



Veterans Affairs

Veterans Benefits Administration Public Scoping Meeting for Housing Loan Program

August 2, 2018



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Scoping Meeting Agenda

- Introductions and Overview by Rob Ford, Facilitator
- Welcome by Jeff London, Veterans Benefits Administration (VBA) Director of Loan Guaranty Services
- Explanation of VBA Housing Loan Program (HLP) by Jeff London
- Review of National Environmental Policy Act (NEPA) Requirements and Programmatic Environmental Impact Statement (PEIS)
- Public Comment Session led by Rob Ford
- Closing Remarks by Jeff London



Why Are We Here?

- The National Environmental Policy Act (NEPA) of 1969 requires federal agencies to consider potential impacts to human and natural environments of proposed federal actions
- VA is preparing a Programmatic Environmental Impact Statement (PEIS) under NEPA to document potential direct, indirect, and cumulative environmental consequences of continued operation and administration of the HLP
- The NEPA Scoping Period provides the public with an opportunity to comment on what environmental and other relevant issues should be considered in the PEIS



VBA Housing Loan Program

Program	Purpose	Population Served
Home Loan Guaranty	Assist Veterans in becoming homeowners through loans made, insured, or guaranteed through Veterans Affairs (VA)	Veterans, active duty military, reservists, and certain surviving spouses
Real Estate Owned (REO) Property Management and VA Vendee Financing	Manage and sell properties acquired by VA from foreclosures and manage direct loans (also called “vendee”) for purchase of REO properties	Veterans and non-Veterans may purchase VA REO properties and may receive vendee (direct loan) financing

