THE VETERANS COLLECTIVE

TRANSFORMING A CAMPUS INTO A

COMMUNITY

WEST LOS ANGELES VA CAMPUS REDEVELOPMENT

DEVELOPMENT TEAM

U.S. VETS
SERVING THOSE WHO SERVED

CENTURY

THOMAS SAFRAN & ASSOCIATES

COLLABORATIVE PARTNERS

KFA

CITY FABRICK

kpff

O|CB

MISSION STATEMENT

The Veterans Collective is deeply committed to the successful transition of military Veterans and their families through the provision of service-enriched housing that promotes recovery, wellness, and a more hopeful future.

★★★★★

GUIDING PRINCIPLES

HOME

Holistically assemble services, amenities and housing that anchor our residents in home.

NURTURE

Support residents' mental, physical and emotional health and connectivity within and beyond this community.

OPPORTUNITY

Embrace Veterans, stakeholders, and partners with shared values and respect.

RESTORE

Serve as a responsible steward for the historic built and natural environments of the campus.

OUTSTANDING

Build monumentally modest neighborhoods for Veterans.

SUSTAIN

Ensure the long term fiscal health, viability and success of the community.

URBAN DESIGN STRATEGIES

ESTABLISH
ORDER

Create sense of hierarchy, orientation, and monumentality across the community through organization of structures and landscape.

ASSEMBLE
HARMONY

Preserve the architectural heritage of the community and integrate new construction within the existing community.

CONNECT TO
CONTEXT

Foster physical connections both within the VA community and beyond into the surrounding community. Create meaningful gathering places where community can be brought together.

BUILD
CRITICAL MASS

Cluster development, uses, and infrastructure improvements to build critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out and utilized.

CREATE MONUMENTAL
MODESTY

Enhance the civic design and architecture of the West LA-VA community through historic preservation, new construction, monuments, public art, and landscape design.

A VIBRANT COMMUNITY

★★★★★

Veteran Services Will Include:

TOWN CENTER

Over 90,000 square feet of non-residential commercial space around a network of outdoor spaces and supportive housing to provide Veteran-serving amenities, recreation, arts spaces, employment, vocational training and socialization opportunities for resident Veterans and regional Veterans. Housing both intermixed and outside Town Center based on Veteran needs

- Includes a Town Green, Mobility Hub, Main Street with resources, transportation, enterprise and amenities

B300 (WELLNESS CENTER) & B13 (TOWN HALL)

- Before the Wellness Center and Town Hall open, arranging supportive services for the community via VA coordination, partnership, Backbone coordination and U.S.VETS available services
- Creation of slate of wellness services and confirmation of partners is underway
- Community kitchen
- Community resources, services and amenities

A HEALTHY

COMMUNITY

★★★★★

Veteran Services Will Include:

HOUSING UNITS WELLNESS SERVICES

- Veteran-Centered Services including Mental Health, Substance Use, Career, Specialty Services for target populations
- Case Management
- Tiered Levels of Need
- Appropriate Caseload Ratio
- Scheduled Appointments
- Individualized Service Plans
- After Hours Availability
- Tenant Responsibility

HOUSING UNITS WELLNESS STAFF

- Case Managers (per capita, HUD-VASH and U.S.VETS
- Veteran Services Coordinators
- Safety & Welfare Checks
- Monitor Activities of Daily Living (ADL)
- VA Navigation
- Supports Veteran Resident Council
- Coordinates Volunteers
- Liaison Between Clinicians & Property Mgmt
- Leveraging Existing Staff & Programs

A CONNECTED

COMMUNITY

★★★★★

Community-Building Progress

- The Backbone will be a 501c3 with community development & administrative function

- WLAVC is currently a member of the West LA Services Collective and already doing joint work with the VA and community partners in service to the community

- Building the structure of the community is crucial! Administration, Property Management and Safety are key components, as well as Community Rules and other systems designed to manage effective function and resident and visitor experience

- Beyond systems, the Veterans and community are the heart of what we do! What do Veterans need and how can we be JOINTLY effective?

