



## **Fact Sheet**

### **St. Albans Community Living Center**

The 3000 bed Naval Hospital was built in 1950 by the Department of Defense on grounds previously occupied by the St. Albans Golf Club and Community Center. The Veterans Administration received the St. Albans Extended Care Center, now known as the VA St. Albans Community Living Center from the U.S. Navy on March 14, 1974. The VA admitted the first Veteran resident on April 29, 1974 and by that June, 63 nursing care beds were occupied and outpatient care services were offered.

The St. Albans Community Living Center serves eligible Veterans in the metropolitan area with specialized geriatric care. The Center's services include extended care rehabilitation, psycho-geriatric care, general nursing home care, and domiciliary providing psychosocial and independent living skills rehabilitation.

Outpatient services have been offered at St. Albans for over 30 years. They include Primary Care; Adult Day Health Care; and specialty care including: optometry, podiatry, rehab services (PT, OT,) speech pathology/audiology, nursing clinic, blood draw unit, nutrition clinic, pharmacy, mental health services, social work, Home Based Patient Care, prosthetics, neurology, dermatology, cardiology, urology, ENT, basic X-ray services, women's health, pain management and palliative care/hospice services. VA monitors the use of the specialty clinics and increases the availability based on the demand as needed.

According to data gathered by the Office of Policy and Planning at the Department of Veterans Affairs, Washington, DC, in 2007 there were 70,943 Veterans in the Borough of Queens and 22,543 Veterans who were enrolled in the VA. All Veterans who are enrolled are eligible for care at the clinics and Veterans who meet certain criteria are eligible for care at the Domiciliary and access to indefinite long-term care

There are 179 beds in the St. Albans Community Living Center and 50 beds in the Domiciliary. In Fiscal year 2008, the average daily census (ADC) for the domiciliary program was 39.3 patients or 78.6% of capacity which is 50 beds. For the nursing home, the ADC was 150.6 patients or 84.1 of capacity which is 179 beds. Outpatient visits (OPV) for the fiscal year 2008 was 44,672 on approximately 6,530 unique patients.

The VA New York Harbor Healthcare System (VANYHHS) has an aggressive program to ensure Veterans from Operation Enduring Freedom/Operation Iraqi Freedom (OEF/OIF) are aware of the VA benefits that are available to them. To disseminate information, VA representatives attend pre-deployment events, post deployment health reassessments, demobilizations and they meet one on one with various units in the metropolitan area. Combat Veteran coordinators at each campus provide a full range of services for returning OEF/OIF veterans, active duty personnel and their families. Over a six year period, approx. 500 OEF/OIF Veterans have enrolled for care at the St. Albans Campus and over 5000 have enrolled at the VANYHHS.

VANYHHS was surveyed by The Joint Commission in January 2009 in an unannounced triennial visit and received full accreditation. The VANYHHS Opiate Rehabilitation Treatment programs received full Joint Commission accreditation in April and May 2006, respectively. The healthcare system has full accreditation from the College of American Pathologists; accreditation by the Commission on Cancer of the American College of Surgeons; Commission on Accreditation of Rehabilitation Facilities (Physical Medicine and Psychosocial Rehabilitation Programs) and the American College of Radiology. VANYHHS has two AAALAC-accredited Animal Research Facilities and the Research and Development Program has NCQA accreditation.

## **St. Albans Capital Asset Realignment for Enhanced-Services**

As part of the Capital Asset Realignment for Enhanced-Services (CARES) process, two Local Advisory Panel (LAP) public meetings were held to emphasize that the decisions under consideration focused on replacing existing health care facilities and services with new residential buildings and outpatient clinics on the St. Albans campus. When the Secretary announced his CARES decision in August 2006, he stated that VA would be sensitive to the Veteran and community concerns. His decision concluded the CARES process but allowed VA to hold two additional public meetings in October 2006 and January 2007 specifically to seek further community input as VA prepared plans for modernization and reuse of the property through the Enhanced-Use Lease (EUL) process.

