



Volunteers of America Southeast

Eagle's Landing:
Housing our Veterans

Project Development Staff

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Timeline – Year One

- August 29, 2005 - Hurricane Katrina hits the Gulf Coast. All Homeless Veterans housing in Biloxi, MS, closed or destroyed.
- September 14, 2005 - VOASE is awarded \$400,000 in funding to develop a 36-bed transitional housing program for homeless veterans through Capital GPD.

Timeline – Year One

- September 2005 - VOASE receives notice from the City of Mobile that homeless shelters are not allowed by right.
- November 2005 - We appeal the emergency shelter designation and request the program be deemed a domiciliary, also not allowed by right.

Timeline – Year One

- June 2006 - After months of zoning hearings and NIMBY issues with the community; we decide to search for an alternative site away from downtown Mobile in order to move the project forward.



Timeline – Year Two

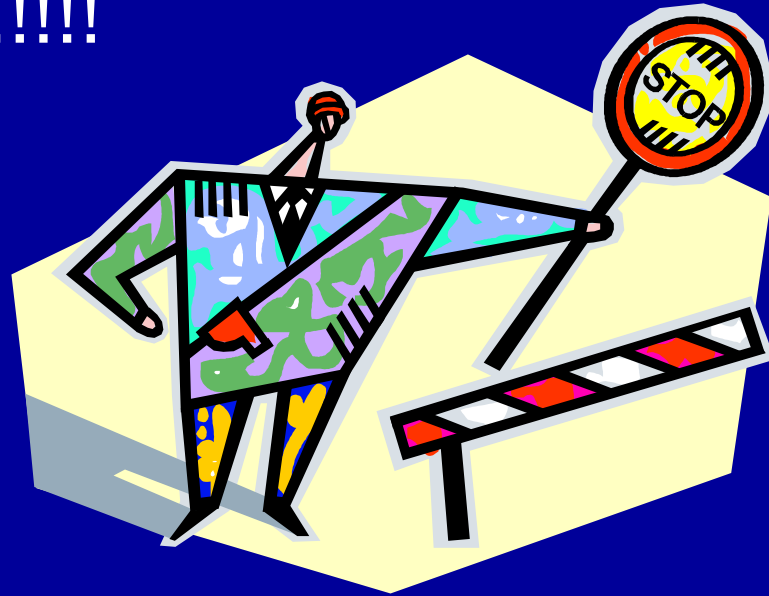
- Katrina recovery is slow and all existing funded projects have shifted in priority.
- Fall of 2007 VOASE moves project into Mobile County on a site that is already owned and does not require zoning.

Timeline- Year 3

- January/February 2008 VOASE acquires 20 manufactured homes for use in the VA program.
- Clearance received by facilities architect for VA out of Washington, D.C. for use
- March 2008 construction contract for infrastructure is awarded and work commences.

Timeline- Year 3

- April 2008 VISN coordinator made site visit and shuts down construction.
- ROAD BLOCK!!!!!!



Regroup AGAIN

- Do we pull the plug on the project?
Significant resources invested, need is great for the services.
- Concerns regarding VA and commitment to project



Is it all about the money, honey

- Faced with the looming timeline of recapture of funds, we needed a miracle!
- EDI SP funding came in the amount of \$1,330,000
- We had a new design, more funding (but not enough), and hope to make this project finally work. We went from a development budget of \$625,000 to now \$2.7 million....

July 2012

- Construction began on Phase I including 7 quadplexes and community services building.
- Mobile County is interested in helping complete Phase II as Veteran housing and services continues to be a crisis in our community. If successful they will provide \$989,000 in gap financing in Spring of 2012.

Architectural

- Because of the history with VA and unsure of how they would proceed we designed units that could easily be rented on the open market if funding were lost.
- 500 sq foot efficiency units, 4 to each building.
- If use changes buildings can be converted to duplexes







Who we will serve

- Single men and women service members who are homeless or at risk of homelessness.
- Referrals will be made by the Veterans Administration.
- 4 extra units will be used for those not served in other programs or awaiting authorization into the program.

Supporting those who serve

- mental health counseling
- substance abuse services
- limited medical care
- meal preparation
- assisted daily living
- entitlement program assistance
- job retraining
- transportation

Resident Guidelines

- Residents can sign leases for up to 2 years.
- Residents will pay no more than 30% of their gross adjusted income.
- Long term housing planning is part of case management offered
- All services are included in the per diem by the VA

Eagle's Landing

- The name was chosen to honor those who have served our Country and who need to be served by our organization and community.
- We anticipate expanding the program in the next 3 years to accommodate families with Veterans.

