Overview

VA held a Public Hearing on the GLAHS West Los Angeles Campus on April 26, 2018. The purpose of the Public Hearing was to:

- Describe the planned Enhanced-Use Lease (EUL) of Building 207 for Veterans’ housing as required by 38 U.S.C. § 8163;
- Introduce VA’s concept to prioritize delivery of permanent supportive housing for homeless Veterans through an arrangement with a Principal Developer; and,
- Provide stakeholders with the opportunity to ask questions about the Building 207 EUL and the Principal Developer concept on the West Los Angeles campus.

VA received approx. 95 written communications in response to the Public Hearing Notice, including a Veterans Advocacy submission containing 360 responses to a survey they conducted about future campus development (Note: Approx. 87% of the Veterans Advocacy survey respondents agreed that VA should leverage the private sector to develop and operate housing for homeless Veterans on the West Los Angeles Campus). During the Public Hearing, approx. 25 individuals provided comments and/or questions. The questions received and VA’s responses to the questions are summarized in this document.

Over 75% of the feedback VA received directly in writing and at the Public Hearing consisted of support for the proposed Building 207 EUL and Principal Developer concept.

Question & Answer Topics

Supportive Housing Development Scope ..................................................................................... 2
Enhanced-Use Lease Terms ................................................................................................. 2
Selection of Principal Developer ....................................................................................... 3
Environmental Requirements .............................................................................................. 3
Public Hearing Information ............................................................................................... 4
Miscellaneous ...................................................................................................................... 4
Supportive Housing Development Scope

1. In addition to Building 207, where on the property will the supportive housing units be built?
   All North Campus assets with the exception of current and pending EULs (Buildings 205, 208 & 209 and MacArthur Field), the State Home, Columbarium, and Columbarium expansion area will be evaluated by the Principal Developer for potential redevelopment subject to VA approval.

2. How many units of housing does the VA want to construct on the land leased through the EUL initiative on the north side of the GLAHS campus?
   The Draft Master Plan calls for a minimum of 1,200 permanent supportive housing units to be developed. VA and Principal Developer will work in collaboration with the City, County and other partners to determine the total number of housing units to be developed, based on current housing needs and supply targets utilizing the most current community and VA data available.

3. How many acres is the area associated with the Principal Developer?
   All North Campus assets with the exception of current and pending EULs (Buildings 205, 208 & 209 and MacArthur Field), the State Home, Columbarium, and Columbarium expansion area will be evaluated by the Principal Developer for potential redevelopment subject to VA approval. The actual acreage is unknown at this time and will require further analysis after selection of the Principal Developer.

4. What plans are there for common area amenities on the campus?
   The Draft Master Plan calls for a vibrant community providing housing for homeless Veterans and healthcare, benefits, employment, and other services and amenities for all eligible Veterans.

5. Will VA be putting solar panels on the roofs of the housing buildings?
   The Principal Developer and its team will make that determination.

Enhanced-Use Lease Terms

6. What is the budget associated with the proposed housing development and how many units will be in each building?
   It will be up to the Principal Developer to determine the final budget and unit counts. The Principal Developer will renovate Building 207 into permanent supportive housing for homeless and at-risk Veterans in accordance with the EUL, which states that the “Lessee will finance, design, develop, construct, renovate, operate, and maintain the Property into the Project in accordance with all applicable State and local laws, codes, ordinances, and permitting requirements, and any amendments thereto; the National Fire Protection Association (“NFPA”) 101 Life Safety Code; the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.); the National Historic Preservation Act of 1966 (16 U.S.C. § 470, et seq.); the Archaeological Resources Protection Act (16 U.S.C. § 470 et. seq.)…”.

7. Will new data on homeless Veterans, including the Point-In-Time (PIT) data, impact the number of supportive housing units to be developed?
   VA and Principal Developer will work in collaboration with City, County and other partners to determine the total number of housing units to be developed, based on current housing needs and supply targets utilizing the most current community and VA data available.
8. A 75-year lease is a long time. What is VA’s exit strategy in the event the quality is not good? How will VA oversee the housing?
VA’s Office of Asset Enterprise Management (OAEM) works closely with the Greater Los Angeles Healthcare System (GLAHS) staff to monitor and oversee operations associated with the existing EUL on campus and will continue to do so for future EULs. For each EUL, GLAHS appoints a Local Site Monitor who is responsible for the day-to-day program oversight and is in close communication with VA OAEM’s post-transaction oversight team. Together, VA OAEM and the LSM monitor each EUL for compliance with the terms and conditions of the executed lease. An annual compliance check is performed for each EUL and in the event a lessee is not complying with the EUL, VA has the ability to terminate the lessee for default for performance.

9. What types of third party funding will be used to develop the housing EULs? Who will oversee the use of this funding?
The Principal Developer’s team will be responsible for obtaining funding to develop and operate the permanent supportive housing. Potential funding sources may include Federal Low Income Housing Tax Credit Equity, Federal Historic Tax Credit Equity, the California Proposition HHH Permanent Supportive Housing Loan Program, Federal Home Loan Bank Affordable Housing Program, tax-exempt bonds, project-based HUD-VASH vouchers, and other similar sources. Each funding source has its own oversight process in place. Additionally, a summary of the EUL Program is submitted to Congress each year in the annual Consideration Report included in VA’s budget submission.

Selection of Principal Developer
10. Has the Request for Qualifications (RFQ) for the Principal Developer already been released?
No, the RFQ has not yet been released. VA plans to issue the RFQ in June 2018.

11. Has the Principal Developer already been selected? If so, who is the Principal Developer?
No, VA has not yet selected the Principal Developer. VA plans to issue the RFQ in June 2018 and make its select in September 2018.

