

PUBLIC HEARING NOTICE

**United States Department of Veterans Affairs (VA)
Supportive Housing for Homeless Veterans at the
VA Greater Los Angeles Healthcare System (GLAHS),
West Los Angeles VA Medical Center (VAMC) Campus, CA**

In accordance with the West Los Angeles Leasing Act of 2016 (Public Law 114-226), as amended by Section 303 of the VA Expiring Authorities Act of 2018 (Public Law 115-251) (collectively, the “West LA Leasing Act”), VA’s Enhanced-Use Leasing (EUL) authority (38 U.S.C. §§ 8161-8169), and the Draft Master Plan dated January 28, 2016, VA hereby provides notice of a public hearing to be held virtually due to the ongoing COVID-19-related public health emergency. The purpose of this public hearing is to present VA’s proposed plan for a contemplated EUL initiative for supportive housing on the GLAHS West LA VAMC campus that principally benefits Veterans and their families, and to receive public comments on that plan. The GLAHS West LA VAMC campus is located at 11301 Wilshire Blvd., Los Angeles, CA 90073.

VIRTUAL HEARING DATE AND TIME: Thursday, July 23, 2020 at 5:00 pm (Pacific Time)

HEARING SCOPE: VA’s EUL statute provides that prior to entering into an EUL, VA must conduct a public hearing to “receive the views of Veterans service organizations and other interested parties regarding the proposed lease of the property and the possible effects of the uses to be made of the property under a lease of the general character then contemplated. The possible effects to be addressed at the hearing shall include effects on— (1) local commerce and other aspects of the local community; (2) programs administered by the Department; and (3) services to Veterans in the community” (38 U.S.C. § 8163(a)).

VIRTUAL HEARING JUSTIFICATION AND PARTICIPATION DETAILS:

The EUL statute provides that public hearings “shall be conducted in the community in which the [subject] property is located” (38 U.S.C. § 8163(a)). As of June 16, 2020, California’s public health orders continue to prohibit “gatherings...that bring together people in a single room or single space at the same time, such as an auditorium, stadium, arena, large conference room, meeting hall, cafeteria, or any other indoor or outdoor space” (see guidance at <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/CDPHGuidanceforthePreventionofCOVID19TransmissionforGatherings.aspx>).

Consequently, VA has determined that this public hearing shall be conducted virtually to maximize participation while minimizing public health risk. VA notes that other Federal agencies have also hosted virtual public meetings to satisfy their public outreach and engagement obligations during the COVID-19 pandemic (e.g., https://www.epa.gov/sites/production/files/2020-04/documents/ogc_virtual_hearing_memo_4-16-2020.pdf).

Interested parties may join the hearing by phone or via the internet:

Conference Number: (800) 767-1750; Participant Code: 73527#

Link to join the meeting: <http://va-eerc-ees.adobeconnect.com/r4xee8fhr1t5/>

IDENTIFICATION OF PROPERTY TO BE LEASED: The contemplated EUL initiative would be located on the GLAHS West LA VAMC campus, which is comprised of approximately 388 acres located in the heart of Los Angeles.

In accordance with the Draft Master Plan dated January 28, 2016, the contemplated EUL initiative would include a mix of development, renovation, re-use, and demolition of existing buildings, as well as new construction on associated acreage/parcels located on the north side of the GLAHS West LA VAMC campus. The south side of the campus will continue to house the majority of the VA healthcare facilities.

More specifically, the contemplated EUL may include the following assets on the area of campus north of Wilshire Boulevard: Buildings 13, 113, 114, 115, 117, 156, 157, 158, 206, 210, 233, 236, 256, 257, 258, 300, 306, 337, 340, 342, 346; and parking lots 18, 20, 21, 38, 48, and 49; and other assets identified in the Request for Qualifications No. 36E7718Q9061_1.

DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY: In accordance with the West LA Leasing Act, VA's EUL authority, and the Draft Master Plan, VA proposes entering into an EUL with the West LA Veterans Collective LLC (WLAVC), the competitively-selected Principal Developer (PD), to provide a minimum of 900 units of supportive housing, as that term is defined in 38 U.S.C. § 8161(3), that principally benefits Veterans and their families. The EUL initiative would entail the development of such supportive housing over a series of phases and comprise some or all of the above-noted assets.

The GLAHS provides Veterans with access to a full set of healthcare services in a range of treatment environments including inpatient hospital, community living centers, domiciliary treatment, and various outpatient programs. The proposed EUL would enable the development and operation of supportive housing units on the GLAHS West LA VAMC campus, consistent with the Draft Master Plan dated January 28, 2016, which is available at <http://www.losangeles.va.gov/masterplan/>. The supportive housing envisioned as part of this EUL includes permanent community-based housing units with supportive services. The new housing units for these EUL projects are expected to be compatible with other support services to be provided on the GLAHS West LA VAMC campus.

For example, such services may include: Veteran health and wellness, nutrition, spiritual wellness, education, vocational training and employment assistance, skills building, peer activities, socialization, physical recreation, volunteerism, family support services, access to child care services, transportation, service coordination, financial management assistance, and assistance with legal issues and federal benefits. The housing would help revitalize the GLAHS West LA VAMC campus into a safe and welcoming therapeutic community; significantly improve the quality of life for such Veterans and their families; provide Veterans with more convenient access to healthcare, benefits, and other support services on the GLAHS campus; improve healthcare access for Los Angeles-area Veterans who are homeless or at risk of becoming homeless; and help reduce Veteran homelessness in the Greater Los Angeles Health Care System catchment area.

DESCRIPTION OF THE PROPOSED LEASE: Using VA's authority under section 2(b)(1) of the West LA Leasing Act and VA's EUL authority, VA proposes to enter into an EUL covering

the underutilized buildings and land on the northern portion of the GLAHS West LA VAMC campus with WLAVC (Lessee) for a term of up to 75 years. This EUL would entail the development of a minimum of 900 units of supportive housing over a series of phases and comprise some or all of the above-noted assets. Together with other developers' EUL projects in Buildings 205, 208, 209 and MacArthur Field, the subject EUL would result in the combined delivery of more than 1,200 units of housing, as contemplated by the West LA VAMC campus Draft Master Plan. The WLAVC will be required to finance, design, develop, construct, operate, and maintain the facilities in accordance with applicable Federal, State, and local laws, codes, and requirements. At the end of the EUL lease term, the leased property subject to the EUL will revert to VA at no cost.

WRITTEN PUBLIC COMMENTS: The public is invited to attend the virtual hearing regarding this EUL initiative and is encouraged to submit written comments before, during, or after the virtual public hearing. Written comments must be received by no later than 5:00 pm (Pacific Time) on July 31, 2020, via email to: Mr. Steven Ruh (Steven.Ruh@va.gov) and Ms. Janet Rice (Janet.Rice2@va.gov), or via mail to: GLAHS, Attn: Mr. Steven Ruh, Communications and External Affairs, 11301 Wilshire Blvd., Los Angeles, CA 90073. Participants will also be able to provide written comments and questions during the virtual hearing through the Adobe Connect platform. VA will post a written copy of questions and answers on the following website later in the summer: <https://westladraftmasterplan.org/>.

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Page 5 of 5

* Agency Commission not included

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