



VA

U.S. Department
of Veterans Affairs



Enhanced-Use Lease Program
HOUSING OVERVIEW

1st Quarter FY2025

ENHANCED-USE LEASE PROGRAM

1st Quarter FY2025

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INTRODUCTION

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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 99 years for the purpose of developing supportive housing or enhancing the use of the leased property by directly or indirectly benefitting Veterans. 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:

- 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 housing, including:

- 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 October 1, 2024, OAEM has 3,708 units of housing available for Veterans and an additional 501 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 or into a development that directly or indirectly benefits Veterans.

Of the 501 units under construction, 467 are on the VA Greater Los Angeles Healthcare System – West Los Angeles Campus. VA has entered into multiple EULs on this campus, including the Principal Developer EUL. VA entered into the Principal Developer EUL on June 29, 2022 with the competitively selected Principal Developer, West LA Veterans Collective (WLAVC). Execution of this EUL marked a significant milestone, almost five years in the making. It reflects VA’s deep commitment to ending Veteran homelessness. Under this EUL, upon the Principal Developer’s achievement of specific milestones, VA will release certain assets on the West Los Angeles Campus to the PD for the development of at least 900 supportive housing units in multiple phases over the next 11-plus years. Unit counts and EULs will be included in VA’s program statistics upon execution of individual subleases. On November 11, 2022 the first sublease was executed. Since then, four additional subleases were executed on January 1, 2023; May 31, 2023; November 14, 2023; and August 5, 2024. More information about these subleases and other West LA projects can be found in the Housing EULs Under Construction section.



OPERATIONAL HOUSING EULs

1st Quarter FY2025

AUGUSTA I & II, GA

Permanent Housing



Freedom's Path, LLC and Augusta Veterans Residences Limited Partnership developed 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, HI

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. 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.

BATAVIA III, NY

Congregate Living Housing



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 for 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.

BATTLE CREEK, MI

Transitional Housing



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 and entered into an EUL with Medallion Management, Inc. on December 22, 2008. Phase 1 of this EUL leased 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. On July 6, 2012, VA and Lessee amended the lease to assign Phase 2 of the project to Silver Star Limited Dividend Housing Association, LP. Phase 2 increased the amount of land under the lease by approximately 5.06 acres for the development of 100 residential units and one three-bedroom manager's unit. This EUL now has 175 supportive housing units.

BEDFORD I, MA

Permanent Housing



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. 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 II, MA

Permanent Housing



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.



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 Manager and 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.

BROCKTON, MA

Permanent Housing



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.

BUTLER II, PA

Transitional Housing



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. The proximity to the VAMC campus ensures easy access to treatment and services that support recovery and improved life opportunities for the Veterans served.

CANANDAIGUA, NY

Permanent and Transitional Housing



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. 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 II, OH

Permanent Housing



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

DANVILLE I, OH

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. 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. The development is on a 10.64-acre site and contains 79 parking spaces.

DANVILLE II, OH

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 I, OH

Permanent Housing



Prior to the execution of this project in December 2004, 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 lease of the building. This EUL provided VA the opportunity to lease the property for a long-term period, obtain necessary building improvements and renovations, and offer permanent supportive housing to homeless and at-risk Veterans and their families. Phase 2 of this project, which was completed in December 2021, involved the renovation and reconfiguration of 34 existing units into 38 permanent housing units.

DAYTON III, OH

Transitional Housing



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 this project's absence.

DAYTON IV, OH

Transitional Housing



VA realized a need for transitional housing and related 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.

DAYTON V, OH

Permanent Housing



The developer, St. Mary Development Corp., designed and constructed Lyons Place II, a 55-unit senior housing facility to provide housing to senior low-income Veterans in the Dayton, OH, area. Lyons Place II opened in May 2015 and has indoor and outdoor recreational areas as well as sustainable design features. Lyons Place II provides supportive services designed to help Veteran residents achieve self-sufficiency and permanent housing.

The EUL was amended on September 23, 2019 to provide an additional 64 units of permanent supportive housing for seniors on 1.67 acres of the 6.0 acres included in the original EUL. The 64 units are comprised of 59 one-bedroom and 5 two-bedroom units. A total of 45 parking spaces are provided for the residents, staff, and guests.

DUBLIN, GA

Permanent Housing



VA entered into an EUL agreement on August 11, 2022, with Dublin Veterans Residences Limited Partnership. The project involved the historic reuse and renovation of existing Buildings 34 and 35 at the Carl Vinson VA Medical Center in Dublin, Georgia as well as new construction of a 6-unit facility on 4.77 acres. The project became operational in September 2024 to provide 50 permanent supportive housing units, inclusive of studio, one-bedroom and two-bedroom units, for homeless and at-risk tenants with priority placement for Veterans.

