtain necessary building improvements and renovations. Phase one of this project consisted of 34 units, and phase two of this project is now underway to renovate and reconfigure those 34 units into 38 permanent housing units.

Permanent Housing

Dayton, Ohio

The existing EUL with St. Mary Development Corporation was amended on September 23, 2019 to provide an additional 64 units of permanent supportive housing for seniors (55 years and older) at the Dayton, Ohio VA Medical Center. This second phase of development will include the construction of 58,564 square feet on 1.67 acres of the 6.0 acres included in the original EUL. The 64 units will be comprised of 59 one-bedroom and 5 two-bedroom units. A total of 45 new parking spaces will be provided for the residents, staff, and guests.

Permanent Housing

Hines, Illinois

VA originally entered into an EUL agreement for Building 14 with Shelters for the Homeless, Inc. in 2003. In 2004, the lease was assigned to Cooke's Manor, LLC, who operated Building 14 as a transitional housing facility for several years. Subsequently, in October 2019, Cooke's Manor, LLC assigned the EUL to Hines III Limited Partnership for the redevelopment of housing for homeless and disabled Veterans at the Edward Hines Jr. VA Hospital in Hines, Illinois. The project includes the renovation and adaptive re-use of a now vacant facility with priority placement for Veterans who are homeless or at risk of homelessness, or who are disabled, and who have the ability to live independently while benefiting from proximity to VA services. The project, named Freedom's Path at Hines III, will consist of 28 permanent supportive housing units.

Permanent Housing

Continued on next page

Housing EULs Under Construction, Continued

Milwaukee, Wisconsin

An EUL at the Clement J. Zablocki VA Medical Center in Milwaukee, Wisconsin will be executed in two phases to provide a total of 101 permanent supportive housing units. The first phase of development will include the rehabilitation of Buildings 1, 14, 18, 19, 62, and 64, as well as a portion of Building 2, to provide approximately 63 housing units and approximately 6 garage parking spaces. The second phase of development will include the rehabilitation of the remaining portion of Building 2 to provide approximately 38 housing units along with approximately 46 parking spaces.

Permanent Housing

West Los Angeles, California

Building 205 is located on approximately 1.8 acres of land on the Greater Los Angeles Healthcare System – West Los Angeles campus. Building 205 will be renovated to provide permanent supportive housing units for Veterans and their families that are homeless or at-risk of homelessness. Building 205 will have 68 housing units, including one manager's unit.

Permanent Housing

West Los Angeles, California

Building 208 is located on approximately 2.1 acres of land on the Greater Los Angeles Healthcare System – West Los Angeles campus. Building 208 will be renovated to provide permanent supportive housing for Veterans and their families that are homeless or at-risk of homelessness. Building 208 will have 54 housing units, including one manager's unit.

Permanent Housing

West Los Angeles, California

Located on approximately 1.45 acres of land on the Greater Los Angeles Healthcare System – West Los Angeles campus, Building 207 will be renovated to provide 59 studio and one-bedroom Veteran units plus one two-bedroom manager's unit for a total of 60 units. Thomas Safran & Associates is the Developer, and will construct, renovate, operate, maintain, and provide permanent supportive housing for homeless and at-risk Veterans and their families in Building 207.

Permanent Housing