

# Department of Veterans Affairs

## Enhanced Use Leasing Program



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# What is the Enhanced-Use Leasing Program?

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The EUL Program, more commonly called Reuse, refers to legislative authority that allows VA to:

- Lease underutilized land or buildings on VA medical campuses
- To a preferred developer who has been selected in an open competition
- through a long-term lease
- in exchange for cash, goods or in-kind services that support or benefit veterans

# Goals of the Enhanced-Use Leasing Program

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EUL Program looks to ensure that the Master Planning of any site considers reuse plans that:

- Enhance the Department's mission
- Are compatible with the fabric of existing neighborhoods;
- Maintain the historical, aesthetic and cultural values of the site; and
- Create adaptive reuse of existing buildings, wherever feasible

# CARES and the Enhanced-Use Leasing Program

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- CARES studied the healthcare needs at VA campus to configure an appropriately sized medical facility through renovation or new construction
- The results identified anticipated capital requirements and the potential reuse of existing buildings or underutilized land

# St. Albans

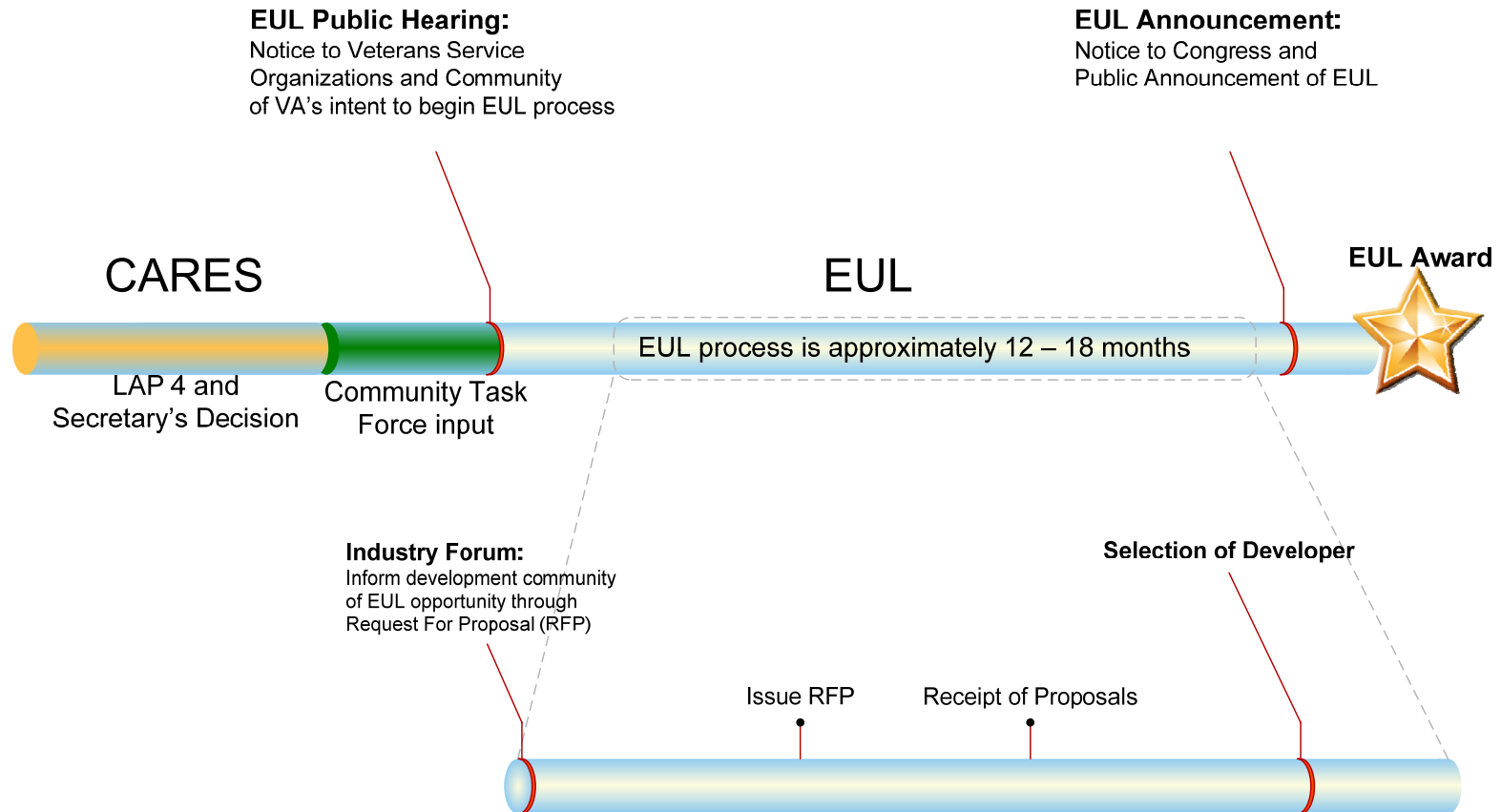
## Enhanced-Use Leasing

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- To understand the reuse potential, an extensive real estate market assessment was done on the St. Albans campus that included three reports:
  - Real Property and Environmental Baseline
  - Reuse Initial Feasibility Assessment
  - Detailed Reuse Analysis
- At the end of CARES study, and once the capital planning for new construction is complete, EUL process may begin

# Overview

## Enhanced-Use Leasing Program



# St. Albans Reuse Report

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## ■ Site

- 25+ acres of contiguous land
- Good access to transportation
- Bounded by residential neighborhood

## ■ Market

- Queens is a very active market
- New development is primarily residential
- Very little undeveloped land available

# St. Albans Reuse Report

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- Continuing Care Retirement Community and Multifamily project may include:
  - Active senior living apartments, independent living, assisted living, Alzheimer's, skilled nursing units and hospice
  - Apartments may give veteran preference and/or discounted rents
- Retail/restaurants



# Veterans Benefit

## Enhanced-Use Leasing Program

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### ■ Revenues

- Revenues from the leasing of St. Albans property will go towards construction and delivery of veterans health care services

### ■ In-Kind Consideration

- Exchange of renovation or new construction for the medical facility and other complementary services

### ■ Complementary Uses

- Medical offices, imaging centers and nearby retail/restaurants will support older veterans living in the neighborhood and their families