FORT HARRISON, MT

Permanent Housing



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.

FORT SNELLING, MN

Permanent Housing



The Fort Snelling project consisted of the rehabilitation of five 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. The project includes: indoor and outdoor recreational areas, on-site management with supportive services and ADA-compliant, sustainable design. Construction was completed in September 2015, and a ribbon cutting ceremony was held in October 2015. These buildings are now fully occupied by Veterans and their families.

GRAND ISLAND, NE

Permanent Housing



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 (20 one-bedroom units and 6 two-bedroom units), targeted at low-income Veterans who are homeless or at-risk of becoming homeless. The project also includes 52 parking spaces, including 3 accessible spaces.

HINES I, IL

Permanent Housing



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 included the renovation and adaptive re-use of a 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, consists of 28 permanent supportive housing units.

HINES II, IL

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 and provides 70 one-bedroom apartments plus one unit for an 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, 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.

HINES III, IL
Permanent Housing



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 Phase 1 facility include parking, indoor and outdoor recreational areas, fitness center, laundry room, communal areas, and break-out rooms for therapy and/or special needs services and sustainable design.

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 Phase 2 facility include parking, a fitness center, a clubroom, technology center/ library, laundry facility, communal areas and break-out rooms for services.

KERRVILLE, TX
Permanent Housing



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 in January 2016.

LEAVENWORTH, KS

Mixed and Permanent Housing



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 approximately 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 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) to provide 67 units of permanent housing for homeless and at-risk Veterans and their families. Construction was completed in 2019.

LEXINGTON, KY (LEEESTOWN DIVISION)

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 over 38,000 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, NE

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 redevelopment effort of 59 acres at the Lincoln VAMC. Victory Park's close proximity to St. Elizabeth's Hospital places tenants close to medical care. 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 first phase of this EUL, which began construction in September 2016, delivered 70 units of housing exclusively focused on seniors and Veterans, including homeless Veterans, in November 2017.

LYONS, NJ

Permanent Housing



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.

The second phase of the EUL project became operational in October 2019 and 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.

MENLO PARK, CA

Permanent Housing



The Willow Housing Project consists of 1.9 acres on the Menlo Park VA Campus and is located just minutes from Palo Alto and San Jose, CA. The project is comprised of 60 units (54 studio, 5 one-bedroom, and 1 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. In addition, 35 of the 59 low-income units utilize Project-Based HUD-VASH vouchers, ensuring the property serves the most vulnerable Veterans. The facility became fully operational in December 2015.

MILWAUKEE II, WI

Permanent Housing



This EUL project at the Clement J. Zablocki VA Medical Center in Milwaukee, Wisconsin was completed in spring 2021 to provide a total of 101 permanent supportive housing units. The development scope of over \$40 million included the rehabilitation of Buildings 1, 2 (Old Main), 14, 18, 19, 62 and 64. Old Main is the most intact of the three original 1860s Soldiers Homes and had been vacant for 20 years. The EUL allowed a skilled preservation developer to pull together a team of architects, contractors, fundraisers, and the local housing authority to structure a sustainable, diverse, partnership-based funding solution that ultimately not only saves important buildings but improves the quality of life for residents.

MINNEAPOLIS II, MN

Permanent Housing



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

MINNEAPOLIS III, MN

Permanent Housing



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 include a gallery kitchen and a private bathroom.

NEWINGTON I, CT

Permanent Housing



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.

NORTHAMPTON, MA

Transitional and Permanent Housing



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 and Phase 2 consists of 16 units of transitional 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.

PERRY POINT, MD

Permanent Housing



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.

ROSEBURG I, OR

Transitional Housing



The Roseburg, Oregon, VAMC realized a need for transitional housing units in the community. Through this EUL project, VA leased property on the VAMC campus for the construction of an SRO facility by the lessee, obtaining 63 affordable and transitional housing beds for homeless individuals in the Oregon area. 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 II, OR
Permanent Housing



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. 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 III, UT
Transitional Housing



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.

SEPULVEDA I & II, CA

Permanent Housing



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

ST. CLOUD II, MN

Permanent Housing



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 and 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. Veterans benefit from the facility's close proximity to the VAMC campus.

ST. CLOUD III, MN

Permanent Housing



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.

TOGUS, ME

Permanent Housing



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 project became operational in September 2018.

TUSCALOOSA I, AL

Hospice



Prior to the lease, hospice services were not readily 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. This EUL provides safe, supportive, and affordable hospice inpatient services. It targets the most underserved 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. Five of the beds are reserved for VA-referred Veterans on a priority basis.

TUSCALOOSA II, AL

Permanent Housing



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).