Congressman Gregory Meeks, (District 6) formed a community task force and showed support for the EUL process. A VA New York Harbor Healthcare System (VANYHHS) representative attended a meeting in December 2006 where the task force developed a plan for use of the property that included: assisted living; NYC magnet school; transitional housing; and an expansion of Roy Wilkins Park. A EUL public hearing was held on May 29, 2007 to inform stakeholders and seek community input. All public hearings were widely publicized in local papers.

In addition to the public hearings, representatives from VACO and VANYHHS attended meetings hosted by Congressman Meeks to address local community and Veterans concerns. At every meeting, Veterans voiced their desire for a full service hospital. VA staff explained numerous times that the data does not support a full service hospital and it would not be considered.

There have been rallies in front of the St. Albans campus in March, April and June of 2008 and most recently on April 18, 2009. These events have been covered in the local press and on local cable TV.

The VA developed a Master Plan that proposed an efficient and cost-effective design for the replacement buildings at St. Albans and ensure an effective transition of services. The Master Plan described the most effective footprint for the campus and ensures that any plans for alternate use or disposal of VA property serve to enhance the Department's mission. VANYHHS was directed to work with the Office of Asset Enterprise Management (OAEM) to assist in managing the excess property.

The re-use transaction included developing a Request for Proposals (RFP) for Healthcare Facility requirements, and initial terms for a lease. The EUL will allow for up to a 75 year lease term with limitations on the product type that the developer can build on the site. The developer will construct both the Healthcare Facility and the EUL Facility. The projected revenue from the EUL site is expected to offset the VA construction costs. VA released a RFP for the EUL in October 2007 and several proposals were submitted in March 2008.

A technical review team has met in April 2008 to evaluate the written proposals and again in June 2008 to listen to oral presentations. Since the site is more than 50 years old and associated with the post-WW II medical boom, a reassessment of the historic eligibility of the site is in progress.

The next step is for OAEM to choose a preferred developer and enter into negotiations with the preferred developer to reach an agreement to replace the existing facilities at St. Albans with new nursing home, domiciliary and expanded outpatient facilities.

ROGER NEWMAN  
COMMISSIONER



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THE CITY OF NEW YORK  
OFFICE OF THE MAYOR

**Statement from Dennis Walcott, Deputy Mayor for Education and  
Community Development concerning St. Albans redevelopment  
project read by Roger Newman, Commissioner of the Mayor's  
Office of Veterans' Affairs Before the  
New York City Council Committee on Veterans Affairs**

**May 4, 2009**

Good morning, Chair Sanders and members of the Veterans Affairs Committee. My name is Roger Newman, and I am Commissioner for the Mayor's Office of Veterans Affairs. I am here today to read a short statement from Dennis Walcott, Deputy Mayor for Education and Community Development, who was scheduled to testify before you today but unfortunately had to attend a funeral instead. However, Greg Mayers, Senior Policy Advisor in Deputy Mayor Walcott's office is in attendance with me this morning, and the two of us will be happy to take your questions after I read the statement.

The following is a brief chronology of events regarding the federal government's St. Albans redevelopment project and a status report of our efforts to secure some of that land for an educational complex.

As you are aware, in October 2007, the Veterans' Administration issued an RFP to redevelop 25 acres of its campus in St. Albans, Queens. This area borders the Roy Wilkins-Southern Queens Park, a 53-acre regional recreation resource. The RFP calls for development of the area to conform to local zoning, which is R3-2 for the entire site. This zoning district allows for a variety of housing types, including multifamily buildings.

Prior to the release of the RFP, Deputy Mayor Walcott had testified before the advisory committee that the VA had solicited input about the project. And late in 2007 and early 2008, he continued participating in a series of meetings with the residents of the St. Albans community; city, state and federal elected officials; and various clergy and community groups to discuss an array of ideas about the types of development that should be included in the project. In addition to housing, a consensus developed on the need for an educational complex. Working with the local community, Deputy Mayor Walcott then facilitated a number of meetings with the School Construction Authority (SCA) to develop a proposal seeking 3-5 acres of said land for a school.