12. What are the requirements to be on the official RFQ distribution list?
The solicitation has not yet been released but once released, it will be posted to FBO.gov and VA will link to the FBO website from https://www.losangeles.va.gov/index.asp

13. Will the RFQ be subject to the “Rule of Two”?
Yes, VA will comply with 38 U.S.C. 8127 in the selection of the Principal Developer.

14. What is VA doing to support small businesses and Veteran-owned businesses?
VA will comply with 38 U.S.C. 8127 in the selection of the Principal Developer. Additionally, the Draft Master Plan calls for an enterprise zone and VA intends to continue to look for ways to encourage the Principal Developer and its team members to hire Veterans, as was done as part of the Lyons, NJ EUL project for example.

15. When will VA issue the RFQ?
VA plans to issue the RFQ in June 2018.

Environmental Requirements
16. Is VA complying with the National Environmental Policy Act (NEPA)?
As part of the EUL process, VA and its EUL developers will comply with the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and all other applicable Federal, state, and local regulations.

17. Will there be a traffic study performed and will it be made available to the public? The results of the traffic study will be released as part of the draft PEIS/PEIR currently planned for November 2018.

18. What is the plan for making sure the neighborhoods to be developed on campus are safe for pedestrians? The traffic study that is underway will address pedestrian safety. The results of the traffic study will be released as part of the draft PEIS/PEIR currently planned for November 2018.

19. Why is it taking so long for the draft PEIS/PEIR to be published? It takes time to obtain all of the required data points for inclusion in the PEIS/PEIR. In addition, VA would like the Principal Developer’s recommendations to inform the PEIS/PEIR.

20. By allowing the Principal Developer’s development scenarios to inform the PEIS/PEIR, is VA giving the Principal Developer an unfair competitive advantage? No, this is why VA is conducting a fair and open competitive selection process now to select a Principal Developer in advance of any entity providing input into the PEIS/PEIR.

21. Does VA’s anticipated timeline included in the Public Hearing slides account for compliance with the California Environmental Quality Act (CEQA) and potential hurdles associated with the process? Yes, the timeline does account for CEQA compliance and potential hurdles associated with it.

Public Hearing Information

22. Is there any information that can be made available prior to the Public Hearing? Please see the “Additional Background Information on Public Hearing” that has been posted to: https://www.losangeles.va.gov/index.asp

23. Will slides or other materials be available after the Public Hearing? In addition to these questions and answers, VA has also published the slides from the Public Hearing: https://www.losangeles.va.gov/documents/VA_Public_Hearing_EUL_04_18.pdf

24. What is the purpose of the Public Hearing? The purpose is to: 1) Describe the planned EUL of Building 207 for Veterans' housing as required by 38 U.S.C. § 8163; 2) Introduce VA's concept to prioritize delivery of permanent supportive housing for homeless Veterans through an arrangement with a Principal Developer; and 3) Provide Veterans Service Organizations (VSOs), local residents, commercial enterprises, neighborhood organizations, community associations, and other stakeholders with the opportunity to ask questions about the Building 207 EUL and the Principal Developer concept on the West Los Angeles campus.

Miscellaneous

25. Will the Principal Developer seek community input? Yes, the Principal Developer will be expected to engage with the community during the development process.
26. Is VA considering a P3 model (e.g. design-build-finance-operate-maintain) for this project and other housing projects?

VA plans to use its Enhanced-Use Lease authority (38 U.S.C. § 8161-8169) along with its authority under the West LA Leasing Act of 2016 to engage a non-VA entity to develop supportive housing on campus. An EUL is a VA mechanism to provide permanent supportive housing for homeless and at-risk Veterans and their families. VA enters into a long-term ground lease with a non-VA entity, who finances, develops, renovates/constructs and operates the housing. Since 1991, VA has executed 99 EULs, which include 44 operational housing EULs nationwide containing over 2,800 units of housing.

27. What is VA doing about the displacement of the board and care and transitional housing beds from Buildings 207 and 212?

The Salvation Army (TSA) operated an Adult Residential Program (Board and Care) in Building 207 and Transitional Housing for homeless Veterans in Building 212. VA had concerns about the quality of care and services TSA was providing in these programs. As a result, VA and TSA came to an agreement that TSA would exit the VA campus effective September 30, 2017.

VA worked with the State of California Community Care Licensing Division and TSA to find safe and secure homes for all 47 residents of TSA’s Adult Residential Program in Building 207. Every Veteran had an exit plan and was relocated to a new site that met their required level of care.

The 135 Transitional Housing beds TSA operated in Building 212 were relocated to Bell Shelter and are still operational.

28. Why is the existing PTSD program housed in Building 256 being moved?

The program is being moved to integrate it into the rest of the Mental Health activities in Building 401 on the South Campus. Relocating the program will allow enhanced coordination of care and allow an expansion of clinical services. The principal goals are to enhance access to modern evidence-based care, enhance overall access to the program, expand the program to include non-combat PTSD and Military Sexual Trauma (MST), and to improve coordination of care in a population of patients that frequently have more than one psychiatric illness. GLAHS’s Mental Health Service leadership met with current PTSD patients and clinicians on May 8 to address the potential relocation of the PTSD program to meet these goals.

29. Can you provide more information regarding the survey I received recently that seemed to favor VA’s approach to selecting a single Principal Developer for the remaining supportive housing development?

The recent survey distributed was NOT a VA survey, but rather a Vets Advocacy survey. Please contact Vets Advocacy for more information on that survey.

30. How will VA make sure minority populations are served by the future supportive housing projects?

VA is mindful of the need for housing targeting specific subpopulations of Veterans and will work with the Principal Developer to ensure all Veterans’ needs are met, including minority populations.