Public Hearing
VA Enhanced-Use Lease (EUL)
Housing Facility
for Homeless Veterans

VISN 17
Central Texas Veterans Health Care System (CTVHCS)
Doris Miller Department of Veterans Affairs Medical Center
February 13, 2019
6 p.m.
Welcome and Key Participants
Meeting Purpose and Objectives
EUL Program Overview
Proposed EUL Project and Site
Public Comments
Welcome and Key Participants

- Christopher Sandles, Medical Center Director/CEO, CTVHCS
- Amy Maynard, Waco Assistant Director
- Kurt Bruckbauer, Chief, Social Work Service
- Paula Wood, Health Care for Homeless Veterans Supervisor, Social Work Service
- Andrew Miller, HUD/VASH Supervisor, Social Work Service
- Carrie Pham, Project Manager, Office of Asset Enterprise Management
The purpose of this hearing is to receive the views of the Veterans Services Organizations, local residents, commercial enterprises, neighborhood, community associations, and other interested parties regarding VA’s proposed enhanced-use lease (EUL) development project.

Two - five minutes will be allocated to attendees at the end of the formal presentation to provide an opportunity to share comments.
Public Meeting Objectives

- Describe the EUL Program
- Describe the Proposed EUL Project
EUL allows VA to partner with the public or private sector to maximize returns to Veterans from underutilized capital assets

Legislative authority under Enhanced-Use Leases of Real Property, Title 38 U. S. C., Sections 8161-8169 and as amended

Allows VA to outlease its underutilized land and buildings for up to 75 years

THIS IS NOT A SALE OF LAND
The EUL is approved by the Secretary of the United States Department of Veteran Affairs

Structures and property revert to VA at the end of the lease

Lessee will be required to finance, develop, renovate, operate and maintain the property in accordance with Federal, State, and local requirements
Since 1991 VA has executed 101 EUL projects
- 54 Housing related EULs
- 3,135 Housing units in operation
- 2,548 Veterans occupancy in FY 2018
Why Lease and Not Sell?

- VA can control the reuse and ensure that it meets the needs of Veterans better than a sale of property.
- VA negotiates the terms and conditions of lease.
- VA will be closely involved in the implementation of the project.
Local Taxes and Zoning

- Developer negotiates taxes or payments in lieu of taxes with the County and State government as appropriate.

- Developer works with local zoning and planning departments to ensure compatibility with local laws, rules and regulations.

- Developer is responsible for obtaining:
  - Security/Police, Utility Connection, Fire, Emergency for the project.
Not less than 35 housing units of Supportive Housing” facility(s) for Homeless or at-risk of Homeless Veterans or their families

- i.e. Permanent, Independent, Assisted Living, Nursing Home, affordable, etc.

Three Buildings #19, 20, and 21 options:

- Rehabilitation, if possible or
- If not feasible, Demolition

Approximately 3 acre-parcel of vacant land surrounding the buildings
The facility must:

- Comply with National Environmental Policy Act (NEPA)
- Consult with State Historic Preservation Office/Officer, National Park Service and other interested parties to identify any concerns, and to seek advice about how best to identify and address potential effects on historic places.
- Engage and consult any interested parties as the project proceeds forward.
Welcome and Key Participants

Purpose Valley Brook Village

VA New Jersey Healthcare System - Lyons VA Campus

Enhanced-Use Lease Development Project

Lyons, NJ

EUL site-Option #1

EUL site-Option #2
Benefits to Veterans

- Provide housing for homeless Veterans and Veterans at-risk of homelessness or their families
- Allow Veteran residents to be near VA health care
Benefits to Local Community

- Reduce the number of homeless Veterans and provide supportive housing in the Waco area
- Revitalize and develop underutilized property at Waco VA Medical Center
- Generate some economic activity
- Encourage job growth
An example of an EUL Homeless Housing Facility

- **Location**: Menlo Park, CA
- **Type**: Permanent Supportive Housing
- **Description**: 60 Units of permanent supportive housing for homeless Veterans and Veterans at risk for homelessness
- **Awarded**: 2015
- **98% Veterans**
- **Term**: 75 years
Location: Minneapolis, MN

Type: Permanent Supportive Housing

Description: 58 housing units consisting of rehabilitation of five (5) historic buildings on approximately six (6) acres on the Fort Snelling Upper Post for the homeless and at risk of homeless Veterans and their families.

Awarded: Dec. 2011
- Amendment May 2014
- Over 90% Veterans

Term: 50 years
Next Steps

- Request for Proposal for a Developer
- Environmental Studies
- NHPA Section 106 consultation
- Site Due Diligence
- Negotiate Lease Agreements
- Execute Lease
- Commence Construction

Environmental, historic, utilities, traffic due diligence
Comments?
Thank You!