VANCOUVER I, WA

Permanent Housing



VA entered into an EUL agreement on July 14, 1998 with the Vancouver Housing Authority to develop 124 housing units on approximately 1.39 acres of land on the Vancouver, Washington Division of the Portland, Oregon VA Medical Center. The EUL was amended and restated December 9, 2021 to extend the lease term from 35 years to 75 years, allowing the lessee to refinance and make major capital improvements, including the renovation and reconfiguration of the 124 existing units and addition of one manager unit for a total of 125 residential units. The amended and restated lease also increased the percent of units with priority placement for Veterans from 50% to 100%.

VANCOUVER III, WA

Permanent Housing



VA entered into an EUL agreement on July 14, 1998 with the Vancouver Housing Authority to develop 124 housing units on approximately 1.39 acres of land on the Vancouver, Washington Division of the Portland, Oregon VA Medical Center. The EUL was amended and restated December 9, 2021 to extend the lease term from 35 years to 75 years, allowing the lessee to refinance and make major capital improvements, including the renovation and reconfiguration of the 124 existing units and addition of one manager unit for a total of 125 residential units. The amended and restated lease also increased the percent of units with priority placement for Veterans from 50% to 100%.

VIERA, FL

Assisted Living Housing



The lessee financed, developed, constructed, operates, and maintains an assisted living facility of 86 housing 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. Eligible Veterans receive priority placement in 69 (80%) of the total units in the facility. 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. In addition, this project provides VA with annual lease payments.

WALLA WALLA, WA

Permanent Housing



The EUL developer rehabilitated and renovated four of the historic quarter 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. 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, CA - BUILDING 205

Permanent Housing



On December 2, 2019, VA entered into an EUL with lessee Shangri-La Construction for the redevelopment of Building 205 to provide 68 permanent supportive housing units for Veterans and their families that are at risk of homelessness including one manager's unit. Building 205 is located on approximately 1.8 acres of land on the Greater Los Angeles Healthcare System – West Los Angeles campus. The project also includes indoor and outdoor community areas, bocce ball courts, and laundry facilities. The project became operational in April 2023.

WEST LOS ANGELES, CA - BUILDING 207

Permanent Housing



On October 29, 2020 VA entered in to an EUL with lessee VA Building 207, LP for the redevelopment of Building 207, which is located on approximately 1.45 acres of land on the Greater Los Angeles Healthcare System – West Los Angeles campus. Building 207 was renovated to provide 59 studio and one-bedroom units for Veterans and their families at-risk of homelessness plus one two-bedroom manager's unit for a total of 60 units. The project also includes laundry facilities, a fitness center, an outdoor barbecue area, computer lab, library, and other community living areas. The project became operational in December 2022.

WEST LOS ANGELES, CA - BUILDING 208

Permanent Housing



On December 2, 2019, VA entered into an EUL with lessee Building 208 Preservation, LP for the redevelopment of Building 208, which is located on approximately 2.1 acres of land on the Greater Los Angeles Healthcare System – West Los Angeles campus. Building 208 was 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. The project also includes indoor and outdoor community areas, bocce ball courts, and laundry facilities. The project became operational in April 2023.

WEST LOS ANGELES, CA - BUILDING 209

Permanent Housing



On December 2, 2019, VA entered into an EUL with Veterans Housing Partnership, LLC (Shangri-La Construction, LLC and service provider Step Up on Second, Inc.) for the management, maintenance, and operation of 55 permanent supportive housing units in Building 209, which is on approximately two acres of land at the Greater Los Angeles Healthcare System – West Los Angeles Campus. The EUL project became operational in June 2017. The housing provides supportive services to eligible Veterans in the community. On May 26, 2022, an amended and restated EUL was executed to allow for upgrades to the building systems as well as a twenty-year lease extension. The housing units remained in operation while the building underwent the upgrades.

WEST LOS ANGELES, CA - MacArthur Field I

Permanent Housing



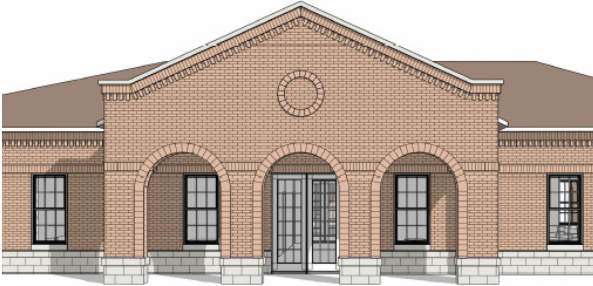
On December 2, 2022, VA entered into an EUL with lessee MacArthur A, LP to develop a portion of MacArthur Field on the Greater Los Angeles Healthcare System – West Los Angeles campus. The project became operational in September 2024. This project, located on 2.72 acres, includes 75 total housing units (74 units of permanent supportive housing and one manager’s unit), community room, gym, business center, library, landscaped courtyard, offices for management and case management, along with private meeting rooms and 40 parking spaces.