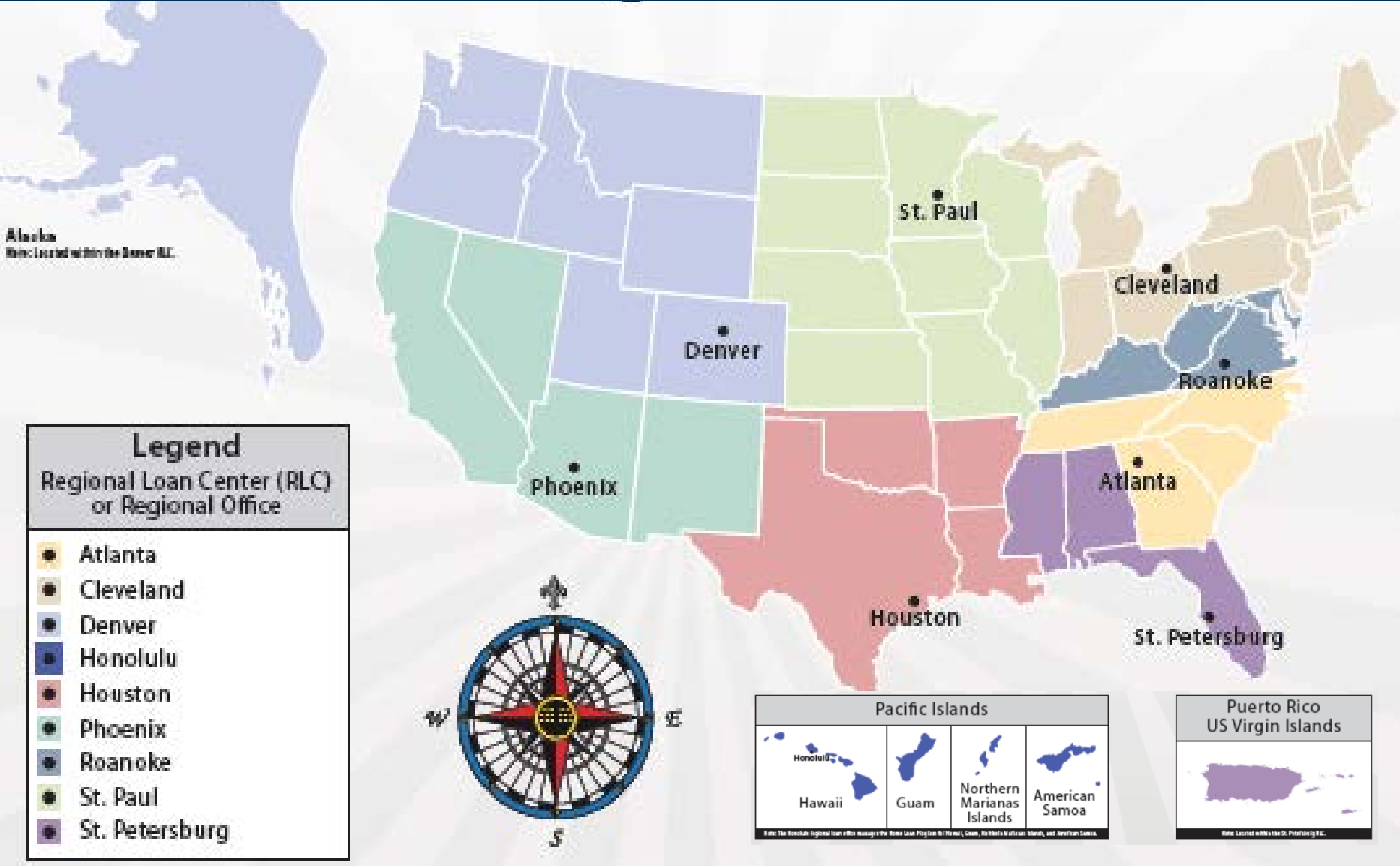


VBA Housing Loan Program (Cont.)

Program	Purpose	Populations Served
Native American Direct Loan (NADL)	Provide direct home loans for Native American Veterans to purchase homes on trust lands	Native American Veterans living on federal trust lands, or Veterans married to a Native American living on federal trust lands
Specially Adapted Housing (SAH)	Grants to assist eligible Veterans with certain service-connected disabilities to construct or adapt their home to accommodate their needs	Veterans with certain permanent and compensable disabilities



Regional Loan Centers



HLP Benefits

- Assists Veterans in financing the purchase, construction, repair, or improvement of their home
- HLP assists hundreds of thousands of Veterans each year (e.g., 2017 = ~740,000 VA-guaranteed loans nationwide)
- No down payment required
- HLP provides what can be, for some Veterans, their sole opportunity to obtain crucial housing loans and adaptations



HLP Impact

Comparison of Down Payment Requirements

	Down Payment % of Purchase Price	VA Borrowers Who Would NOT Qualify	VA Borrowers Who Would Qualify
Conventional	20%	86.11%	13.89%
FHA	3.5%	45.56%	54.44%
VA*	0%	0%	100%

*Eligible Veterans



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Purpose of a PEIS

- Provides valuable information to the decision-making process, including type and level of impacts and identifies potential mitigation. VA will use this information in making informed decisions concerning the HLP
- The PEIS will analyze the environmental impact of a Proposed Action and No Action Alternative
- The resulting Record of Decision (ROD) will identify the action selected by VA and any VA measures to reduce potential impacts



PEIS Actions Analyzed

- Proposed Action: VA continues administering the HLP and incorporating programmatic changes as necessitated by amendments to program authorities, Veteran need, market conditions, and factors not foreseen at the time of publication
- No Action Alternative: Refers to a scenario wherein VA operates the HLP in a manner consistent with policies and procedures as of fiscal year 2017 (October 1, 2016 through September 30, 2017). The No Action Alternative is being presented as a snapshot in time to provide a baseline from which to compare the Proposed Action

