

Omaha City Council

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**IMPORTANT INFORMATION FROM THE
FIELD CLUB HOMEOWNERS LEAGUE BOARD OF DIRECTORS**

PROPOSED VA AND VOA PROJECT

The Veterans Administration ("VA") and Volunteers of America ("VOA"), a private nonprofit entity, are collaborating on a project intended to provide supportive housing for 100 homeless (or about to be homeless) veterans (the "Project"). The Project would be located on the southeast corner of 39th St. and Pacific. The building is large – five stories high and 2/3 of a block long. It would be directly adjacent to the Field Club Trail.

Providing great places to live for our veteran heroes is an important responsibility. The Field Club Homeowner's League (FCHL) has been working to learn more about the proposed Project. Several questions and concerns have arisen. This flyer provides Field Club Neighbors with some basic information about the proposed Project and VOA as follows:

Target resident population of 100 homeless or near homeless veterans in need of supportive housing and services.

50 units of approximately 300 sq.ft.; 50 units of approximately 550 sq.ft.

VOA will be the landowners, currently the VOA has 1 staff member in Omaha, next closest office is South Dakota.

There will be 10,000 sq.ft. of rental space. VA will rent space on the 1st floor and will have service staff present during business days (Mon-Fri, 8am-5pm) only.

Afterhours, overnight and weekends, VOA will have a security guard on duty at the front desk, no VA services staff will be present.

Additional security or support is obtained through "911," i.e., Omaha Police Department.

VOA is seeking many very significant land and building deviations from set land use and building standards in order to make the Project fit onto a limited amount of space and house 100 people.

Project is considered Phase I, additional phases are possible but are not public yet.

Several unanswered questions remain involving safety and security and appropriateness of the Project structure.

A couple of VOA facilities in Ohio appear to have had serious problems with violent residents this year.

Neighborhood associations have requested, but not received references to call on VOA existing similar projects.

Upcoming:

1. There is a meeting with VA, VOA, and neighbors scheduled for **Thursday, October 14 at Field Club of Omaha Clubhouse, at 6pm.** All are welcome and encouraged to attend.
2. The Omaha Zoning Board of Appeals will consider the VOA's requests for variances at its **October 21 meeting, at 1 p.m. in room 702 of the Omaha Civic Center, 17th and Farnam.**

If you have concerns or questions regarding this Project, please express them to our City Council representative, Chris Jerram, and other Councilmembers and Zoning Board of Appeals members. Concerns can also be shared with VA and VOA staff. Contact information is included on the attached sheet(s).

Our veterans deserve a great place to live and we want to make sure that any design meets their and the neighborhood's needs. The Project needs careful consideration before a final decision by anyone is made.

Please attend the Field Club Homeowners League members' meeting on **October 13, 2010, at Field Club of Omaha Clubhouse, at 7pm** for discussion.