Public Hearing

Enhanced-Use Lease (EUL) Supportive Housing For Homeless Veterans

Greater Los Angeles Health Care System (GLAHS) November 16, 2016, 6:00PM
Pledge, Welcome and Introduction

Housekeeping

Hearing Purpose and Objectives

EUL Authority, Oversight, and Compliance

EUL Program Guiding Principles and History of Success

EUL Program Overview, Process and Timeline

Tentative West LA EUL Phase 1 and 2 Sites and Projects

Public Comments
Welcome and Introductions

- **Ann Brown**: Director, GLAHS
- **Heidi Marston**: Special Advisor, VA Secretary Bob McDonald
- **Paul Macpherson**: Director, VA Investment, Enterprise Development Service
- **Cameron Gore**: Chief Counsel, VA Real Property Law Group
- **Glenn Elliott**: NEPA Implementation Officer, VA Office of Construction and Facilities Management
- **Concourse Federal Group**: VA Contractor
The purpose of this public hearing is for Department of Veterans Affairs (VA) to inform the general public, and receive your input, regarding VA’s intention to provide “supportive housing” on the GLAHS West LA campus for homeless Veterans, namely those that are homeless, disabled, aging, and female.

To provide Veterans Services Organizations, local residents, commercial enterprises, neighborhood, community associations, and other stakeholders to provide public comment regarding VA’s implementation of EUL at GLAHS.

We respectfully request participants to submit comment cards which will be addressed at the end of the presentation. Note cards will be provided for you to submit your question(s).
Objectives of Hearing

- Continue momentum to revitalize the West LA campus
- Explain how the implementation of VA’s EUL authority is vital to the success of West LA revitalization efforts
- Outline the West LA EUL process
- Introduce the tentative Phase 1 and Phase 2 EUL sites and projects for West LA
- Continue to engage GLAHS and West LA stakeholders in the implementation of the framework Draft West LA Master Plan
- Solicit feedback
VA’s intent is to transform the Greater Los Angeles Campus into a vibrant community where all Veterans can receive healthcare, benefits, employment, and other supportive services, which they deserve and to which they are entitled.

- **History**
  - 2015 developed a Framework Draft Master Plan
    - Solicited Community Feedback
    - Over 1,000 public comments received
  - January 2016 DMP Adopted by Secretary of VA
  - September 2016, legislation enacted allowing GLA to provide permanent supportive housing on the campus
    - Target Population: Chronically Homeless, Aging, Disabled, Female with Dependents
What is an EUL?

- An EUL is a partnership with the community to provide housing to Veterans and families.
- VA identifies land/buildings that can be outleased.
- A Non-VA entity finances, develops, renovates or constructs and operates housing facilities.
- VA refers Veterans for housing.
- VA monitors housing operations.

VA does not fund housing facilities and operations.
In September 2016 the President signed the “West Los Angeles Leasing Act of 2016” (HR 5936)

EULs require approval by the VA Secretary and oversight through annual compliance inspections

GLAHS will appoint a Local Site Monitor (LSM) to provide oversight over day to day operations

As part of the EUL process - VA is required and plans to comply with applicable law, including the National Environmental Policy Act
Lessees will be required to finance, develop, operate and maintain the property in accordance with Federal, State, and local requirements.

EULs at West LA have a maximum term of up to 75 years, and per the “West Los Angeles Leasing Act of 2016” (HR 5936) -- will not include any permanent transfer or sale of the land to developers.

No sale of land: All improvements revert to VA at the end of each lease.
Since 1991 VA has executed 105 EUL projects
- 73 Housing related EULs
- 37 Housing projects in operation
  - 23 Permanent
  - 8 Transitional
  - 1 Assisted Living
  - 4 Senior
  - 1 Hospice
- 32 Non-housing projects
- 2,227 Units of Housing in operation
- 352 Units of housing under construction
- 812 Units in negotiation
- 5,000 Total units by 2020
Example of a CA EUL
Homeless Housing Success

- **Location:** Sepulveda, California (building 4 and 5)
- **Type:** Permanent Supportive Housing
- **Lessee:** ND Sepulveda I, LP and ND Sepulveda II, LP
  - Comprise of New Direction Sepulveda, LLC, New Direction, Inc. and Community of Friends
- **Description:** 73 units (B4) and 76 units (B5) of permanent supportive housing for Veterans only
- **Awarded:** 2007
  - Amended 2011
- **Term:** 75 years
Example of a CA EUL
Homeless Housing Success

- **Location:** Menlo Park, CA VAMC
- **Type:** Permanent Supportive Housing
- **Developer:** Core Affordable
- **Description:** 60 Units of Permanent supportive housing for homeless Veterans and Veterans at risk for homelessness
- **Awarded:** 2015
- **Term:** 75 years
- **Fully Occupied**
Phase 1a - Building 209: 55 units of housing, moving forward

Phase 1b – Building 205 & 208: To be determined
Phase 1 - approximately 55 units of supportive housing in Building 209

Developer/Operator: TBD
Phase 2

McArthur Field
150 units of new housing timing to be determined
Phase 2 - approximately 150 units of new housing
  - Developer: Under review
1. Assess public comments

2. Post documents from hearing on Master Plan website

3. Continue environmental, historic, utilities, traffic due diligence
   • Hold public hearing for NEPA
Links for additional information:

GLAHS:
http://www.losangeles.va.gov/

West LA Master Plan:
http://www.losangeles.va.gov/masterplan/

VA EUL Program:
http://www.va.gov/AssetManagement/

EUL Videos
https://www.youtube.com/watch?v=j-lyHQqtC1E
https://www.youtube.com/watch?v=2GEdFc9Q1tc

Email:
VHAGLAPublicAffairs@va.gov
EUL.Team.Management@va.gov
Comments?
Thank You!
Backup
NEPA requires VA to identify and evaluate the potential impacts of its actions on the environment.

VA will undertake a Programmatic Environmental Impact Statement (PEIS) for the Draft Master Plan.

VA anticipates holding a public scoping meeting for the PEIS in early 2017.
As part of the NHPA, VA must consult with stakeholders and the public prior to approving an undertaking. An EUL is an undertaking.

VA has completed NHPA compliance for West LA Phase I and will continue to coordinate with the SHPO.

VA will complete NHPA compliance as part of the EUL process for West LA Phase 2.

VA expects to comply with the NHPA for the framework Draft Master Plan by negotiating and executing a Programmatic Agreement (PA). The PA will establish a review process for individual projects in the master plan.