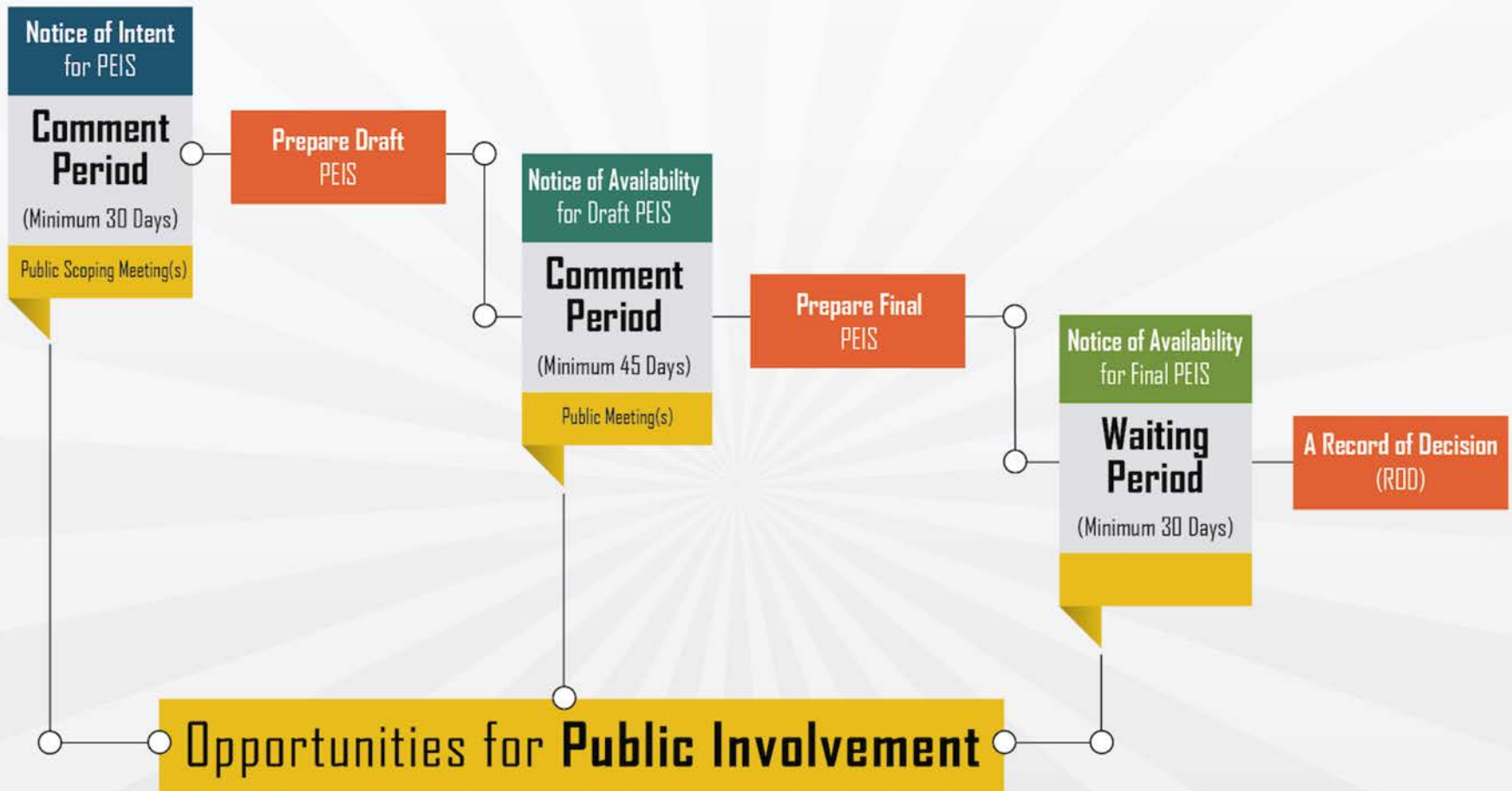


NEPA Timeline

- Notice of Intent published in the Federal Register July 16, 2018
- 30-day scoping period ends by August 15, 2018
- It is estimated that the Draft PEIS will be available for public review by Spring 2019
- VA will solicit public comments for 45 days and will hold additional public meetings regarding the Draft PEIS
- The Final PEIS will be prepared after public comments on the Draft PEIS have been considered and formally addressed
- The Final PEIS will be made publicly available for a minimum of 30 days prior to the Agency's decision, which is then announced in a ROD



NEPA and Public Involvement



Topics to be Addressed in PEIS

- Aesthetics & Visual Resources
- Air Quality
- Biological Resources
- Cultural Resources & Historic Properties
- Floodplains, Wetlands, & Coastal Zones
- Geology & Soils
- Greenhouse Gases & Climate Change
- Hydrology & Water Quality
- Infrastructure & Community Services
- Land Use & Planning
- Noise
- Socioeconomics & Environmental Justice
- Cumulative Effects



How to Submit Comments

30-day comment period: July 16 – August 15, 2018

Please submit comments by August 15, 2018 through one of the following methods:



In Writing - on the comment forms provided at this meeting



By mail, addressed to:

Director, Office of Regulation Policy and Management (OOREG)
Department of Veterans Affairs
810 Vermont Avenue NW, Room 1063-B
Washington DC 20420



Verbally - to the stenographer at this meeting



On Line - by visiting www.regulations.gov
- Enter VA-2018-VACO-0001-1061 into the search field
- Follow the prompt to submit your comments



By fax:

202-273-9026



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Public Comment Session

- The Facilitator will call the names of individuals who have indicated a desire to comment. Please speak from the microphone if you are able
- Individuals will be allocated 3 to 5 minutes to provide comments, depending on the total number of commenters
- If comments are lengthier than 3 to 5 minutes, please summarize your views within the allotted time and consider providing more detailed comments in writing



Thank you for your participation!

Project Website:

http://www.benefits.va.gov/homeloans/environmental_impact.asp



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