



U.S. Department of Veterans Affairs
Greater Los Angeles Healthcare System

West Los Angeles VA Campus Redevelopment Update

September 20, 2018



Master Plan Update

- Housing: Buildings 205/208
- Principal Developer and Building 207
- PEIS
- MacArthur Field
- Housing Unit Count Methodology
- Purple Line Extension Update
- South Campus Major Construction Projects

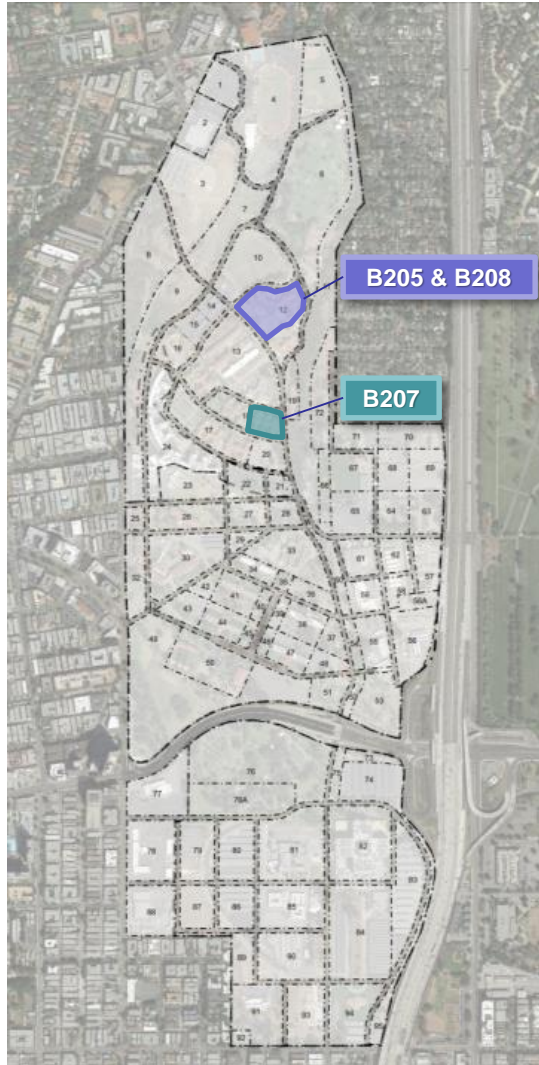
Homelessness Update

- Safe Parking Update
- Temporary Bridge Housing Update

VA Inspector General Land Use Audit



Housing: Buildings 205/208 and 207



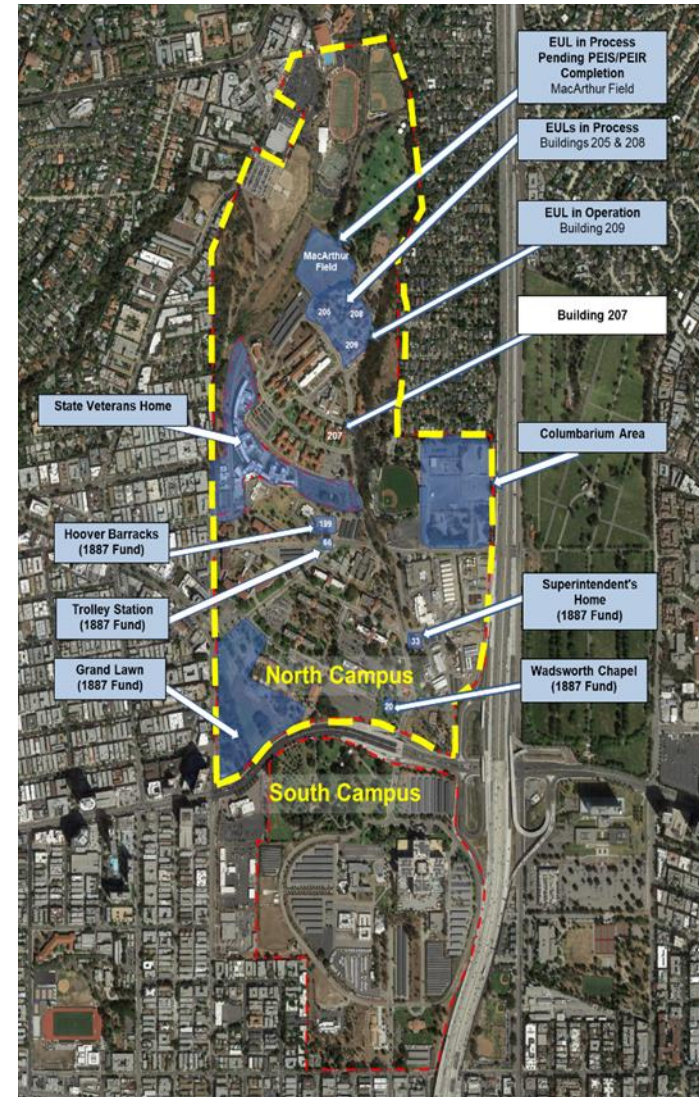
- ❑ Environmental Assessment (EA) for Buildings 205, 208 and 207 will be published 4th Quarter 2018. OAEM and GLA will conduct a public meeting following their release
- ❑ Process underway for 205 & 208 developer to obtain financing so construction can begin after the EA process concludes
- ❑ Construction anticipated to begin in 1st Quarter 2019
- ❑ Delivery of approx. 120 units anticipated 4th Quarter 2020
- ❑ Principal Developer will develop 207. Construction and deliver dates TBD



