

DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON DC 20420



MAY 24 2018

Mr. Philip Gilman
Director, Office of Housing Finance
Georgia Department of Community Affairs
60 Executive Park South
Atlanta, GA 30329

Re: Letter of Support for Dublin Veterans Residences Limited Partnership Tax Credit Application to Create Permanent Supportive Housing for Homeless and At-Risk Veterans at the Carl Vinson VA Medical Center in Dublin, Georgia

Dear Mr. Gilman:

The purpose of this letter is to express the U.S. Department of Veterans Affairs' (VA's) support of Dublin Veterans Residences Limited Partnership (DVRLP) tax credit application to the Georgia Department of Community Affairs. These tax credits, if approved, would help support DVRLP's development of 40 units of permanent supportive housing for homeless and at-risk Veterans and their families. The project would consist of buildings to be renovated on an approximately five acre parcel at the Carl Vinson VA Medical Center. DVRLP is pursuing the development of this housing as the selected developer under an enhanced-use lease (EUL) Request for Proposal issued in December 2016. As the selected developer, VA affords DVRLP a degree of site control as DVRLP performs due diligence and other predevelopment activities in support of the proposed project.

VA selected DVRLP after a public hearing following a full and open solicitation process. This proposed project is a strategic effort to help end Veteran homelessness by repurposing underutilized and vacant VA land and buildings through EUL agreements that provide housing for homeless and at-risk Veterans. Such agreements permit third-party providers, such as DVRLP, to finance, design, develop, maintain and operate housing with on-site supportive services, on a priority basis, for Veterans and their families. The co-location of these projects on VA medical center campuses ensures that Veterans have ready access to care and treatment designed to help them attain long-term independence and self-sufficiency.

As evidence of VA's support of this project, it is contemplated that VA will grant DVRLP a leasehold interest in the land parcel for up to 75 years, via the execution of an EUL agreement. VA does not intend to receive monetary consideration from DVRLP under the contemplated EUL during the term of the lease. Rather, DVRLP will provide priority

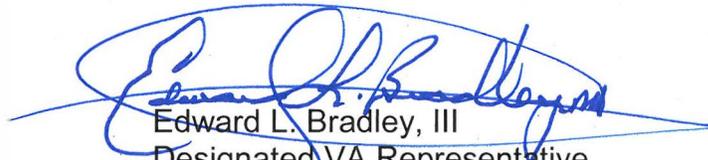
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placement for homeless and at-risk Veterans and their families and supportive services for Veteran residents and their families as consideration for this leasehold interest.

Consistent with the above, VA supports DVRLP's application for tax credits with the Georgia Department of Community Affairs, which will help DVRLP obtain the financing that is critical for developing the proposed supportive housing for homeless Veterans and at-risk Veterans and their families at the Carl Vinson VA Medical Center.

Should you have any questions or concerns, please do not hesitate to contact Portfolio Manager, De Carol Smith via email at DeCarol.Smith@va.gov.

Sincerely,



Edward L. Bradley, III
Designated VA Representative