



FOR IMMEDIATE RELEASE

CONTACT: Nicole Joy Hales, PRfirst, 781-871-7280, nhales@prfirst.com

Valley Brook Village Phase II Now Open

Celebration barbecue for all residents hosted by project developers planned for November 20

BRAINTREE, MA, BASKING RIDGE, NJ, and LYONS VAMC, ISSUED NOVEMBER 14, 2019 – The New Jersey Health Care System of the United States Department of Veterans Affairs, Affordable Housing and Services Collaborative Inc. in conjunction with Peabody Properties, Community Hope Inc. and Windover Construction, are pleased to announce that construction of Phase II of Valley Brook Village has been recently completed and the community is now fully occupied. In celebration of the opening, the project developers are hosting a barbecue lunch for all new residents of Phase II as well as current residents from Phase I, which will be held Wednesday, November 20, at 1 p.m. on site. Representatives from the varying funding sources of the project will be on hand to help serve the barbecue lunch, and meet the people benefitting from their efforts and support.

The project contains 50 additional units of rental affordable apartments with on-site support services, providing permanent supportive housing for formerly homeless Veterans. Expansion of the Valley Brook Village, located on the Lyons campus of the VA's New Jersey Health Care System, adds to the existing 62-unit development completed in October 2013. Phase II was completed earlier this fall; residents started moving in late September and was fully occupied by the end of October. The new three-story building is oriented around a common village green to compliment Phase I, creating an inclusive community.

“We’re thrilled that the Veterans have moved in and are enjoying the Valley Brook community, as well as recognizing as a result of this project there are now 50 more formerly homeless Veterans who have permanent, stable homes,” said Peabody Properties Vice President of Development Betsy Collins. “We’re looking forward to the barbecue lunch to celebrate the completion of the community and to provide a great way for everyone to get to know each other.”

“We’re especially grateful to the project’s funders – not only for the financial support they committed to the project to make it happen, but to their participation in the BBQ, and their genuine interest in meeting the Veterans and project staff,” Collins added.

Valley Brook Village is built on land provided through the federal Enhanced Use Lease Program on the VA New Jersey Health Care campus in Basking Ridge, Bernards Township. In 2017, the project was awarded \$1,122,000 in federal low-income housing tax credits from the NJHMFA. TD Bank, which purchased the tax credits through NEF Inc., also provided construction and permanent funding for the development. Bernards Township also committed funding for the project from its Affordable Housing Trust Fund. Additional funding was awarded from the County of Somerset's Homeless Trust Fund Program and as well as funding from the VA and a number of private foundations, including the HOME Depot Foundation.

About Peabody Properties

Peabody Properties is a full-service real-estate firm which manages more than 13,000 units of housing, primarily in New England. The award-winning, privately held corporation and Accredited Management Organization (AMO) was incorporated in 1976 and is under the direction of Karen Fish-Will and Melissa Fish-Crane, who were recently ranked #31 (out of 50) on *Glassdoor's* 2018 SMB Top CEOs list. In 1995, Peabody Properties recognized its long-term commitment to Resident Services as a unique area of expertise within the field of property management and established a new, specialty sector. Peabody Resident Services, Inc. is dedicated solely to the development of support services and programs for residents of affordable housing. Peabody Properties is designated as a Woman Business Enterprise (WBE), is certified by the Massachusetts State Office of Minority and Women Business Assistance (SOMWBA) and was recently ranked #49 on the 2019 National Affordable Housing Management Association (NAHMA) Affordable 100 List, as well as a 2017 and 2018 Top Place to Work by the *Boston Globe* and 2018 and 2019 *Glassdoor* Best Place to Work (most recently ranked at #10). Peabody Properties maintains headquarters at 536 Granite Street, Braintree, MA 02184. The firm also has offices in New Jersey and Florida. For additional information, please visit <http://www.peabodyproperties.com>, or on [LinkedIn](#), [Facebook](#), [Instagram](#), or [YouTube](#).