West Los Angeles Principal Developer

Goal: Integrate and Accelerate Housing

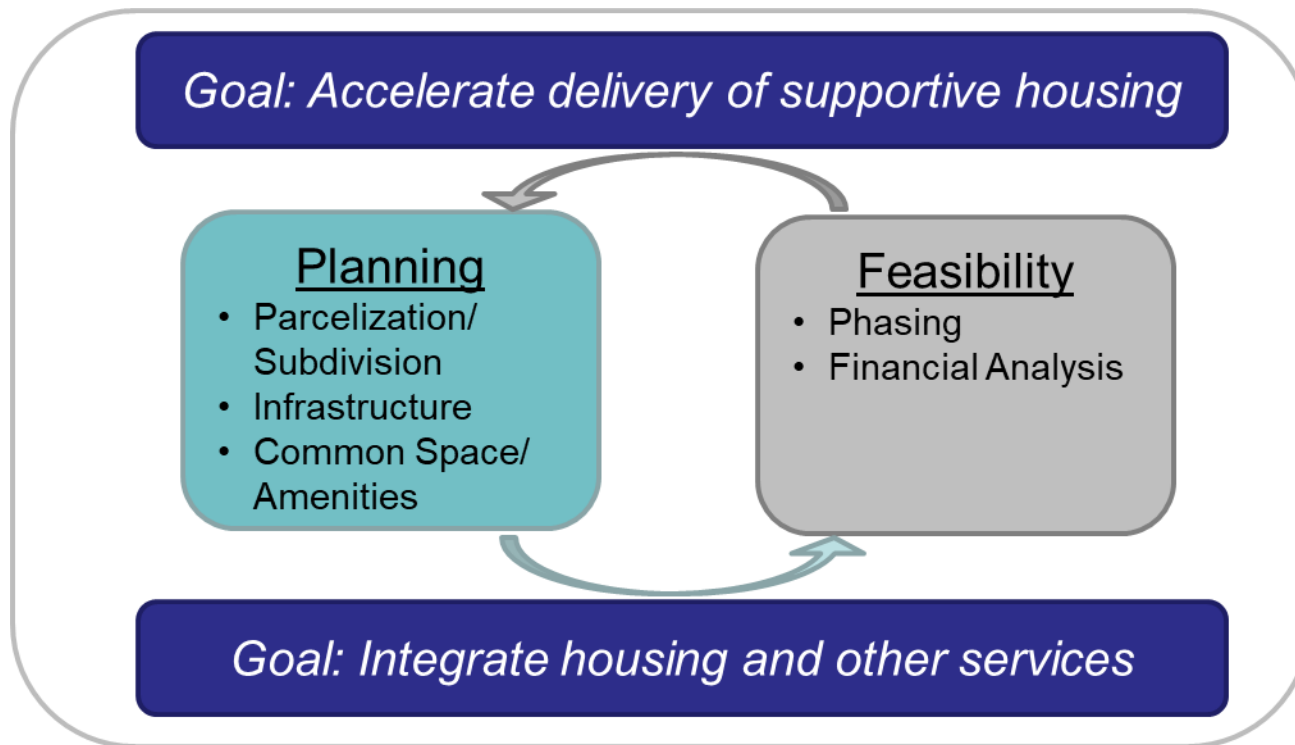
- Goal in West Los Angeles is for **multiple EULs** to deliver at least 1,200 supportive housing units for homeless and at-risk Veterans
- VA has already identified multiple potential locations
- EULs underway include:
 - Building 209 (54 units in operation)
 - Buildings 205 & 208 (120 units in development)
 - MacArthur Field (developer selected)
- A Principal Developer is needed to coordinate, integrate, and expedite development of at least 900 supportive housing units