HOUSING EULs UNDER CONSTRUCTION

1st Quarter FY2025

WACO, TX

Permanent Housing



VA entered into an EUL Agreement with Solutions For Veterans, LLC. on April 5, 2024. The EUL is located on approximately 3.41 acres on the Doris Miller VA Medical Center campus. The project includes reuse / renovation of existing, historic buildings 19, 20 and 21 and new construction of two connected structures on vacant land parcel adjacent to the existing buildings. There will be a total of 34 Veteran studio units and a community building.

WEST LOS ANGELES, CA - MacArthur Field II

Permanent Housing



On November 6, 2023, VA entered into an EUL with lessee MacArthur A, LP for the second phase of the two-phased plan to develop MacArthur Field on the northern portion of the Greater Los Angeles Healthcare System – West Los Angeles campus. This project, located on 2.55 acres, will include an addition of 75 housing units (74 units of permanent supportive housing and one manager’s unit). Together with MacArthur Field I, these projects will yield 148 total permanent supportive housing units for Veterans experiencing homelessness and their families. In addition, amenities such as a community garden, a dog park, gym, walking paths, and a business center will be included.

WEST LOS ANGELES, CA - BUILDING 404/ Lot 48

Principal Developer EUL 1st Sublease - Permanent Housing



On November 10, 2022, under the Principal Developer EUL, the Principal Developer and the sublessee (Century WLAVA 1 LP) entered into this sublease agreement. Building 404 will be a 73-unit new construction development located on former Parking Lot 48 on the Greater Los Angeles Healthcare System – West Los Angeles campus. The project will include 72 units of permanent supportive housing for homeless Veterans, one manager’s unit and ample amenity spaces, including property and case management offices and a community room with kitchen, among other resident-serving spaces.

WEST LOS ANGELES, CA - BUILDING 402/ Lot 38

Principal Developer EUL 2nd Sublease - Permanent Housing



On January 1, 2023, under the Principal Developer EUL, the Principal Developer and the sublessee (VA Building 402 LP) entered into this sublease agreement. Located on three acres of land, Building 402 (comprised of 11 residential buildings) will be a 120-unit new construction supportive housing community on the Greater Los Angeles Healthcare System – West Los Angeles campus. The future development is proposed on the site currently known as Parking Lot 38. The project will include 118 residential units and two onsite manager units for staff. The future development also includes 51 parking spaces and nearly 4,800 square feet of community space. VA Building 402 LP is the special purpose entity created to develop VA Building 402. Thomas Safran & Associates Development is the lead developer on behalf of the Principal Developer.

WEST LOS ANGELES, CA - BUILDING 156 & 157

Principal Developer EUL 3rd Sublease - Permanent Housing



On May 31, 2023, under the Principal Developer EUL, the Principal Developer and the sublessee (Century WLAVA 2 LP) entered into this sublease agreement. Buildings 156 & 157 are located on approximately 3.25 acres of the north end of VA's Greater Los Angeles Healthcare System – West Los Angeles Campus. The project will be a 112-unit adaptive reuse development of two existing buildings. The future development will include 110 units of permanent supportive housing for homeless Veterans, two managers' units and ample amenity spaces. Community and service program spaces include a gym, outdoor recreation activities, conference room, laundry rooms and 34 vehicular parking spaces.

WEST LOS ANGELES, CA - BUILDING 158

Principal Developer EUL 4th Sublease - Permanent Housing



On November 30, 2023, under the Principal Developer EUL, the Principal Developer and the sublessee (Century WLAVA) entered into this sublease agreement. Building 158 is located on approximately 1.54 acres of the north end of VA's Greater Los Angeles Healthcare System - West Los Angeles Campus. The project will be a 49-unit adaptive reuse development of an existing building. The future development will include 48 one-bedroom units of permanent supportive housing for homeless Veterans and one two-bedroom managers' units. The communal and service program spaces include property management and case management offices, a conference room, community room, computer room, laundry rooms, outdoor deck and a variety of outdoor recreation activities.

WEST LOS ANGELES, CA - BUILDING 210

Principal Developer EUL 5th Sublease - Permanent Housing



On August 5, 2024, under the Principal Developer EUL, the Principal Developer and the sublessee (WLAVA Building 210, L.P.) entered into this sublease agreement. Building 210 is located on approximately 1.61 acres of VA's Greater Los Angeles Healthcare System - West Los Angeles Campus. The project will be a full historic rehabilitation of B210 and an adaptive reuse to include 37 permanent supportive housing units with one manager's unit. It includes 31 one-bedroom units and 7 studio units. Common areas include a gym, computer area, library area, and community room. Redevelopment will also include 23 additional parking spaces for the building.