

**U.S. Department of Veterans Affairs (VA)
Greater Los Angeles Healthcare System (GLA)
Master Plan 2022-2027**

1. Background

The U.S. Department of Veterans Affairs (VA) Greater Los Angeles Healthcare System's (GLA) 388-acre West Los Angeles (WLA) Campus has a long history of service to Veterans. First established in 1887 as a home for disabled Veterans on land donated to the United States, the WLA Campus evolved over the years and moved away from residential beds to clinical care beds and providing a full continuum of health services to Veterans under the Veterans Health Administration arm of VA. This includes medical care and research, Community Living Center (nursing home graduated care), and residential domiciliary treatment programs for substance use disorder, severe mental health and chronic homelessness care. Over time, medical activities were mostly concentrated on the southern portion of the WLA Campus (south of Wilshire Boulevard, referred to as the South Campus) and the remaining buildings and open parcels of land on the northern portion of the WLA Campus (north of Wilshire Boulevard, referred to as the North Campus) began to suffer from lack of use, investment and upkeep. Other non-Veteran focused commercial uses were introduced to the WLA Campus, resulting in a shift from its core and historical mission.

A lawsuit was brought forth by various stakeholders, including local Veteran advocates and descendants of relatives of the original land donors, challenging the government's use of the WLA Campus. On January 28, 2015, VA signed the *Principles for a Partnership and Framework for Settlement* (hereinafter referred to as the "Principles Agreement") resulting in the Plaintiff Party withdrawing their lawsuit and outlining initial objectives for engaging with stakeholders, developing a Framework for a Draft Master Plan (DMP) as VA's strategy to address Veteran's homelessness in the region and to expand needed services to Veterans, associated with the use of the WLA Campus.

2. Highlights of Current Plan

The WLA Campus master planning initiative was launched in 2015 with significant participation and collaboration on concepts from various stakeholders including: Veterans Service Organizations, Veterans, former plaintiffs of the lawsuit, local community entities and individuals, charitable and philanthropic entities, elected officials, state and local authorities, and many other stakeholders. More than 1,000 public comments were received on the preliminary draft. The Secretary of VA (SECVA) adopted the DMP in January 2016, sealing VA's commitment to the "framework" expressed in the DMP.

The DMP establishes a framework to assist VA in determining and implementing the most effective use of the WLA Campus for Veterans. The DMP states the guidelines and principles for development and regeneration and introduces broad concepts and recommendations for improvement. Some of the key elements of the DMP include:

- i. Providing appropriate levels of supportive housing on the WLA Campus tailored to the needs of vulnerable Veteran sub-populations (e.g., chronically homeless, severely disabled, aging Veterans with disabilities, females Veterans with dependents);
- ii. Optimizing formerly leased properties, underutilized buildings, and vacant land on the WLA Campus to better serve the Veteran community;
- iii. Providing opportunities for Veterans to interact and receive other non-medical support services, such as education and employment training, legal services, and benefits; and
- iv. Modernizing and reorganizing uses and functions of the WLA Campus to provide for ease of access and improved efficiency.

The DMP calls for the development of at least 1,200 units of supportive housing for homeless and at-risk Veterans and their families on the North Campus, using VA's Enhanced Use Leasing (EUL) authority. The need for this additional housing on the WLA Campus is urgent with more than 3,900 Veterans presently experiencing homelessness in LA County, due in part to a shortage of available and affordable housing across the entire region. While recent data indicates progress in addressing Veteran's homelessness, there is more work to be accomplished. The on-campus Veteran housing will be carefully planned to help ensure a safe, dignified community environment that will function independently, but in coordination with other care and services for Veterans provided on both the North Campus and South Campus of the WLA Campus and in the surrounding community by VA and other Veteran-serving organizations. The development of the supportive residential community on the WLA Campus provides a tremendous opportunity to address Veteran's homelessness on a large scale and to co-locate healthcare and other supportive services they need.