Principal Developer Approach

1. Consolidates development responsibilities for the remaining EUL projects into one Principal Developer
2. Creates a safe, affordable, housing community for homeless and at-risk Veterans and their families on the North Campus





Principal Developer Role

- ❑ Assemble a multi-faceted team to plan, coordinate, and execute all development activities:
 - Identify assets for redevelopment of new housing
 - Coordinate community/neighborhood planning
 - Address infrastructure and utility issues
 - Create phasing plan and associated timeline for completing all housing
 - Self-perform or competitively select (through RFP process) new teams to develop, finance, construct, and operate each phase of development
 - For each EUL project, team will include: developer, architect, engineering firm, general contractor, property manager, supportive services provider, legal services, historic preservation consultant, etc.
 - Team to be approved by VA
- ❑ Responsible for overall delivery of supportive housing solution



Principal Developer RFQ Status and Next Steps

Solicitation Status:

- Request for Qualifications (RFQ) released – July 2
- Offeror responses received – August 27
- Anticipated Evaluation Period – August 29 to mid-October
- Anticipated Notification of Selection to Principal Developer – mid-October



PEIS



- ❑ On target to publish draft in late 2018
- ❑ Because no State or local agency leads Proposed Action, VA proceeding with PEIS only (not PEIS/PEIR)
- ❑ The draft PEIS will be published in the Federal Register and solicit public comments for a 45-day period. Additionally, VA will host public meeting in late 2018 / early 2019 as an additional forum for feedback from the public
- ❑ Principal Developer will work with PEIS to recommend optimal scenario(s) for most cost-effective and least time-consuming approach to delivering 1,200 units of housing, non-housing services and activities



Housing: MacArthur Field



- ❑ Environmental and historic due diligence for this contemplated new construction is being analyzed as part of the ongoing PEIS
- ❑ Developer has been identified, but development will not occur until the PEIS is completed
- ❑ Will coordinate with Principal Developer to ensure alignment of MacArthur Field development with other campus housing
- ❑ Anticipate construction beginning 1st Quarter 2020
- ❑ Delivery of approx. 150 units anticipated 4th Quarter 2022



Total Housing Count Methodology:

- Needs/Gap Analysis
 - Annual PIT Counts, other data re: homeless Veteran population, demographics
 - PSH units available to Veterans (including families and single Veteran parents with dependent children) in the community
 - Trends/forecasts predicting changes in population, demographics, and affordable housing availability
 - Veteran housing preference
- Density Analysis
 - Pending PEIS studies re: traffic, noise, other environmental and historic impacts
 - Feasibility
- Veteran and Other Stakeholder Engagement



Third-Party Land Use Audit



- ❑ West L.A. Leasing Act requires VA Office of Inspector General (OIG) to audit leases and other third-party land uses
- ❑ OIG sends its report and VA's response to SVAC, HVAC, Appropriations Committees, and local Congressional offices
- ❑ Report due out 9/28/18