Last spring, a meeting was arranged with officials of the Veterans Administration and the SCA to discuss the possibilities of carving out portions of the land to build the school. The federal government stated its preference instead to move forward with its original plan – i.e., selecting one bidder to redevelop the entire area, leaving negotiations about individual smaller projects, like our proposed school, in the hands of said developer. In July of last year, City Planning held a meeting in St. Albans to discuss Jamaica rezoning plans, various proposed development projects and the impact such projects would have on the St. Albans Campus. We are mindful of the community's expressed concern throughout this process about the density of any proposed housing. The consensus remained, however, for some type of housing as well as a school, developed as a separate project.

Just two weeks ago, on April 15, 2009, the Deputy Mayor reiterated our administration's position in a meeting in Washington, DC with the chief of staff of the new Secretary of the VA. While the federal government will soon finalize its plans regarding this RFP, it is our hope that they will reconsider and negotiate a separate agreement with us for 3-5 acres of the land for the building of a school.

Thank you.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/4/09

(PLEASE PRINT)

Name: PAT TORO

Address: 88-61 76<sup>th</sup> Ave Glendale, NY

I represent: VVA Queens Central 32

Address: same

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in favor  in opposition

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Name: RAY ALBUE

Address: \_\_\_\_\_

I represent: VA NY HARBOR Healthcare System

Address: \_\_\_\_\_

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THE CITY OF NEW YORK**

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in favor  in opposition

Date: 5/4/09

(PLEASE PRINT)

Name: Rene Hill

Address: 115-05 178<sup>th</sup> Place, Addisleigh Park, NY

I represent: ADDISLEIGH PARK CIVIC ORG

Address: P.O. BOX 23, ST ALBANS, NY 11412

◆ Please complete this card and return to the Sergeant-at-Arms ◆

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 in favor  in opposition

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Name: Abigail Chughan

Address: 179-05 137 Ave

I represent: Assemblyman Scarborough

Address: 129-32A Merrick Blvd Town of 11434

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 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Roger Newman

Address: Commissioner

I represent: MOVA

Address: \_\_\_\_\_

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 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Craig Meyers

Address: Deputy Mayor Walcott's Office

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

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in favor  in opposition

Date: MAY 4, 2009

(PLEASE PRINT)

Name: PETER BRONSON

Address: 117-01 PARK LANE SOUTH APT. AREA RICHMOND HILL NY 11418

I represent: COALITION OF VETERANS IN PAIN + DISTRESS  
VETERANS FOR PEACE

Address: \_\_\_\_\_

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in favor  in opposition

Date: 5/4/09

(PLEASE PRINT)

Name: Roger Newman

Address: 346 Broadway

I represent: MUVA

Address: \_\_\_\_\_

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in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Greg Mays

Address: 114-73 178th St Jamaica, NY 11434

I represent: Addisleigh Park Civic Organization

Address: P.O. Box 120023 St. Albans 11412

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in favor  in opposition

Date: \_\_\_\_\_

Name: RUSEN WILKS (PLEASE PRINT)

Address: 194-19 115<sup>TH</sup> DR ST. ALBANY NY 11402

I represent: United Council of Veterans Reps

Address: \_\_\_\_\_

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in favor  in opposition

Date: 5-4-2009

Name: DR. Stephen Gonzenbach (PLEASE PRINT)

Address: 423 E. 23<sup>RD</sup> ST. NY, NY 10016

I represent: VIA NEW YORK HARBOR HEALTH CARE SYSTEM

Address: as above

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Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/4/2009

Name: Robert Greene, Executive (PLEASE PRINT)

Address: 423 E. 23<sup>RD</sup> ST. NY, NY 10016

I represent: US Dept. of Veterans Affairs

Address: 423 E. 23<sup>RD</sup> ST, EXEC. OFFICE, NYC 10016

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