The DMP and additional information can be found at:
www.westladraftmasterplan.org/documentation

The DMP contemplated that GLA will periodically review, reevaluate, and update the DMP every three to five years. It is anticipated that as various elements of the DMP are implemented and the needs of the WLA Campus and the Veteran population it serves change, the plan will evolve and be revised accordingly. VA intends to produce an update to the DMP which will be referred to as the Master Plan 2022-2027, which will include both North and South Campus development. Through this update, VA will work in close collaboration with other VA offices, Veteran groups, community partners, and stakeholders to ensure the Master Plan 2022-2027 progressively meets the needs of Veterans.

Master Plan 2022-2027 is the first update and will build on the DMP as a framework, and guide GLA's decade-long effort to reshape its facilities and capital assets, covering a variety of construction, redevelopment, and leasing activities related to VA's master planning process for one of VA's largest and most complex integrated healthcare systems. Master Plan 2022-2027 will move from the draft and framework concepts to:

(1) solidify accomplishments to date, (2) explain the committed path for a community plan, and (3) provide the path forward identifying strategic options.

3. Accomplishments to Date

The actualization of the DMP concepts requires significant capital and organizational resource allocation. Key elements of these DMP-focused efforts are:

GLA Homeless Veterans Services Platform

Implemented in 2016, GLA's Community Engagement and Reintegration Service (CERS) is the largest VA homeless program in the country, serving five counties in the Greater Los Angeles (GLA) catchment area covering 20,000 square miles. With a \$150 million annual budget and 450 staff, CERS provides emergency, transitional, and permanent housing, as well as employment opportunities, health care, and justice-and reentry-related services to 16,000 homeless Veterans each year. In fact, the GLA catchment area alone sees approximately 5% of all homeless Veterans served by the VA and has the capacity to house nearly 10,000 Veterans with transitional and permanent housing, as well as through housing subsidy vouchers. On any given night, there are approximately 3,900 homeless Veterans in GLA's catchment area, according to the annual 2019 Point In Time (PIT) Count. Thanks to the CERS staff's hard work and effective collaboration with community partners, L.A.'s homeless Veteran population remained relatively constant from 2019 to 2020, as measured by the annual 2020 PIT Count; despite a 12.7% increase in the number of people experiencing homelessness in Los Angeles County, the number of homeless Veterans only increased by a slight 0.6%. Important components of CERS operations include:

- Care, Treatment and Rehabilitative Services (CTRS) Initiative provides high-risk homeless Veterans with healthcare, social work, hot meals, a clean environment, and transitional housing assistance in a designated tenting area on the WLA Campus. CTRS is a pilot initiative that expands unsheltered homeless Veterans' access to the VA Greater Los Angeles Healthcare System (VAGLAHS) in collaboration with the U.S. Department of Housing and Urban Development -VA Supportive Housing (HUD-VASH) Program. Its goal is to improve unsheltered Veterans' healthcare outcomes, while moving them toward permanent housing solutions.
- A Bridge Home (ABH) is a low barrier Healthcare for Homeless Veterans (HCHV) transitional housing program to assist male Veterans who can independently perform their daily living activities. ABH is designed to provide participants with stability so that they can more easily maintain contact with VA housing navigation and case management services to facilitate safe and supportive housing placement. Although typically able to accommodate up to 100 male Veterans, ABH is currently a 60-bed facility in order to maintain social distancing measures during the COVID-19 pandemic.

