

Permanent Supportive Housing for Homeless Veterans at the VA Greater Los Angeles Healthcare System, West Los Angeles, CA

Additional Background Information on Public Hearing on April 26, 2018

Introduction:

As required by 38 U.S.C. § 8161-8169, this Public Hearing is to announce VA's plans to redevelop Building 207 on the West Los Angeles North Campus under an Enhanced-Use Lease (EUL). (Note: This Public Hearing is similar to the one conducted in November 2016 for Buildings 205, 208 & 209.) Additionally, VA plans to introduce its concept to accelerate the redevelopment of the West Los Angeles North Campus through an arrangement with a Principal Developer who will design, build, finance, and operate a permanent supportive housing community for homeless and at-risk Veterans.

Property to Be Leased:

As noted in the Public Hearing notice, Building 207 will be the first asset to be developed by the Principal Developer. Key characteristics of Building 207 are as follows:

- 51,010 gross square feet of space;
- Built in 1940;
- Poor condition; and,
- Contributing historic resource.

Additional assets that may be made available to the Principal Developer include vacant buildings and/or underutilized land parcels on the North Campus, excluding those assets that are the subject of current or pending EUL projects (i.e., Buildings 205, 208, and 209 and MacArthur Field, which will contain approx. 300 units of permanent supportive housing). All other North Campus land and building assets may also be made available, except for the State Home, Columbarium, and Columbarium expansion area, pending further analysis by the Principal Developer and approval from VA.

Principal Developer Concept:

VA plans to competitively select one entity to accelerate and integrate construction of housing, amenities, and infrastructure on the West Los Angeles North Campus. The selected Principal Developer would be expected to have the qualifications, experience, past performance, and financial wherewithal to undertake a large-scale housing development effort. The Principal Developer will be expected to develop at least 900 units of permanent supportive housing for homeless and at-risk Veterans on the North Campus. With the addition of the approx. 300 units of permanent supportive housing associated with the current and pending EULs, a total of approx. 1,200 units of permanent supportive housing will be developed on the North Campus. The total estimated number of housing units to be developed will be updated based on current housing needs and supply targets utilizing the most current community and VA data available.

Next Steps:

VA looks forward to sharing more information with the public, hearing their feedback and answering questions about the planned Building 207 EUL and Principal Developer concept at the upcoming Public Hearing on April 26. VA anticipates issuing a Request for Qualifications (RFQ) for the Principal Developer this summer.