VA’s intent is to transform the West Los Angeles Campus into a vibrant community where all Veterans can receive healthcare, benefits, employment, and other supportive services, which they deserve and to which they are entitled.
The Draft Master Plan (DMP) was adopted by the former Secretary of VA in January 2016 and supports the revitalization of the 388-acre West Los Angeles (WLA) Campus.

- The DMP calls for 1,200 units of permanent supportive housing
- Services promoting health, vocational training, recreation, family, & child care
- Rehabilitation of historic structures
- Town Center & Amphitheater

September 2016: Legislation enacted allowing WLA VA to enter into Enhanced-Use Leases (EULs) to enable the private sector to provide permanent supportive housing (PSH) on the Campus.

- Target Population: Chronically Homeless, Aging, Disabled, Female with Dependents
An award was made in September 2016 to Concourse Federal Group.

Concourse is an SDVOSB headquartered in Washington, D.C. with offices in California.

Concourse provides subject matter expertise in master planning implementation, enhanced use leasing, and environmental & historical assessments. Booz Allen Hamilton, CBRE, MEI Architects, Row10, and Stinson Legal group are all subcontractors to Concourse.
Contingencies:
- Necessary due diligence to address utility infrastructure issues, environmental, and historic preservation analysis
- Developer(s)’ ability to expediently obtain local zoning, permit approvals and non-VA capital funding from various funding sources

Permanent Supportive Housing Phasing*

Time to Occupancy for Permanent Supportive Housing Units

Initial-Phase Development
- 12 Months
  - +54 Units
  - Building: 209
  - =54 Total Permanent Supportive Housing Units on Campus

Mid-Term Development
- 24-30 Months
  - +100 Units
  - Building: 205 & 208
  - =150 Total Permanent Supportive Housing Units on Campus

- 30-48 Months
  - +330 Units
  - Building: 156, 157, 158, & New Construction
  - =480 Total Permanent Supportive Housing Units on Campus

Future Development
- 4-5 Years
  - +280 Units
  - Building: 206, 207, 210, 256 & 257
  - =760 Total Permanent Supportive Housing Units on Campus

- 6-10 Years
  - +440 Units
  - Building: TBD
  - =1,200 Total Permanent Supportive Housing Units on Campus

* Tentative timeline

Building 209 EUL was awarded in mid-January 2017

Building 205/208 EUL RFQ was posted in late-March 2017

West Los Angeles -- Draft Master Plan
**Enhanced Use Lease (EUL)**

### What is an EUL?
- An EUL is a partnership with the community to provide housing to Veterans and families.
- VA identifies vacant or underutilized land and/or buildings that can be out-leased.
- A non-VA entity finances, develops, renovates, and/or constructs and operates housing facilities.
- VA refers Veterans for housing & monitors housing operations.

*VA does not fund housing development and operations*

### Authorities & Oversight
- EULs require approval by the VA Secretary and oversight through annual compliance inspections.
- VA will appoint a Local Site Monitor (LSM) to provide oversight of day-to-day operations at each EUL project.
- As part of the EUL process, and prior to execution of any EUL, VA is required and plans to comply with applicable law, including but not limited to:
  - The National Environmental Policy Act (NEPA); *and*
  - The National Historic Preservation Act (NHPA).
Enhanced Use Lease (EUL)

Success Stories

- Since 1991 VA has executed a total of 98 EULs:
  - 41 Housing projects in operation
    - 27 Permanent
    - 8 Transitional
    - 1 Assisted Living
    - 4 Senior
    - 1 Hospice
  - 38 Non-housing projects

- 2,679 Units of Housing in operation
- 339 Units of housing under construction
- 435 Units in negotiation
- 5,000 Total units by 2020

West Los Angeles EULs

- Building 209
- Buildings 205 & 208
- MacArthur Field
- Buildings 156, 157, & 158
**Enhanced Use Lease (EUL)**

**Building 209**
- Project consists of 55 permanent housing units in the recently renovated Building 209
  - 54 Veteran Units
  - 1 Unit for On-site Clinical Manager
- VA selected Shangri-La Construction as the lessee
- Lease negotiations are complete
- OMB certification was received
- Congressional notification period to conclude in early May; lease execution to occur following end of notification period

**Buildings 205 & 208**
- VA released a Request for Qualifications (RFQ) on 3/31/17
  - To access RFQ & attachments, go to [www.fbo.gov](http://www.fbo.gov); Solicitation #: VA10117R0365
- RFQ seeks competitive responses from qualified organization interested in redeveloping/renovating these two (2) historic buildings located on the West LA Campus
- RFQ questions are due to VA on 4/24/17 by 12:00pm ET
- RFQ responses are due to VA on 5/8/17 by 12:00pm ET