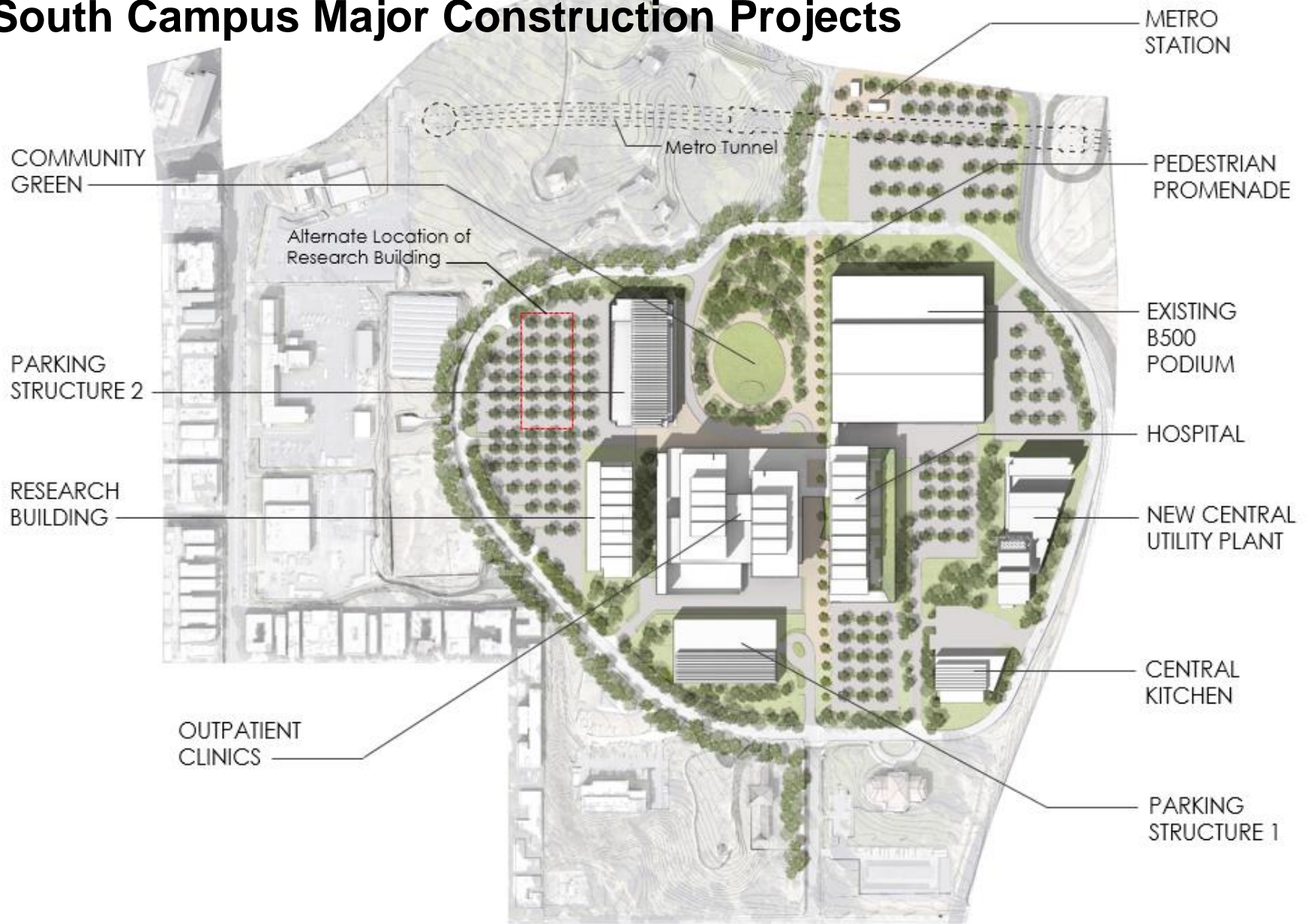
Purple Line Extension



Proposed locations of temporary & permanent property utilization by LA Metro

- ❑ VA recently conducted a peer review of LA Metro's 130c environmental compliance documentation
- ❑ Real Estate Transaction negotiations underway
- ❑ Advanced utilities relocation work (off campus) to begin 4th Quarter 2018
- ❑ Negotiating short- and long-term impact mitigation strategies now

South Campus Major Construction Projects





Supportive Housing Overview:

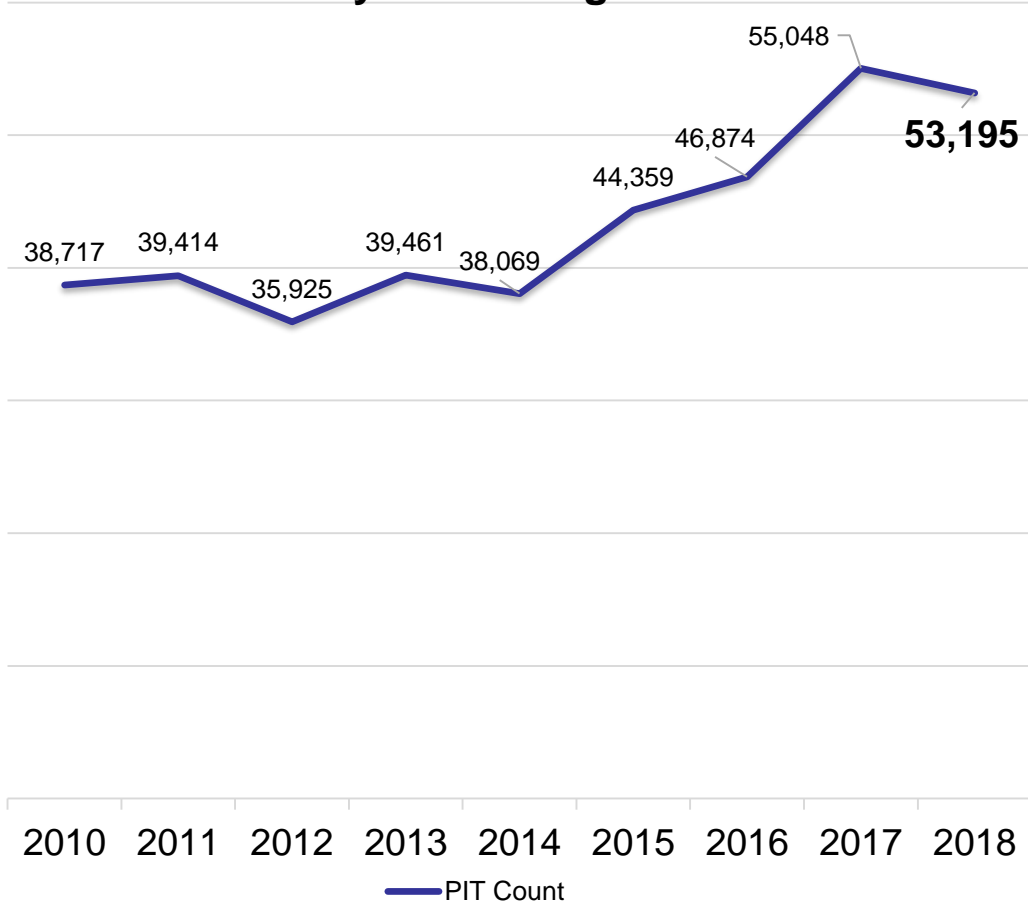
- ❑ Proven, effective means of reintegrating homeless and at-risk Veterans and their families into the community
- ❑ Addresses basic needs for housing and provides ongoing support services to residents
- ❑ Supportive services to include activities promoting:
 - health and wellness
 - education
 - vocational and employment training
 - family support services, including child care
 - transportation
 - peer activities, socialization, and/or physical recreation
 - assistance with legal issues and Federal benefits
 - volunteerism



Supportive Housing Need

People Experiencing Homelessness:

Point-in-Time (PIT) Count County of Los Angeles



First
Decrease
in 4 Years

**County of
Los Angeles**

**City of Los
Angeles**

53,195

31,516

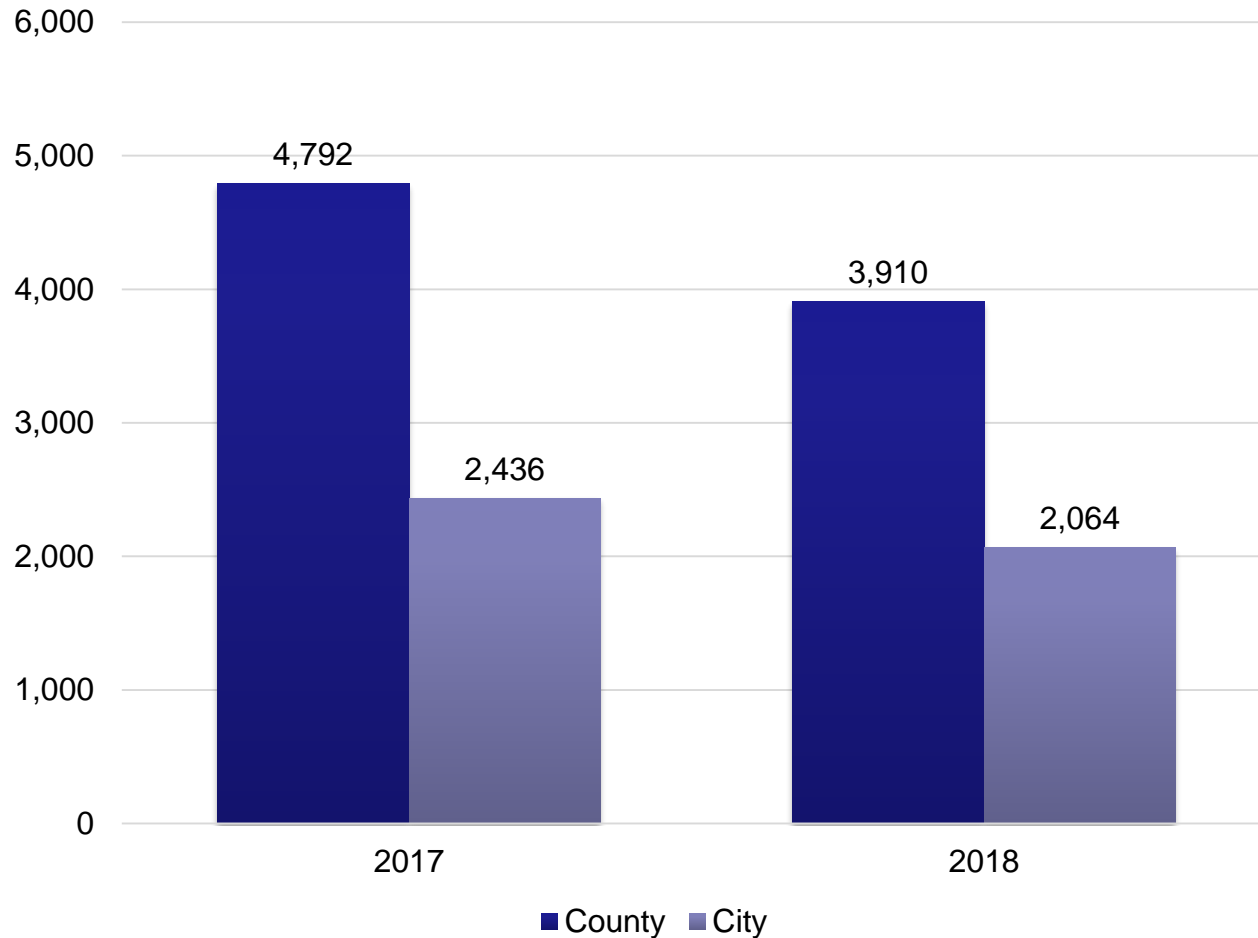
3% Decrease

5% Decrease



18% Decrease in Veteran Homelessness:

Homeless Veteran Count





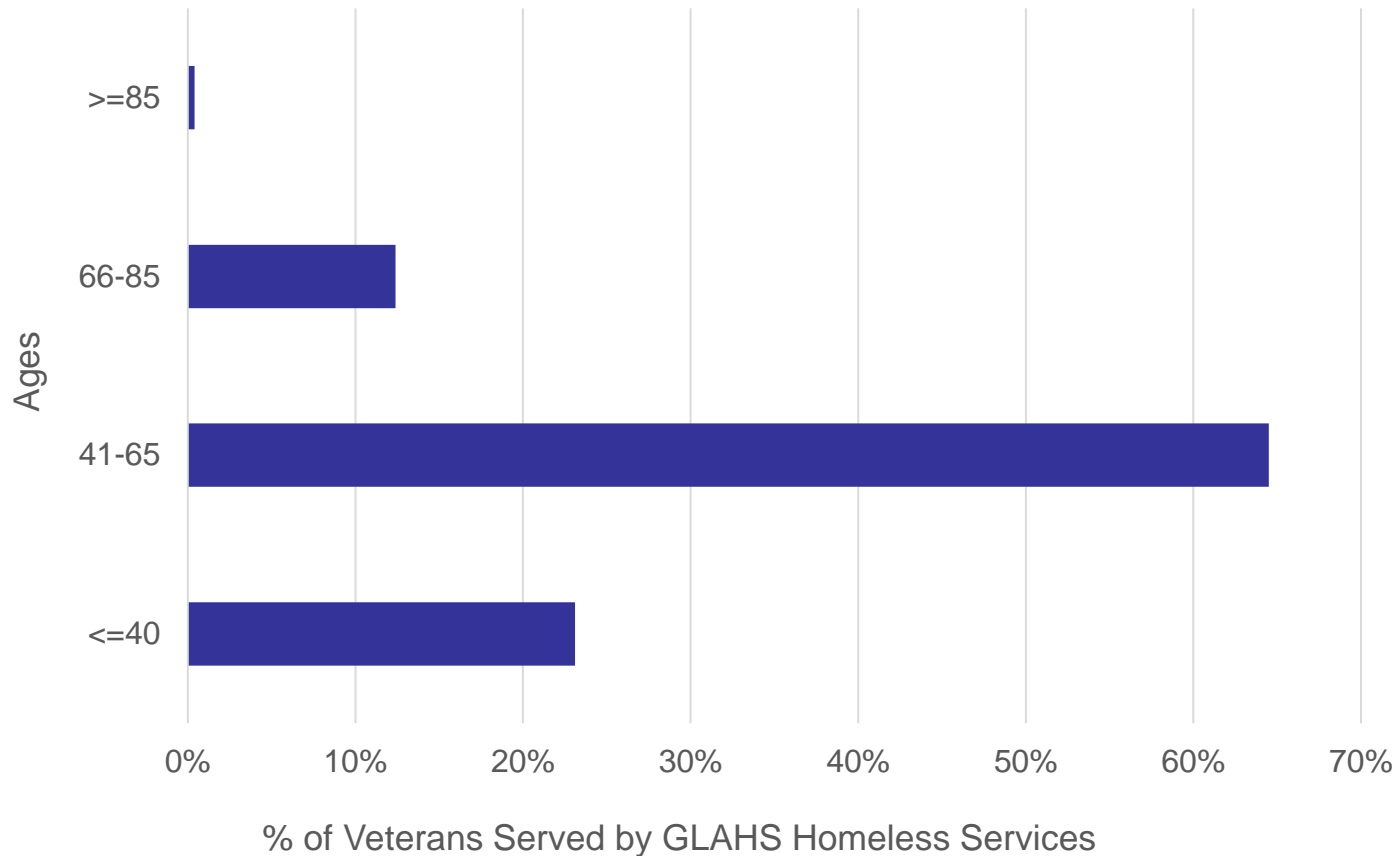
Veterans Served by GLAHS Homeless Services in FY 2018:

- ❑ **Gender:** Primarily male (~92%)
- ❑ **Un/Under-Employed:** ~41%
- ❑ **Race:**
 - ~46% Black or African American
 - ~41% White
 - ~3% American Indian or Alaska Native
 - ~2% Asian
 - ~1% Native Hawaiian or Other Pacific Islander
 - ~8% Unknown
- ❑ **Ethnicity:**
 - ~17% Hispanic/Latino
 - ~77% Non-Hispanic/Non-Latino
 - ~7% Unknown



Veterans Served by GLAHS Homeless Services in FY 2018 *(cont'd)*:

Age Distribution



Source: VA Homeless Programs Office Commission on Accreditation of Rehabilitation Facilities (CARF) Demographics Summary 2018



Temporary Bridge Housing



- ❑ Negotiations with City and County of Los Angeles underway
- ❑ Anticipate October 2018 construction start and February 2019 delivery
- ❑ 100 beds + separate facilities for dining and hygiene
- ❑ Separate structures for men and women, Veterans only



Safe Parking



- ❑ The Safe Parking Program provides a designated safe area for eligible Veterans to park and sleep in their vehicles, overnight, with security and access to sanitation stations and supportive services
- ❑ Initial pilot was successful – average 8 cars/night
- ❑ Negotiations underway to expand to other parking area(s) on campus, expand capacity to 30 cars



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Questions?