

Dublin Veterans Community Revitalization Plan



PREPARED BY:

City of Dublin
Office of Grants and Community Development
Deborah J. Stanley, Director

APPROVED BY:

Dublin City Council: November 13, 2017
City of Dublin, Georgia
Phil Best, Sr., Mayor

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Mayor of the City of Dublin, Georgia

Phil Best, Sr.

City Council

Bennie Jones

Gary Johnson

Bill Brown

Paul Griggs

Jerry Davis (Mayor Pro Tem)

Gerald Smith (Chairman of Council)

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Executive Summary

Government Process to adopt the Community Revitalization Plan

The proposed Dublin Veterans Community Revitalization Plan was drafted by the City of Dublin's Community Development staff with help and assistance from various stakeholders. A public hearing was formally held on November 10, 2017 where Veterans, members of the public, elected officials, and other stakeholders met to ask questions and give their input into the planning process of the Revitalization Plan. The City Council of Dublin met on November 13, 2017 to adopt the completed Dublin Veterans Community Revitalization Plan.

The Dublin Veterans Community Revitalization Plan focuses efforts on meeting the housing challenges facing Veterans in the city and expanding community coordination efforts to ensure that Veterans have access to safe affordable housing solutions, and a safe place to call home. The City of Dublin is supportive of the Carl Vinson Veterans Affairs Medical Center efforts to increase high quality, permanent-supportive housing for Veterans on the Dublin, Georgia Veterans Administration's campus.

Introduction

The City of Dublin is a Georgia Initiative for Community Housing (GICH) Community. The GICH Initiative strives to help communities address their housing and neighborhood revitalization needs through partnerships and coordinated action. As a GICH community, the City of Dublin is gaining a better understanding of its local housing needs and how to address those needs through strategies such as the formation of partnerships, conducting a housing needs assessment, utilizing state and federal programs to address affordable housing issues, and partnering to develop units with low-income housing tax credits. The provision of quality, affordable rental housing for Veterans is a key objective of the City Council and Dublin GICH team.

Goals and Objectives

- To increase the production of affordable rental housing for Veterans in the community.
- To increase high quality, permanent-supportive housing for Veterans on the Dublin, Georgia Veterans Administration's campus.
- To support the VA's development of a housing model geared towards reducing the number of homeless Veterans in the City of Dublin to Functional Zero.
- To support the VA's reuse of underutilized VA property to create safe, affordable, Permanent Supportive Housing for Veteran priority placement housing.
- To support the VA's development of a housing model geared towards enabling Veterans to achieve self-sufficiency and live independently.

Residential Revitalization Area

The United States Department of Veterans Affairs under its enhanced-use leasing (“Enhanced-Use Lease” or “EUL”) authority, codified at 38 U.S.C. §§ 8161-8169, allows out-leases for 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.

The EUL program is managed by the Veteran Affairs Office of Asset Enterprise Management (OAEM). At this time, OAEM is in the process of executing the Building Utilization Review and Repurposing (BURR) initiative, whereby unused and underused land and buildings on existing VA property are evaluated for homeless housing projects through both public-private collaboration and VA’s EUL program. Through this program, the VA has identified and conducted due diligence on sites nationwide that have potential for repurposing as supportive housing for homeless and at-risk Veterans and their families. Within the Carl Vinson VAMC are vacant, underutilized buildings and land. The Department of Veterans Affairs has identified and selected the Carl Vinson VAMC for the Enhanced Use Lease Program.

Land Available

Approximately 5.8 acres which comprises Building 34 and 35 on the Carl Vinson VAMC campus. See Figure 2.

EUL Site and Description

The Buildings (34 and 35) will require extensive renovations, to include hazardous materials abatements (asbestos and potential lead paint) to meet the proposed use. The finishes, mechanical, and electrical systems are deteriorated and beyond their useful life. The buildings and adjacent land are higher in elevation than the surrounding areas so drainage is good. No entitlements are present on the proposed approximately 6 acres. Utilities and services are already present to the buildings; however, it may be prudent due to age and condition to replace service lines. The buildings have been abandoned for approximately 15 years.