- The Homeless Patient Aligned Care Teams (HPACT) provide same-day primary care, mental health, and social work services to VA healthcare eligible Veterans who are either homeless, living in transitional housing, or who are recently-housed. The teams integrate clinical care, social services, enhanced access and community coordination to provide homeless Veterans comprehensive, individualized care, including services that lead to permanent housing. Homeless Veterans can walk into a HPACT clinic without an appointment and receive the needed services, including showers and clean clothes. Veterans enrolled with HPACT continue with the program until they are stably housed for at least one year, at which point they graduate to more traditional PACT and mental health programs, as needed.
- The Domiciliary Residential Rehabilitation Treatment Program (DOM) is a short-term rehabilitation program that provides homeless male and female Veterans a chance to learn critical life skills to avoid a return to homelessness. The program is based in Buildings B214 and B217 on the WLA Campus, accommodates up to 296 Veterans, and serves nearly 1,000 Veterans each year. Veterans are given access to VA rehabilitation program services such as addiction counseling, spiritual, behavioral, physical, psychosocial, dietary, vocational and occupation therapy, with the purpose to enable Veterans to return to independent living in their respective communities. Approximately 50% of Veterans who participate in DOM programming move on to permanent housing from the DOM.
- The Transitional Housing Programs include the Grant Per Diem (GPD) and the Healthcare for Homeless Veterans (HCHV) Programs. GPD assists VA healthcare-eligible homeless Veterans in securing permanent residential stability and to promote independence and self reliance. HCHV is vital for providing a gateway to VA and community-based supportive services for VA healthcare-eligible homeless Veterans. This includes ensuring that chronically homeless Veterans and/or those with serious mental health diagnoses can be placed in community-based programs that provide quality housing and services that meet the needs of these special populations.
- The Veterans Community Employee Development (VCED) program exists to maximize Veterans' opportunities for competitive employment that serve as an essential component of Veteran recovery and integration into the community. VCED serves Veterans at two ambulatory care centers, a tertiary care facility, and multiple community-based outpatient clinics throughout the five counties in the greater Los Angeles catchment area: Los Angeles, Ventura, Kern, Santa Barbara, and San Luis Obispo counties. The following are the VCED programs and services that are available to Veterans:
 - Homeless Veterans Community Employment Services (HVCEs) connects homeless Veterans to appropriate VA and community-based employment services.
 - Transitional Work (TW) matches Veterans to real-life work assignments for a time-limited basis.

- Community Based Employment Services (CBES) assists Veterans in locating, obtaining, and keeping competitive employment in the community.
 - Supported Employment (SE) assists Veterans with the most severe psychiatric disabilities in achieving competitive employment and community integration, while providing extensive clinical support.
 - Domiciliary Residential Rehabilitation & Treatment Program (DRRTP) assists Veterans in increasing their financial resources through vocational training, work opportunities, and access to income support through benefits.
- The Welcome Center is one of thirty-one VA Community Resource and Referral Centers (CCRCs) located throughout the nation and exists for homeless Veterans who are contacting the VA. Employees at the Welcome Center analyze each VA healthcare-eligible homeless Veteran's unique situation and recommend the appropriate CERS program to benefit each individual in his or her search for housing, medical, mental health, and other services. In addition to assisting homeless Veterans with long-term needs, the Welcome Center also addresses Veterans' more immediate needs, including providing showers, laundry services, food, and clothing vouchers.

Land Use Reforms

VA has implemented reforms to its land use management practices to ensure a Veteran-centric focus. A formal land use request process has been implemented with oversight and recommendations to the Medical Center Director provided by the Land Use Advisory Committee, which is comprised of GLA staff. Additional information on the land use request process and current land use agreements can be found at: <https://www.westladraftermasterplan.org/land-use-partnerships>.

Environmental & Historic Due Diligence:

Before moving ahead with EUL agreements, construction and land use modification on the WLA Campus, which is designated a Historical District with five registered historical properties, VA was required to develop the Programmatic Environmental Impact Statement (PEIS) to identify, analyze, and document the potential environmental, cultural, and socioeconomic impacts associated with the implementation of the DMP. The PEIS integrates National Environmental Protection Act (NEPA) review with requirements for consultation on effects to historic properties under Section 106 of the National Historic Preservation Act. In addition, the PEIS analyzed five alternatives for redevelopment of the WLA Campus. VA issued a Record of Decision finalizing this important step of the NEPA process in September 2019. At the State level, a CEQA notice of determination (NOD) was filed in June 2021 by Los Angeles County.

In April 2019, VA executed the Programmatic Agreement with the California State Historic Preservation Office and multiple consulting parties including the Advisory Council on Historic Preservation, Native American tribal representatives, and other local stakeholders. This agreement outlines ongoing historic preservation priorities and project review procedures in an effort to avoid and minimize adverse effects to historic properties.