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- **Identify building or land**
- **Public Hearing**
- **Developer Solicitation & Selection**
- **Negotiate Lease**
- **OMB/ Congressional Notification**
- **Execute EUL**

Environmental, historic, utilities, traffic due diligence
Enhanced Use Lease (EUL)

**MacArthur Field**

- Approximately 150 units on MacArthur Field
- Developer for this EUL will be announced in the coming months
- Pre-development activities and planning to begin shortly
- Timing of lease execution and construction start TBD

**Buildings 156, 157, & 158**

- VA anticipates that the developer solicitation process will begin in Summer 2017
- Timing of lease execution and construction TBD

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**Steps in the Process**

1. Identify building or land
2. Public Hearing
3. Developer Solicitation & Selection
4. Negotiate Lease
5. OMB/ Congressional Notification
6. Execute EUL

- Environmental, historic, utilities, traffic due diligence
Enhanced Use Lease (EUL)

For Additional Information

- VA EUL Program Website: [http://www.va.gov/AssetManagement/](http://www.va.gov/AssetManagement/)
- VA EUL Program Email Contact: EUL.Team.Management@va.gov
- EUL Videos:
  - [https://www.youtube.com/watch?v=j-IyHQqtC1E](https://www.youtube.com/watch?v=j-IyHQqtC1E)
  - [https://www.youtube.com/watch?v=2GEdFc9Q1tc](https://www.youtube.com/watch?v=2GEdFc9Q1tc)
- Buildings 205 & 208 Solicitation: [www.fbo.gov](http://www.fbo.gov) (Solicitation #: VA10117R0365)
The Environmental Assessment (EA) for the EUL for Building **209** is complete.

A separate EA developed for buildings **205 & 208** EULs will be completed.

VA plans to conduct an Environmental Impact Study (EIS) for the DMP.

The EIS will study both environmental and historical impacts for the entire 388-acre WLA Campus to include, but not limited to:

- Traffic
- Noise
- Pollution
- Utilities

VA’s current goal is to issue the Notice of Intent (NOI) in the next 60 days.

The NOI will contain a schedule for the 1st Public Scoping Meeting.

The U.S. Department of Veterans Affairs (VA) is required to evaluate all major actions in accordance with the regulations set forth by the Council on Environmental Quality (CEQ) provisions of the National Environmental Policy Act (NEPA), Title 40 CFR Parts 1500-1508; and VA Implementing Regulations, Environmental Effects of VA Actions, Title 38 CFR, Part 26 (51 FR 37182, Oct. 20, 1986).
West Los Angeles -- Draft Master Plan

Existing & Future Land Use on Campus

- VA has continued to engage the neighboring community and its strategic partners, both on and off Campus, to fulfill the Veteran-Focused ethos of the WLA Campus.

- As of April 2017, the following entities have exited the Campus:
  - Farmers Market
  - Filming Agreements
  - Richmark Entertainment
  - Ready America
  - Sodexho Marriott
  - Twentieth Century Fox

- As reflected in the DMP, VA has developed new processes and procedures to ensure future Land Use activities on the Campus are Veteran Focused.

Land Use and Event Request
Interested in holding a veteran-centric event? Complete the below Land Use and Event Request and email or fax it to VHAGLAEvents@va.gov / (310) 268-4186. If you have questions regarding the request, please call (310) 268-3780.

Check out VA’s WLA Master Plan Website for instructions: http://www.losangeles.va.gov/MasterPlan/
West Los Angeles -- Draft Master Plan

City of Los Angeles -- Land Use Agreement

- 3 year Revocable License signed
- Renamed: Veterans’ Barrington Park
- Priority Veteran access and use with community access as approved by VA
- Financial commitment from the City of LA:
  - $200K per year in Veteran employment on and off campus
  - $50K per year in beautification efforts
  - $100K for design and build-out of Veterans memorial at the park

- City to maintain the park
- City to sponsor athletic, recreational, rehabilitation, social, and therapy programs at the park and make them open to veterans and their families
- City to seek to relocate the dog park to new location off the Campus, and downsize the current one by 50%.
10 year Lease Agreement, with a 10 year option to extend

Complex will remain a flexible space for Veteran recreational & athletic activities

Financial commitment to VA of $1.76M per year:

- $850K - Rent
- $918K - In-Kind Services (Veteran-Focused)

- Veteran use of athletics facilities
- Educational and training opportunities for Veterans and their families
- Transportation and support for special events.
- Academic and summer camp scholarships for children of Veterans
10 year Lease Agreement, with a 10 year option to extend

Financial commitment of over $1.65M per year:
- $300K in Rent for use of Jackie Robinson Stadium
- $500K for a VA-UCLA Family Resource & Well-Being Center
- $250K for a Homeless Mental Health and Addiction Center of Excellence
- $400K for a UCLA Legal Clinic for Veterans
- $200K for beautification and restoration of the Campus

- Funding for internship program.
- Continued and strengthened academic affiliations
VA and Westside Services have reached an amicable termination agreement that outlines Westside Services’ staggered exit from the Campus, with a complete exit scheduled to occur by the end of 2017.