- Inaugural Annual Report being created
- Inaugural Community Newsletter launched
- Social Media has been activated
- Community Web Portal is in development

MEASURING + FACILITATING COMMUNITY

SUCCESS

★★★★★

2022 – Continued Systems Design, Implementation and Feedback Loops

MEASURING SUCCESS ACROSS DIMENSIONS:

COMMUNITY DEVELOPMENT SUCCESS

- Creation of Housing and tenant integration and flow
- Core Values upheld, joint Property Mgmt & Safety standards, tenant selection housing mix, accessibility to remove roadblocks, solid systems

SERVICES SUCCESS

- Joint coordination
- Trauma and developmentally-informed care, strengths-based, solution-focused
- Best practices and evidence base
- Safety, trustworthiness, choice, collaboration, empowerment!

COMMUNITY SUCCESS

- Breadth & depth of community services, supportive fabric, integration of residents and visitors, safe and thriving community with critical opportunity for Veterans, families and caregivers.
- Well-administered community
- Successful stakeholder and resident groups & collaboration

DRAFT COMMUNITY PLAN

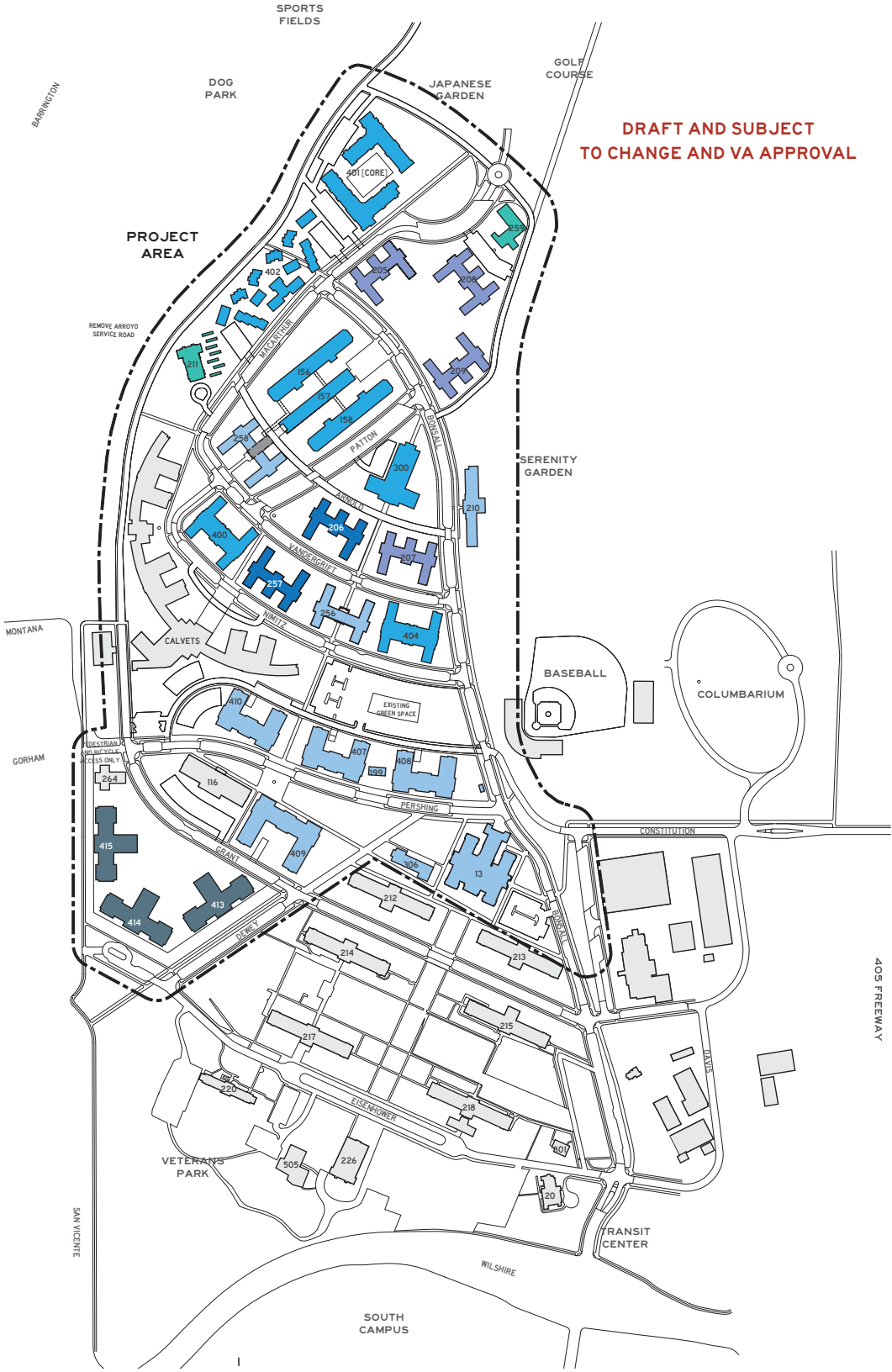
HOUSING DEVELOPMENT PHASES

LEGEND

	PHASE 0	237 HOMES (INCLUDING SHANGRI-LA)
	PHASE 1	682 HOMES (INCLUDING CORE)
	PHASE 2	423 HOMES
PHASE 0 – 2 TOTAL		1342 HOMES
	PHASE 3	254 HOMES
	PHASE 4	98 HOMES
CUMULATIVE TOTAL		1694 HOMES