Veteran Housing:

On May 18, 2017, VA executed an EUL agreement with the Veterans Housing Partnership, LLC, (Shangri-La Construction, LLC, with Step Up on Second Street, Inc., as the service provider) for Building 209, which is located on an approximately two acres of property on the WLA Campus providing 55 safe and affordable housing units (54 Veteran units plus 1 manager's unit). Veteran occupancy commenced on June 30, 2017.

In 2017, VA selected Core Affordable Housing, LLC and Walsh Construction Company as the developers for the new construction of supportive housing on unimproved land on the WLA Campus known as MacArthur Field. The anticipated project will yield at least 150 units of permanent supportive housing for homeless Veterans and their families in two phases of development. Planning and other pre-construction activities are currently in process with commencement of construction anticipated on the first phase (74 Veteran units plus one manager's unit) in first quarter calendar year 2022.

On December 2, 2019, VA executed EUL agreements allowing Building 205 Holdings, LLC, the Initial Lessee, and Building 205 Preservation, LP, the Assignee, along with Building 208 Holdings, LLC, the Initial Lessee, and Building 208 Preservation, LP, the Assignee (Shangri-La Construction, LP and Step-Up On Second Street, Inc. as the developers), to renovate, maintain and operate Building 205 and Building 208, respectively, on the WLA Campus as permanent supportive housing for homeless and at-risk Veterans. Building 205 contains approximately 53,047 square feet built in 1937 and will deliver 68 total units (67 Veteran units plus 1 manager's unit). Building 208 contains approximately 47,265 square feet built in 1945 and will deliver 54 total units (53 Veteran units plus 1 manager's unit). Construction began in third quarter calendar year 2020 with occupancy anticipated in fourth quarter calendar year 2022.

On October 29, 2020, VA executed an EUL agreement with VA Building 207 LP, enabling them to renovate, maintain and operate Building 207 on the WLA Campus as permanent supportive housing for homeless and at-risk Veterans. Building 207 will deliver 60 total units (59 Veteran units plus 1 manager unit). The 59 Veteran units will be permanent supportive housing for senior homeless and at-risk Veterans. The project will consist of a mix of studio and one-bedroom units. Construction began in first quarter calendar year 2021 with occupancy anticipated in fourth quarter calendar year 2022.

Selection of Principal Developer:

Rather than continuing with individual EULs, VA engaged a Principal Developer to approach the WLA Campus redevelopment holistically as a neighborhood and a community. West LA Veterans Collective (WLAVC) was selected by VA as the Principal Developer in November 2018 pursuant to a competitive Request for Qualifications (RFQ) selection process. The West LA Veterans Collective is comprised of U.S.VETS, Century Housing Corporation, and Thomas Safran & Associates. Leveraging the DMP, the Principal Developer was tasked with creating a proposed Community Plan to

support and guide the development of at least 900 additional units of supportive housing for homeless and at-risk Veterans and their families on the North Campus to reach the goal of at least 1,200 units. The Principal Developer's proposed Community Plan serves as a detailed roadmap for implementing the DMP within the context of the North Campus real estate under the Principal Developer's purview. The end goal is the transformation of an underutilized medical campus into a thriving supportive housing community. This transformation will be accomplished through the tools of both the community development and affordable housing sectors.

On July 23, 2020, VA held a Public Hearing, pursuant to 38 U.S.C. § 8163(a), to present and obtain the public's views on VA's proposed plan for the contemplated EUL initiative with the Principal Developer for supportive housing on the WLA Campus. In accordance with the WLA Act, VA's EUL authority and the Draft Master Plan, VA proposed entering into an EUL with WLA VC, the competitively selected Principal Developer, to provide a minimum of 900 additional units of supportive housing, as that term is defined in 38 U.S.C. § 8161(3), that principally benefit Veterans and their families to reach the goal of 1,200 homes. The contemplated EUL initiative includes 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 Campus. VA and the Principal Developer continue to collaborate to further develop and finalize the EUL agreement and conduct due diligence on certain assets to be developed in the early phases of the housing development. The full buildout of the Principal Developer's proposed Community Plan contemplates more than 1,600 permanent supportive housing units, inclusive of both the Principal Developer's efforts and those developers previously selected (as noted above).

