

VETERANS LANDING



AN INNOVATIVE ASSISTED LIVING COMMUNITY

WHAT IS VETERANS LANDING?

Veterans Landing will be an innovative assisted living residence with 103 private apartments for low and moderate-income senior veterans and their spouses, and is to be constructed on the Newington campus of the VA Connecticut Health Care System.

The VA's Office of Asset Enterprise Management has selected the Community Renewal Team, Inc. as the preferred developer of this project in response to a nationally competitive RFP process, and both parties have signed an Enhanced Use Lease agreement. Like CRT's The Retreat, which is now a state and national model for high-quality, affordable assisted living for low-income seniors, Veterans Landing will look and operate similar to a traditional market-rate assisted living community. When completed, Veterans Landing will be one of the first affordable assisted living facilities for veterans in the United States and will create a new model of affordable care for veterans in Connecticut.

MEETING THE NEEDS OF OUR VETERANS

The U.S. Department of Veterans Affairs has identified assisted living as a priority service for older or disabled veterans who require some assistance to remain engaged with their community, but who don't require the care provided in a nursing home.

However, market rate assisted living facilities in Connecticut are very expensive, ranging from \$3,000 to \$7,800 per month, depending on the care needs of the residents. Our low and even moderate income veterans often have no choice but to reside in skilled nursing facilities, where the care is reimbursed by state or federal programs such as Medicare. Premature nursing home placements are, ironically, far more expensive to the VA, Medicare, and Connecticut's Medicaid program, which often become the only payer sources for these veterans' care. Veterans Landing will help increase the number of Connecticut veterans able to access affordable assisted living care; improve their quality of life; and increase housing and health care options available for the over-55 age group; and improve health outcomes for low income veterans.

SERVING THOSE WHO SERVED

Veterans Landing will provide assisted living care that is both of the highest quality and financially accessible to those veterans who are most in need and unable to afford the high cost of assisted living in Connecticut.

The new assisted living community, whose total development cost is approximately \$35 million, will include 95 one-bedroom and 8 studio apartments, as well as space for social activities, dining, medical care, and more.

Each resident will have his or her own private apartment unit with the typical amenities one would expect in a rental apartment. **In addition to housing with 24 hour access to medical care, the senior veterans will enjoy a beautiful setting, appropriate health-related and social supports, and an outstanding array of activities that will encourage personal growth and community involvement. Each veteran resident and their spouse will receive:**

- three nutritionally-balanced meals, prepared and served onsite daily
- weekly light housekeeping within the apartment; light handyman/maintenance services
- changing and laundering of bed sheets, towels and personal clothing
- supplying/monitoring of personal emergency pendants
- scheduled transportation to medical appointments and social events
- individualized and group activity programs within and out of the building
- 24 hour security
- personalized coordination of services.

The building and grounds will be representative of the best design practices in the assisted living field including certified sustainable/LEED design, and will complement the buildings on the VA's Newington campus.

CRT will provide all of the property management, administration, and most of the resident services together with other experienced care providers, including the VA HealthCare System. Our services will include comprehensive case management for the veterans, facility management/non-medical core services, and on-site residential health care. Enhanced medical care, including primary care MD visits, will be provided by CT VA Health-care in the on-site clinic at Veterans Landing, in veterans' own apartments, and at the adjoining VA hospital building on the Newington campus. A veteran-focused adult day care center located on-site will offer blended activities for both residents and non-residents alike, and will provide a seamless transition pathway for eligible participants wishing to reside at Veterans Landing in the future.



BENEFITS TO VETERANS AND TO THE COMMUNITY

- ✓ **ESTABLISHING AN AFFORDABLE VETERAN SENIOR CARE ALTERNATIVE.** Veterans Landing will reduce the need for expensive nursing home care while being cost effective for both veteran and the public. We expect public cost saving results to be similar to The Retreat's, which saves the State of Connecticut nearly \$3.5 million in long term care costs each year.
- ✓ **ECONOMIC DEVELOPMENT.** Veterans Landing has the potential for significant economic development benefits for the town of Newington, the Greater Hartford region, and Connecticut. We anticipate that it will create at least 80-110 construction-related jobs during the development phase, and at least 80 new permanent positions during the operations phase. Additionally, these 80 new jobs -- which will include administrative, medical, recreational, and facilities/grounds positions -- will provide a diverse range of employment opportunities. Hiring veterans for both the construction and permanent positions will be a priority.
- ✓ **LEVERAGING LOCATION.** Co-locating Veterans Landing on available land within the VA's Newington campus, the site's central location within the state as a whole, and proximity to the State Veteran's Home and Hospital in neighboring Rocky Hill increases veterans' access to available services.
- ✓ **BENEFICIAL RELATIONSHIPS.** This project has forged new alliances with the VA, foundations and other funders, veteran service organizations, state and local government agencies, and other community partners to both increase and enhance overall service delivery to military veterans.

MAKING VETERANS LANDING AFFORDABLE

Once built, Veterans Landing will be affordable. Operations will be sustained over the long-term using a blend of state and federal subsidies and affordable resident fees.

CRT has been working with the VA to establish, using existing VA funding, a site-based, limited benefit, daily rate structure to ensure each veteran can afford to live in this assisted living setting. Under this proposed financial model, all moderate and low income veterans applying to Veterans Landing could afford their portion of the fees and no veteran would have to wait for approval from Aid and Attendance in order to be accepted for admission. CRT will also work closely with the VA and other providers to assist the resident veterans in accessing any additional VA benefits. This structure will maintain affordability for the veterans – enabling them to reside in this setting regardless of changes to their income – and will fully support the annual operating costs of Veterans Landing.



Founded in Hartford in 1963, the Community Renewal Team, Inc. is a non-profit community action agency dedicated to breaking the cycle of poverty and empowering people in our community to become self-sufficient. CRT's mission is "Preparing Our Community to Meet Life's Challenges." To accomplish this CRT operates more than 60 programs in 65 cities and towns throughout Hartford and Middlesex. In 2015 CRT touched the lives of more than 112,206 individuals and 44,256 families. We are the oldest continually operating community action agency in the country, and the largest in Connecticut.

CRT has nearly 30 years of experience with developing affordable housing; three notable examples include The Retreat, a 100-unit

affordable assisted living community in downtown Hartford; Generations, an award-winning campus for grandparents who are raising their grandchildren, and Veterans Crossing, a transitional supportive housing initiative designed to direct resources to chronically homeless military veterans. We have a long history of providing housing that is attractive, affordable, well managed, and connected to the supports people need to maintain independence.

Please refer any inquiries about Veterans Landing to **CRT's President and CEO, Lena Rodriguez**, by calling **(860) 560-5608**. Write to her at lenar@crtct.org or at 555 Windsor Street, Hartford, CT, 06120.