	INDEPENDENT PHASE (NO UNIT COUNT)	

TOTAL UNITS

1,457 HOMES	PRINCIPAL DEVELOPER COMMUNITY PLAN
237 HOMES	HOMES DEVELOPED BY OTHERS (PHASE 0)
1,694 HOMES	TOTAL NORTH CAMPUS BUILD



DRAFT COMMUNITY PLAN

COMPOSITE PHASE 1

LEGEND	PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
PHASE 0	237 HOMES (INCLUDING SHANGRI-LA)	237 HOMES
PHASE 1	682 HOMES (INCLUDING CORE)	919 HOMES
PHASE 2	423 HOMES	1342 HOMES
PHASE 3	254 HOMES	1596 HOMES
PHASE 4	98 HOMES	1694 HOMES

INDEPENDENT PHASE (NO UNIT COUNT)

COMMUNITY

OPEN SPACE

GROUND FLOOR ACTIVITY

ELECTRICAL

NEW NATURAL GAS

DATA AND COMMUNICATIONS

Building 207

BLDG 207

UPDATE

B207 IS PART OF PHASE 2

Type	Adaptive Reuse
Unit Count	60 (59 Veteran + 1 Manager)
Population	Homeless Veteran Seniors (62+)
Breakdown	53 studios, 6 one-bedrooms, 1 Manager
AMI Levels	All units @ 30% AMI
Rent Limits	$591 studio / $633 one-bedroom

Building 207

BLDG 207

UPDATE

B207 IS PART OF PHASE 2

Construction Completion: Q4 CY 2022

$8.2M of funds from City

$5.7M of funds from County

59 PBVASH Vouchers from County

VA BUILDING 207

CONSTRUCTION PROGRESS PHOTOS

Building 404

BLDG 404

UPDATE

B404 IS PART OF PHASE 1

Type	New Construction
Unit Count	73 Units (72 Veteran + 1 Manager)
Population	Homeless Veteran
Construction Start	Q4 CY 2022*
Construction Finish	Q3 CY 2024*