Since its selection in November 2018, the Principal Developer has achieved the following accomplishments in partnership with VA:

EUL

- Drafted, reviewed and negotiated multiple versions of the Principal Developer EUL agreement and related exhibits, which will govern the terms and conditions of the Principal Developer's site control, development, construction, and operation of the remaining housing units. The Principal Developer EUL is expected to be signed before the end of calendar year 2021.

Environmental

- Supported VA's efforts to obtain NEPA clearance for construction of 900+ units of homeless housing on the WLA Campus obtained via Record of Decision in September 2019.
- Obtained CEQA clearance for construction of 900+ units of homeless housing on the WLA Campus obtained via Notice of Determination in June 2021.

Funding

- Leveraged more than \$95 million of financing commitments to date in support of EULs in predevelopment and development, including both local, State and private efforts.
- Obtained commitments for more than 400 VASH/Section 8 vouchers from the County of Los Angeles.
- Submitted applications for more than \$50 million of present financing from the State of California funding programs.
- Established plans to launch a fundraising campaign with a target of \$188M+ dollars for the North Campus in the upcoming year. The scope of this campaign includes campus infrastructure, housing and building construction, restoration and preservation of historic structures such as the Wadsworth Chapel (leased to Wadsworth Chapel Heritage Partners), landscaping, and community spaces and amenities.

Housing/Construction

- **Building 207** (60 supportive homes by Thomas Safran & Associates, including one manager's unit). Principal Developer broke ground on the renovation of Building 207 which will house 59 senior Veterans and is scheduled to open in fourth quarter calendar year 2022.
- **Building 300** (44 supportive homes by U.S.VETS, including one manager's unit)
 - Pre-development planning by U.S.VETS on Building 300 which will be the WLA Campus' main services hub and provide an additional 43 units of Veteran housing. Los Angeles County recently approved rental subsidies for all 43 units planned for U.S.VETS' Building 300 on the WLA Campus. This housing award assists with the long-term sustainability of the services and programs planned for Building 300 and provides case management to its Veteran residents.
 - There is more than 15,000 sq. ft of planned support service space in Building 300. Services may include rehabilitation programming, transportation coordination, Women Vets on Point program, a Career and Education Center, fitness space, clothing closet, food bank, touch down space for VASH case managers, LA County Veteran Peer Access Network peers, as well as a spectrum of legal services and onsite property management functions for Principal Developer properties.
- **Building 13** (25 supportive homes by U.S.VETS, including one manager's unit)
 - Building 13 will serve as the Town Hall and main administrative building for the north campus, providing an additional 24 units of housing.
 - Current plans, subject to VA approval, include: A Welcome Center, Town Hall meeting space, business center, gym, catering and teaching kitchen, and partnered VA services.
- **Buildings 156 and 157** (112 supportive homes by Century Housing, including two managers' units)

- Adaptive re-use of Buildings 156/157 and conversion into 112 supportive homes.
- Los Angeles County awarded Buildings 156/157 with \$10 million dollars for construction
- Award of 110 project-based VASH vouchers.
- \$1.25 million Affordable Housing Program (AHP) award
- **Building 402** (120 supportive homes by Thomas Safran & Associates, including two managers' units)
 - New construction on parking lot 38
 - Los Angeles County awarded Building 402 with \$12 million for construction.
 - Award of 118 project-based vouchers (107 VASH + 11 PBV)
- **Building 404** (73 supportive homes, including one manager's unit)
 - New construction on Parking Lot PL 48
 - 72 project-based VASH (including Section 8)
 - \$1.08 million Affordable Housing Program (AHP) award
- **Wadsworth Chapel**
 - Recognized as the spiritual core and heart of the WLA Campus, the Wadsworth Chapel is in pre-development planning by the Lessee, Wadsworth Chapel Heritage Partners. , which includes some of the members of the Principal Developer. The Chapel will be home to a Moral Injury Program designed to address the invisible wounds of war and other moral injuries such as Military Sexual Trauma. The Chapel will be reestablished as a non-denominational space for Veterans to gather, meditate, and heal.