Under the agreement, Tumbleweed Bus Company will be relocating from the Campus by August, 2017.

VA and Westside Services are working together to ensure a smooth transition from the Campus, and VA will provide updates as they become available.

- Westside Services has vacated Sub-Lot A and Sub-lot B of Lot #29, as of 3/31, which will be utilized during the Columbarium Expansion Project.
An amendment to the 1960’s Lease between Breitburn and the U.S. Bureau of Land Management (BLM) has been finalized

Breitburn will relocate its’ pipe storage off the current location on Constitution, to make way for NCA’s Columbarium Expansion Project

Breitburn will donate revenues for Disabled American Veterans (DAV) to transport Veterans on and around Campus

- The Transportation Program, supported by these donations, will be led by DAV-LA, and solicit input from the Veteran community for development of the Program to maximize benefit and convenience for Veterans being served at the WLA Campus

Breitburn to provide monthly donation to DAV for Transportation on and around WLA Campus; 2.5% of revenue.
The 1887 Fund, a federally recognized non-profit organization is working with VA to restore five (5) historic buildings on the Campus, as ordered below:

- Wadsworth Chapel
- Governor’s Mansion
- Superintendent’s Home
- Trolley Station
- Hoover Barracks

VA is working with the 1887 Fund, via revocable license (RL), to provide the Superintendent’s Home as a headquarters (HQ) for fundraising.

By restoring the subject structures, the 1887 Fund & VA will help return the Campus to its roots as a dignified, safe, comfortable, soothing, and proud resource -- a place for the support of Veterans and their families.
VA & the American Red Cross (ARC) have finalized an agreement for ARC to amicably exit the Campus in December 2018.

ARC will continue to provide in-kind services to VA & Veterans, as they transition off the Campus.

VA plans to repurpose the vacated facility and land for Veteran-Focused use.

VA & ARC continue to explore other opportunities to collaborate in the future for direct support to Veterans.

- ARC to continue to provide disaster response services for the GLA area.
- Emergency operations center.
- Disaster response vehicle fleet (currently located on the Campus).
The Salvation Army (TSA) and VA are working together to develop an exit strategy for Salvation Army from the WLA Campus, where TSA occupies portions of two (2) buildings.

New Directions and VA continue to work together to operate a transitional housing program and provide 24/7 staffing in the Welcome Center on the WLA Campus.
On the Horizon

Columbarium Expansion Project

- The Columbarium Expansion Project, which will include 90,000 niches for the deceased, is slated to commence in Summer 2017 on the North Campus

Golf Course

- A Request for Proposal (RFP) for a Veteran-centric management lease of the WLA Campus Golf Course was issued on 3/27/17; Proposal responses are due 4/21/17

Theatres (Wadsworth & Brentwood)

- A Request for Information (RFI) for a Veteran-centric management lease of both the Wadsworth & Brentwood Theatres will be issued in Summer 2017
VA, in conjunction with its partners, has established a Services Council, which meets monthly to foster collaboration.

The Council ensures that services and activities on the Campus are reflective of the desires of Veterans and support the needs of Veterans living on Campus and participating in VA homeless programs within the community.

- Ensures that all activities and services are well advertised and attended
- Supports a variety of programming,
- Safeguards against redundancy of programming and services.
The Master Plan Website, linked through VA’s Greater Los Angeles Medical Center webpage provides:

- Frequently Asked Questions (FAQs)
- VA Partnerships both on Campus and off Campus
- Master Plan Documents & Information
- Public Hearing Information
- Town Hall Information

The Master Plan webpage provides Veterans, community partners, and the general public with a “one-stop shop” for centralized Master Plan information and real time updates on progress and next steps.

http://www.losangeles.va.gov/MasterPlan/
Facebook “VA West LA Master Plan”
Questions?

- [http://www.losangeles.va.gov/MasterPlan/](http://www.losangeles.va.gov/MasterPlan/)
- Facebook “VA West LA Master Plan”
- [VHAGLAMasterPlan@va.gov](mailto:VHAGLAMasterPlan@va.gov)