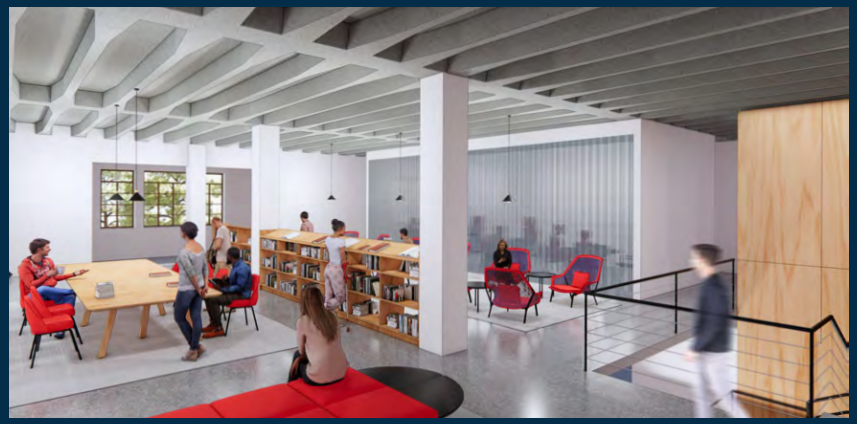
*Timeline based on award of competitive CY 2022 funding.

Building 300

BLDG 300

UPDATE

B300 IS PART OF PHASE 1



Type	Adaptive Reuse
Unit Count	44 (43 Veteran + 1 Manager)
Population	Homeless Veteran
Construction Start	Q1 CY 2023*
Construction Finish	Q1 CY 2025*

*Timeline based on award of competitive CY 2022 funding.