Infrastructure

- VA provided \$10.5 million through a capital contribution to address gas, telecommunication and electric service on the North Campus. The project improved this infrastructure along Bonsall Avenue, and is slated for completion at the end of calendar year 2021.
- Principal Developer conducted an independent assessment of the WLA Campus' domestic water, fire water, sewer and storm drain infrastructure. Diligence and planning activities underway with initial design of wet utility improvements expected to begin in late calendar year 2021.
- Principal Developer conducted an independent assessment of the WLA Campus' Transportation infrastructure, and proposed an improvement plan in January 2021 to improve accessibility, connectivity and circulation throughout the North Campus.

Advocacy

- The Principal Developer has taken an active role in working with local, state and federal government partners to ensure that this project is a success. Since its selection as Principal Developer, its advocacy has resulted in:

- \$20 million in direct appropriations from the State of California for the supportive housing community
- Enactment of the West LA VA Campus Improvement Act which changes federal law to:
 - Extend the term of the Enhanced-Use Leases on the WLA Campus to 99 years;
 - Allow for the expenditure of land use agreement revenues generated at the WLA Campus to be utilized for housing and infrastructure projects on the WLA Campus; and
- House of Representatives-proposed funding to address transportation needs on the WLA Campus.

Community Planning and Landscaping

The North Campus will be a therapeutic residential community for Veterans and their families that encourages mobility, socialization, connection, and healthy lifestyles with an element of fun. At this time, VA and the Principal Developer are reviewing and discussing the proposed Community Plan, which includes programming such as activated sidewalks, meditation gardens, walking paths, farmer's markets, memorial spaces, therapeutic spaces, and more.

- Completed initial Residential Safety Planning
- Created initial Tenant Selection and Housing Retention Plans
- Completed and submitted draft of the proposed Community Plan for the North Campus.
- Currently establishing a backbone organization and 501c3 Master Association, including negotiation of the governing Covenants, Conditions & Restrictions (CC&R's).

Principal Developer Impact

- Laid the groundwork for the establishment of a backbone organization to coordinate services, convene stakeholders including VA, leverage resources, evaluate impact, establish a cohesive community, and advance the shared vision of the larger transformation effort across the entire continuum of Veteran and family needs on the North Campus including seniors, Veterans with disabilities, female Veterans, and families.
- Welcomed a Project Director to oversee the North Campus housing development project including planning and implementation as well as supervising all clinical, program, workforce service, and operating staff.

Transportation Planning

- Mass transit "First Mile/Last Mile" planning is in progress.
- Continued coordination with currently existing campus transportation.
- Examination of alternative methods of transportation and potential funding sources ongoing in conjunction with VA sections and community partners.

Communications

- Engaged a communications and outreach vendor in order to more effectively

communicate, receive and incorporate feedback and share news with valued stakeholders. This vendor team will work in conjunction with VA communications to improve joint impact.

Veterans and Community Oversight and Engagement Board (VCOEB)

The Veterans and Community Oversight and Engagement Board was established in accordance with the West Los Angeles Leasing Act of 2016 (Public Law 114-226, as amended by Public Law 115-251, the Department of Veterans Affairs Expiring Authorities Act of 2018) (collectively, the “West LA Leasing Act”), to coordinate locally with VA to identify the goals of the community and Veteran partnership as well as provide advice and recommendations to the SECVA to improve services and outcomes for Veterans. This continues being performed through providing increased opportunities for the community to actively collaborate and communicate through accessible public forums. The Board’s Charter was subsequently approved by the SECVA in 2021.

4. Proposed Development Plans

North Campus

The Principal Developer has designed a phased approach to implement the goals of the DMP. The initial phase (Phase 0) focuses on projects of restoration and adaptive reuse of four historic structures. Buildings B205, B207, B208 and B209 in the North Village area will be restored and converted to Permanent Supportive Housing units for Veteran residents. Phase 1 will continue to upgrade infrastructure throughout the North Village area, including modernizing utilities and stormwater management facilities. Circulation improvements include upgrading roadways and pathways and sidewalks to meet ADA accessibility requirements and enhance the overall pedestrian environment.