Infrastructure

Driveways to the buildings and parking lot will need to be repaired and/or widened to meet the intended use. Existing roadways that are currently in place, once repaved, will be sufficient for the intended use. Ingress and egress to the Targeted Revitalization Area will remain through the main entrance and exit of the Carl Vinson VAMC. Sidewalks and street lights will be installed where needed to ensure safety of Veterans within the community.

Zoning

The entire Revitalization Area is zoned P Public. Section 5.7 Public district P-1 uses permitted: "(a) Federal, state, county and city hospitals, institutions, offices and service facilities;

(b) Accessory use or building and the uses customarily incidental to normal operation of the above uses including recreation, service and rehabilitation facilities”.

Given that the proposed Veteran housing project is located on the VA Hospital campus, the City of Dublin will defer to the Developer and the Department of Veterans Affairs all zoning, plan review and approval, building inspections, and certificate of occupancy responsibilities involved in the building renovation (e.g. density, site development, parking, building code, life-safety, accessibility, etc.).

We request that Developer provide approved development plans (including a summary of the development) plus a full as-built set of plans for our records once the project is completed. The City’s oversight deferrals based on the acknowledgement that the Developer and the Department of Veterans Affairs will have approved the development as suitable for the Veterans Affairs Hospital, and that the construction will be in compliance with appropriate local, State and Federal building codes. This shall be accomplished by the use of certified professionals approving the plans and the construction and providing certifications that the project complies with all appropriate local, State and Federal building codes.

Figure 2. Residential Revitalization Area with Targeted Area



Residential Revitalization Plan

Figure 3. Residential Revitalization Targeted Area



Target Population

The Dublin Veterans Community Revitalization Plan focuses efforts to serve homeless and disabled Veterans and their families. Targeted Veterans in the Revitalization Area are homeless and disabled Veterans who receive at or below 60% of Area Median Income. Permanent-supportive housing is a proven method to reduce the number of homeless Veterans. The supply of permanent-supportive housing shall be increased to serve homeless Veterans, Veterans who are at risk of homelessness, and their families who may be located within Dublin, Georgia, or are receiving services from the Carl Vinson VAMC or surrounding network VA medical center facilities.

Implementation Measures

The City of Dublin City Council and Staff will work with the Carl Vinson Veterans Affairs Medical Center and the Community to address the pressing need to increase the supply of affordable rental housing for homeless and disabled Veterans.

The City of Dublin City Council and Staff will support and coordinate with the State of Georgia Department of Community Affairs to utilize State and Federal Low-Income Housing Tax Credits to ensure access to subsidized rental housing for homeless and disabled Veterans.

Timeline

Deadline

- | | |
|---|-------------------|
| • Draft Dublin Veterans Community Revitalization Plan | November 1, 2017 |
| • Hold Community Input Public Hearing for Plan | November 10, 2017 |
| • Official Adoption of Plan by City Council | November 13, 2017 |
| • Issue GICH Support Letter to Developer | April 2018 |
| • Issue Local Government Support Letter to Developer | April 2018 |
| • Tax Credit application due to DCA (Developer) | May 24, 2018 |
| • Notice of Award to Developer by DCA | November 2018 |
| • Proposed Veterans Housing Project Initiation | Spring 2019 |
| • Project completion | Spring 2020 |

Attachment A

City of Dublin

Dublin Veterans Community Revitalization Plan

Public Hearing Agenda

and **MINUTES**

November 10, 2017

I. Call to Order

Mrs. Deborah Stanley, Director of Grants and Community Development for the City of Dublin, called the meeting to order, welcomed, and thanked the public for attending.

