

## VA TENANT SELECTION PLAN – Relevant Portion of Exhibit G of Leases:

Units will be restricted to persons earning 50% or less of the Area Median Income. These units \*\* (exact percentage to be determined later based on funding agency requirements) will be occupied by persons who are homeless, chronically homeless, disabled and/or who meet one of the following special needs categories as defined on the Effective Date of this Lease by the CA Dept. of Housing and Community Development Multi family Housing Program which includes: (\*\*interesting choice of words. Peggy)

Disabled Households

Agricultural workers

single-parent households

victims or survivors of domestic or physical abuse

households enrolled in Welfare-to-Work programs

homeless persons

persons at risk of becoming homeless

chronically ill persons including those with HIV and mental illness

displaced dependent parents (or expectant dependent parents)

emancipated foster youth

individuals exiting from institutional settings (My comment: parolees/probationers)

chronic substance abusers, or other specific groups with unique housing needs as determined by the Dept.

"Special Needs Populations" do not include seniors or the frail elderly unless they otherwise qualify as Special Needs Population.

All applicants must:

(a) be referred from a VA or State sponsored residential treatment program to include but not limited to Domiciliary Residential Rehabilitation Treatment (DRRTP), Substance Abuse Residential Rehabilitation (SARRTP), PTSD Residential Rehabilitation Program (PRRP), Psychological Residential Rehabilitation Treatment (PRRTP), Compensated Work Therapy/Transitional Residence (CWT/TR), Health Care for Homeless Veterans Contract Program (HDHV) or a VA Grants and Per Diem Program such as one of the service organization listed in Section II of this Tenant Selection Plan.

(b) be clinically appropriate, as determined by Lessee, for tenancy and treatment in supportive housing on the property, and

(c) have maintained sobriety (non-use of both alcohol and illegal drugs) for at least six (6) months prior to submitting the application; but this requirement (c) shall be applicable only in the event that the applicant is determined by Lessee to have a personal history of alcohol or use of illegal drugs. (Note: They don't consider Methadone to be an illegal drug, although it is!)

All applicants must be referred by New Directions, Inc. and must in all other respects meet program eligibility requirements. New Directions, Inc. is responsible for certifying that referral applications meet all program eligibility requirements.

A Veteran applicant eligible for VA services who meets the above criteria and who satisfies all other qualifications for occupancy of a unit available in New Directions Sepulveda I will be given priority over other qualified non-Veteran applicants.