The First Phase of the community development continues building the North Village area. The First Phase will restore and adaptively reuse vacant and to be vacated buildings north of the CalVet facility, while beginning to develop under-utilized parking lots and open spaces. Adaptive reuse and restoration of Buildings B156, B157, and B300 will be included within this phase along with the construction of four new buildings on Parking Lots PL38 and PL48 as well as MacArthur Field (to be developed by Core Affordable Housing, LLC, rather than the Principal Developer), collectively providing approximately 600 housing homes for Veterans.

The Principal Developer’s proposed Community Plan recommends additional improvements to the North Campus under consideration by VA including redevelopment of over 20 parcels as supportive housing across four phases. Excerpts from the proposed Community Plan are included below and will be considered by VA as key inputs to Master Plan 2022-2027, pending identification of appropriate funding and legal authorities to execute the development/renovation of each parcel.

New amenities and services should be introduced are in planning phases based on previous research and community feedback and are currently under coordination for introduction in the North Village area as part of Phase 1, focusing on the creation of a

therapeutic community for all residents across the spectrum and continuum of Veteran and family needs. These include services coordinated by the Principal Developer Team in conjunction with existing VA services and various community partners listed in Section 3 above. This active transportation network will connect residential buildings and amenities into a cohesive, supportive neighborhood for Veteran residents.

Possible wellness and creative outlets under examination also include creating pedestrian and bicycle trails in and around the North Village and enhancing the historic Brentwood Theater (Building B211).

The Second Phase of the community development proposes focusing on the South Village and creating a Town Square while establishing physical and programmatic connections between the North and South Villages. The majority of the new approximately 423 permanent supportive homes in this phase would be constructed in new buildings with the remaining balance located within the restored and repurposed Buildings B13, B158, B210 and B256.

New proposed open spaces and amenities will focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square with Building B13 hosting functions and services as a continuation and expansion of those offered in the B300 Services Center and the Town Hall. Additional proposed services and amenities will be located on the ground floor of the new buildings lining the north side of the realigned Pershing Avenue that would be designed as a town Main Street. Additional infrastructure improvements may include enhancements to Grant Avenue and restoration and repurposing of the Hoover Barracks (Building B199) as a living museum and the Trolley Station (Building B66) as the shuttle service hub.

The Third Phase of the community development proposes to expand the supply of Veteran-serving Permanent Supportive Housing by developing the site comprising the research cluster of Buildings B113, B114, B115 and B117. Proposed Phase 3 will begin integrating the new Veteran-serving neighborhood with the adjacent Brentwood Village through enhanced pedestrian connections, streetscapes and programming. Complete street enhancement will focus on the westernmost portion of Eisenhower Avenue and remaining portion of Dewey Avenue with an essential bicycle connection to regional primary facilities along San Vicente Boulevard that stretches to the Pacific Ocean. Proposed open space enhancements and amenities focus on creating a shared central space among new residential buildings and improvements to the adjacent portions of the Los Angeles National Veterans Park.

The Fourth Phase of the proposed community development plans will include redevelopment of the remaining historic structures in the North Village area, including Buildings B206, B257, B258, and Parking Lot PL 49. With the functions of the structures relocated within the Town Square area as part of earlier phases, these buildings will be ready for adaptive reuse. Once Phase 4 is complete, every vacant parcel and building within the North Village area will host residents, services and amenities bolstering the area's neighborhood character.

Transportation

Transit stops along Wilshire Boulevard, San Vicente Boulevard, and Bringham Avenue provide future residents direct access to amenities, services and destinations throughout the region. Construction is underway for the Metro Purple Line Transit Facilities, which is being extended to WLA Campus and is anticipated to commence operations in calendar year 2027. This new transit facility and subway station will be paired with the associated realignment of the local and regional bus routes. Bonsall Avenue would serve as a multimodal spine connecting the enhanced Wilshire Boulevard transit node to Town Square, Arnold Avenue Wellness Center Trail, Historic Quad and vista open space overlooking arroyos. Inter-campus shuttles managed by VA, DAV-CA, and Brentwood School will complement Metro, Big Blue Bus, and other public transportation services.

