



# Department of Veterans Affairs

GREATER LOS ANGELES HEALTHCARE SYSTEM  
External Affairs Office  
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## FACT SHEET

### Enhanced Use Leases with ND Sepulveda I L.P. (Building 4) and ND Sepulveda II L.P. (Building 5)

#### When did the VA enter into the enhanced-use leases with the ND Sepulveda I and II LPs?

On December 21, 2007, the Department of Veterans Affairs (VA) executed two (2) enhanced-use leases (EULs) with ND Sepulveda I L.P. and ND Sepulveda II L.P., joint ventures comprised of New Directions, Inc. (NDI) and A Community of Friends (ACOF) to create therapeutic and supportive housing for homeless Veterans on the campus of the Sepulveda Ambulatory Care Center of the VA Greater Los Angeles Healthcare System (GLA). The EUL with ND Sepulveda I L.P. is for Building 4 and the EUL with ND Sepulveda II L.P. is for Building 5.

The NDI/ACOF project will renovate Buildings 4 and 5 to create not more than 149 units of supportive housing for homeless Veterans. The program will provide Veterans with counseling, case management and crisis management services. The EULs will require that eligible Veterans must enter into a tenant lease in order to reside in such housing. Eligibility for the tenant would require that the individual have completed a VA or State sponsored residential treatment program prior to occupancy, and for those with a personal history of abusing alcohol or illegal drugs, have maintained sobriety (no use of alcohol or drugs) for a minimum of 6 months prior to submitting their application. Accordingly, Veterans residing in such housing would be in an advanced treatment status. Further, the leases provide for the tenants to receive case management for the duration of their residency.

#### Is it now true that the program is for "Veterans only"?

Yes, both of the EULs have been amended to stipulate that subject to applicable law, the supportive housing and related services are to be provided solely to eligible Veterans.

#### How much land was set aside for the project and how long will the agreement last?

The agreements involve approximately 7.05 acres of property that is located on the Sepulveda Ambulatory Care Center (SACC) of the VA Greater Los Angeles Healthcare System (GLA). Each EUL is a 75-year lease with no renewal options upon expiration of the term. The EULs provide, however, that the terms of the EULs may be extended beyond the 75-year limit by agreement of the parties and with Congressional approval.

**Does the VA intend on turning buildings 4 and 5 into medical treatment centers or a hospital?**

No. VA has no current plans to turn buildings 4 and 5 into medical treatment centers or a new hospital. The medical facility at Sepulveda presently has the capacity to care for the current and future needs of veterans. If the need ever arose to build a state-of-the-art hospital or other medical treatment facility, the existing campus layout reflects that there is adequate other space at Sepulveda to do so. Ending Veteran homelessness is one of the VA's mission priorities. In that vein, these supportive housing EULs for eligible Veterans reflect the best use of the land.

**Since this is a rehabilitation program, how is it assured that alcohol or illegal drugs will not be used?**

The EULs strictly prohibit the use or possession of alcohol or illegal drugs on the EUL property. All residents with a personal history of abusing alcohol or illegal drugs must have maintained sobriety (no use of alcohol or drugs) for a minimum of 6 months prior to submitting their application. NDI/ACOF is responsible to promptly and consistently enforce these restrictions and maintain a safe and sober living environment for the residents. NDI/ACOF is required under the terms of each EUL to enforce this Abstinence-Expected ("Dry") housing policy through provisions of each tenant lease and associated house rules.

**Will this project pose a safety threat and bring increased crime to the community and will there be an appropriate level of staffing/security?**

There is no reason to believe that formerly homeless Veterans will pose a safety threat or bring increased crime to the North Hills community. NDI/ACOF will create a safe and secure project. There will be a live-in resident manager in each building and a front desk "concierge" in the lobby of each building 24 hours a day, 7 days a week. Services staff will also be in the buildings every day.

Each building will have at minimum a staffing ratio of 1 staff member to 30 Veterans on-site. Additionally, NDI expects to have other personnel on-site regularly providing other types of services to the Veterans living in the buildings. Each building will also have one resident manager who works there full-time and lives there in the evening. Lastly, NDI/ACOF is planning to have 24/7 desk coverage in each building. NDI/ACOF will also comply with VA security policies and procedures for the Sepulveda campus.

**What benefit do the Veterans receive from the NDI program?**

NDI/ACOF will provide supportive housing for homeless Veterans, which includes counseling, case management and crisis management services.

**Will there be an increase in traffic on the Sepulveda campus as a result of this program?**

We expect that half or fewer of the tenants will actually own vehicles. Most will utilize nearby public transportation or transportation services provided by NDI and the VA. Additionally, parking relating to the project will be provided on-site.

**Will approval of the zoning variance request open the entire 7.5 acres and the entire 160 acres of the Sepulveda VA campus to development?**

Currently, there are no future plans for any other housing project on the Sepulveda campus. The variance request, which also includes site plan review, is specific only to this project. It does not allow NDI to do anything other than what is stated in the variance request, which is to renovate existing buildings 4 and 5 and create on-site parking for those buildings. NDI cannot change the footprint of the existing buildings, nor can they build any additional buildings. This project will not decrease the amount of open space on the Sepulveda campus.

Please contact Ralph Tillman, Chief of VA External Affairs at (310) 268-3340 with any questions or concerns.