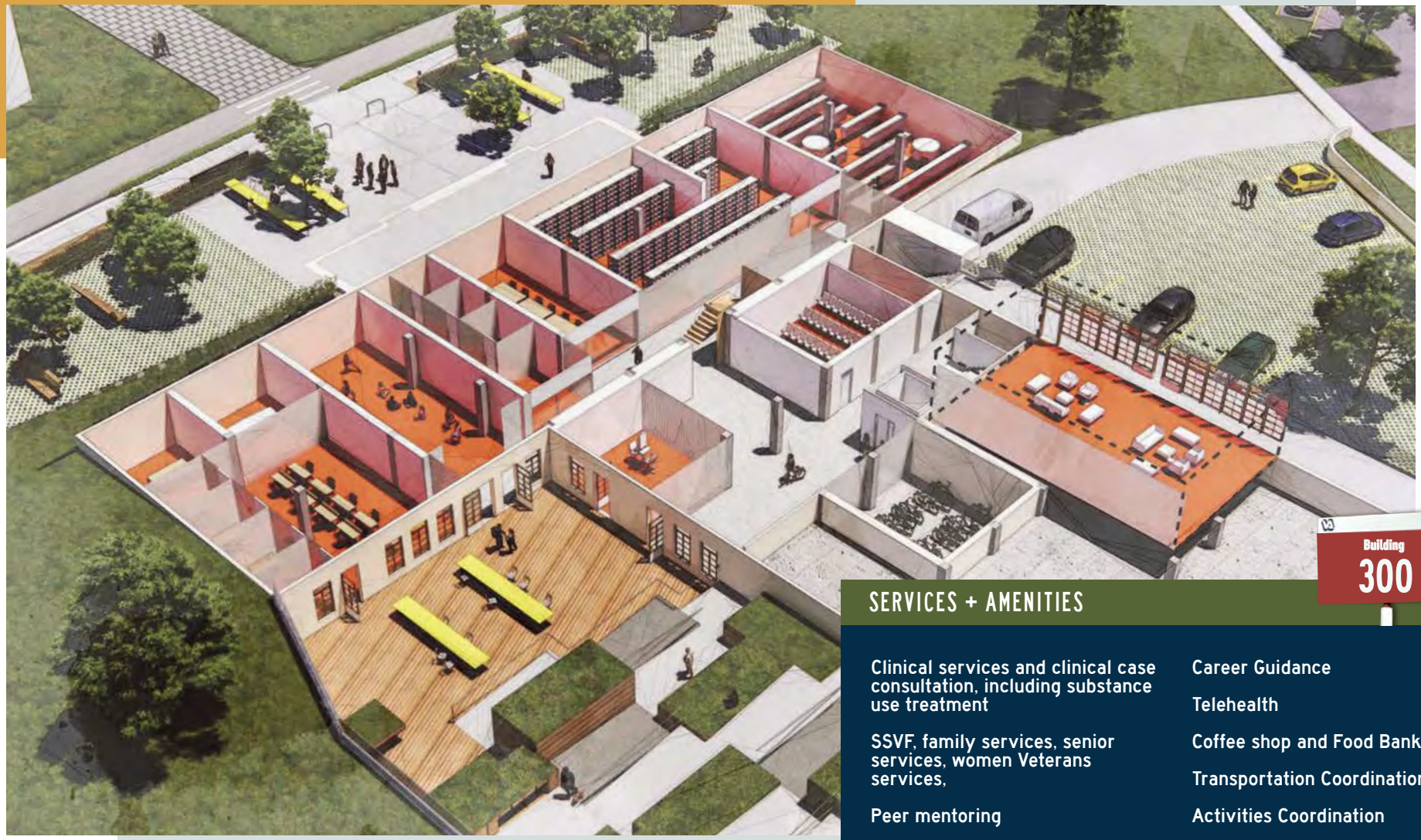
BLDG 300

Integrated Services Wellness Center

Wellness Center Exterior

BLDG 300

Integrated Services Wellness Center

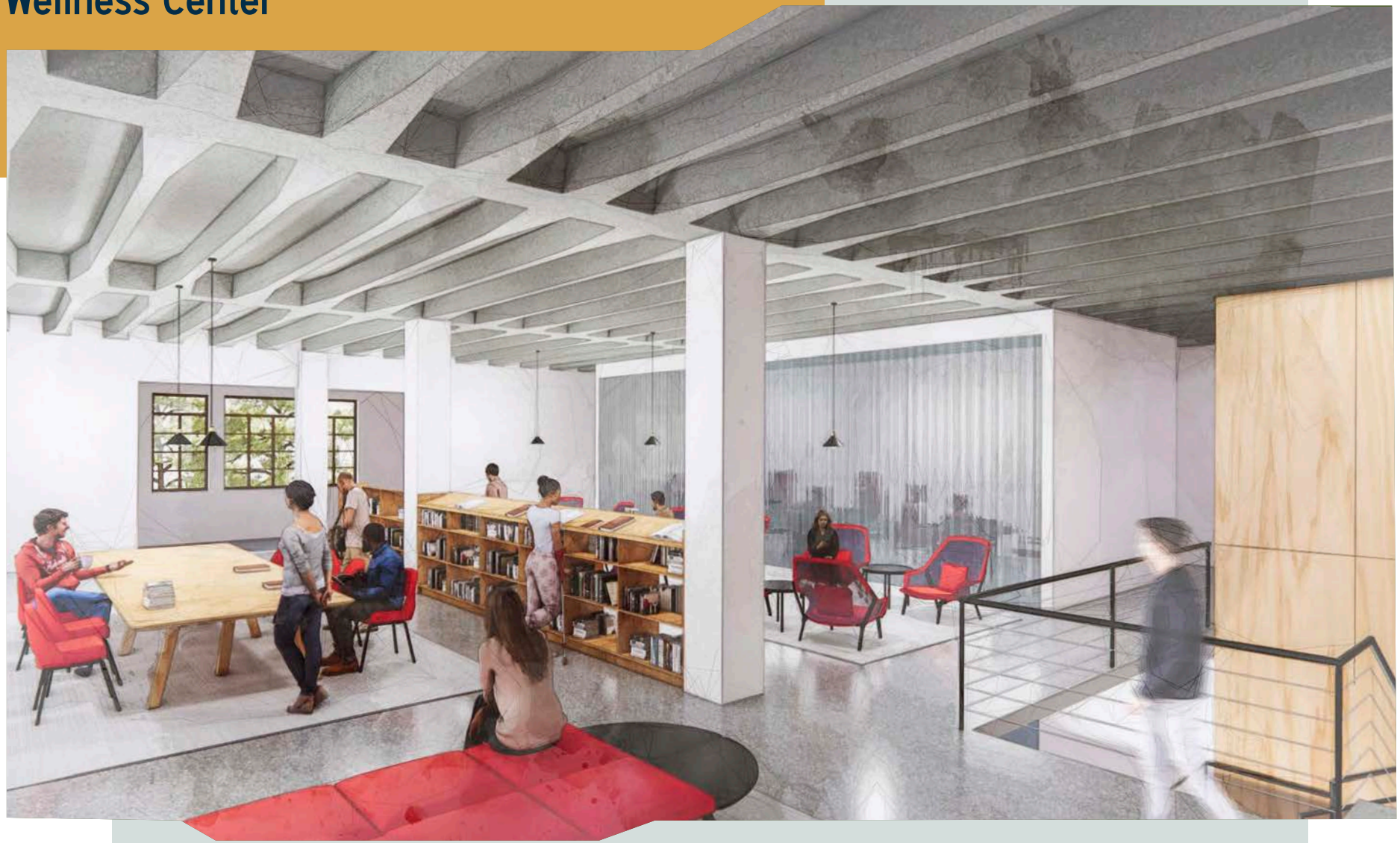


SERVICES + AMENITIES

- Clinical services and clinical case consultation, including substance use treatment
- SSVF, family services, senior services, women Veterans services,
- Peer mentoring
- Clinical and non clinical human services classes and groups
- Employment Assistance
- Career Guidance
- Telehealth
- Coffee shop and Food Bank
- Transportation Coordination
- Activities Coordination

BLDG 300

Integrated Services Wellness Center



Lower Level Reading Room

BLDG 300

Integrated Services Wellness Center

Wellness Center Interior

Building 402

BLDG 402

UPDATE

Type	New Construction
Unit Count	120 (118 Veteran + 2 Manager)
Population	Homeless Veteran
Construction Start	Q4 CY 2022*
Construction Finish	Q3 CY 2024*