II. Introductions

Mrs. Stanley introduced herself and asked everyone in attendance to introduce themselves. The following individuals were present: Wanda Allen, retired army veteran, Thomas Wheeler, retired army veteran, Dough Wolfe, retired navy veteran and wife, Jean Wolfe, Cherise Blackwell, Director of Dublin-Laurens Land bank Authority, Mary Alice Morro, Carl Vinson VA Director and Associate Director, Gerald DeWorth. (Please see attached sign-in sheet)

III. Proposed Dublin Veterans Community Revitalization Plan

Mrs. Stanley gave everyone a copy of the proposed draft Dublin Veterans Community Revitalization Plan and stated that the purpose of the meeting was to gather input into further development of the Plan. Mrs. Stanley stated that the Plan supports meeting the housing challenges of veterans in the community and the proposed development on the VA campus. Mrs. Stanley stated that the City is currently conducting a Housing Needs Assessment and that affordable housing for veterans is one of the needs identified in the survey. She expressed the City's support of the proposed development and welcomed the opportunity to assist. Mrs. Stanley read and discussed the goals and objectives of the Plan, which focuses on increasing affordable rental housing for veteran in the community and on the Carl Vinson VA campus. She then asked Mr. Terell Brown, Developer for Communities for Veterans, to come forward to share more about the project details.

Mr. Brown gave an overview of the Freedom's Path at Dublin community. Mr. Brown discussed the Department of Veterans Affairs Enhanced-Use Lease (EUL) Program and the importance of public-private partnerships along with local community support to ultimately reduce the number of homeless veterans to functional zero.

IV. Public Questions and Answers

The floor was then opened for public comments and questions.

Doug Wolfe:

Q: What are the designs or plans for accommodations?

A: The targeted area will accommodate the most vulnerable of the veteran population: homeless veterans, veterans at risk of being homeless, disabled veterans, and the veteran's family. Veterans will receive high-quality housing at the lowest rent feasible. High-quality, "wraparound" or supportive services will be offered to every veteran. Utilizing the Housing First approach, participation in services is neither a requirement to receive housing nor to remain housed.

Q. What happens at the end of tax credit?

A. At the end of the Tax Credit compliance period, the community on the Carl Vinson VA campus will continue to operate as permanent-supportive housing for veterans through the Enhanced Use Lease Program.

Q. Who will manage afterwards?

A. Once construction for the community is complete, Freedom's Path at Dublin will be managed by a professional third-party property management company that is familiar with managing tax credit communities and the unique needs of veterans.

Q. How many units are there?

A. At this time, it is estimated that 60 new units of affordable housing for veterans will be added to the housing supply of Dublin, Georgia.

Q. What do you estimate the cost to be?

A. It will take an estimated \$10,000,000-\$20,000,000 investment to completely rehabilitate the two existing structures (Buildings 34 and 35) into high-quality housing for veterans. The economic impact of the project in the community will be great.

Wanda Allen:

Q. Have you drawn up the designs?

A. Being early in the development process, designs for the proposed Freedom's Path at Dublin community have not yet been prepared. Due to cost, we generally design the plans after the tax credits have been approved.

Q. Are the units going to be single family or mixed?

A. Right now, we are proposing forty (40) one-bedrooms and twenty (20) two-bedrooms.

V. Comments

Mrs. Stanley polled the floor for additional questions and stressed the importance of public giving input and asking questions. She stated that she would include the public comments in the Plan, and that the Plan would go before the City Council for approval on Monday, September 13, 2017 during a special call meeting at noon. She encouraged the public to attend the meeting in support of the Plan.

VI. Adjournment

Having no further questions, comments or discussions, the meeting adjourned at 6:30pm.

Certification:

I, Deborah J. Stanley, do hereby certify that these minutes are accurate and true to the best of my knowledge.

Deborah J. Stanley

Deborah J. Stanley 11/13/17 (Date)

**VETERAN REVITALIZATION PLAN
PUBLIC INPUT MEETING**

November 10, 2017 – 5:30 P.M.
DUBLIN CITY HALL

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1. Terell Brown	Marietta, GA	404-610-8389/terellwbrown@gmail.com
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3. Gerald Deworth	Dublin GA	478-353-1444 / gerald.deworth@va.gov
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6. Maryellen Thomas	"	478 277 2701
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Veteran

Attachment B



Front of Building 34



Back of Building 34



Front of Building 35



Back of Building 35