South Campus

The DMP expresses the VA's intent to upgrade healthcare facilities while also transforming the WLA Campus into a vibrant, sustainable community for Veterans to access supportive housing, healthcare, benefits, employment opportunities, and a wide range of services for Veterans and their families. VA's reinvestment in the South Campus will help continue to meet the healthcare needs of all eligible Veterans living in the Greater Los Angeles Area while facilitating the development of the North Campus supportive housing for chronically homeless and severely disabled, women, and elderly Veterans. Co-locating supportive housing with healthcare services is a key component of VA's dual mission for the WLA Campus.

Reinvestment in the South Campus includes construction underway on a new dietetics kitchen servicing the Greater Los Angeles and Long Beach VA healthcare systems and replacing dated kitchen functions in Building B300 (identified for renovation as EUL supportive housing). Additional South Campus future development being contemplated includes a new replacement critical care center hospital, central utility plant, consolidated research facility, ambulatory care center, and VA constructed parking structure.

GLA's negotiations with Los Angeles County Metropolitan Transportation Authority (LACMTA) resulted in an easement agreement executed on May 17, 2021 to govern LACMTA's construction and operation of the Purple Line Transit Facilities located on the WLA Campus at Wilshire Boulevard and Bonsall Avenue. Construction is underway with operations scheduled to commence in 2027.

Parking

GLA has evaluated the potential impacts of the Veteran Housing construction projects on day-to-day Medical Center operations and anticipates ongoing mitigation measures to maintain operational efficiencies. Currently, in order to accommodate parking demand for GLA operations and new Veteran housing projects with minimal street parking utilization and day to day operational disruption, GLA has identified three new surface parking sites in the North Campus. A design build project has been launched to

construct approximately 190 new surface parking spaces. Key objectives of this initiative include: (1) Minimizes pressure on parking capacity which allows new Veteran housing projects on existing surface parking lots to proceed without interruption, (2) Provides a mechanism for GLA to methodically implement its operational building occupancy strategy in the North Campus, and (3) Sites can be restored to open space or other uses as parking demand evolves.

5. Areas VA Needs Input on

In the development of the DMP, VA conducted extensive outreach with a blank slate to help determine the way forward. Now, over five years later, VA has completed all necessary land use, environmental, and historic requirements for the development of the land, has engaged the Principal Developer to ensure the responsible process for the coordinated development of a community on the North Campus, and has identified infrastructure requiring upgrade to support the housing development. At this point, VA will focus master planning input via outreach and information exchanges that continue to follow-up on the areas listed below, however, all comments and input on the master plan processes and concepts are welcome.

In its capacity, the Principal Developer has continued engaging neighbors, on-site service providers, Veteran partner organizations, and the Veteran community as part of drafting its proposed Community Plan. This has included community meetings, public workshops, attending Veteran events on the North Campus, online surveys, and focus group interviews. Many of the stakeholders engaged as part of these prior outreach efforts have identified the following areas related to prioritization of services and amenities to be included in the redeveloped North Campus:

- Types of special housing focus and timing of that development (62+, female, handicapped, etc.)
- Housing services
- Walking, jogging, bicycling facilities
- Health and wellness for Veterans and their families
- Green spaces for wellness
- Playground for children
- Sports (tennis courts, basketball, baseball, soccer)
- Transportation to and from campus
- Food options on campus
- Job training to include types of job training
- In-class educational programs
- Entertainment
- Religious services
- Legal services

Veterans and community members have indicated they desire a well-planned housing community with improved transportation options, near high quality on campus care, with open spaces and mobility, in an inclusive neighborhood connected to the surrounding

community. As GLA continues to move forward with Master Plan 2022-2027, valuable input is sought from Veterans, their families, Veteran Service Organizations, elected officials and the public, regarding the services and amenities that are desired on the WLA Campus as part of its ongoing redevelopment initiative.