*Timeline based on award of competitive CY 2022 funding.

Buildings 156+157

BLDG 156 + 157

UPDATE

B156 + B157 ARE PART OF PHASE 1

Type	Adaptive Reuse
Unit Count	112 (110 Veteran + 2 Manager's Units)
Population	Homeless Veteran
Construction Start	Q2 CY 2023*
Construction Finish	Q1 CY 2025*

*Timeline based on award of competitive CY 2021 funding.

Building 210

BLDG 210

UPDATE

B210 NOW HAS 38 UNITS; 27 PSH UNITS, 1 MANAGERS UNIT AND 10 TRANSITIONAL UNITS FOR WOMEN

Type	Adaptive Reuse
Unit Count	38 (37 PSH + 1 Manager)
Population	Homeless Women Veterans
Construction Start	Q2 CY 2024*
Construction Finish	Q2 CY 2026*

*Timeline based on award of competitive CY 2021 funding.

Building 210 - Lower Level

BUILDING 210 - BASEMENT

LOWER GROUND FLOOR: POTENTIAL FOR (20) BEDS
OF TRANSITIONAL WOMENS HOUSING

SAMPLE SHARED 1 BEDROOM
(596 SF)

DRAFT COMMUNITY PLAN

COMPOSITE PHASE 2

LEGEND	PHASE UNIT COUNT	CUMULATIVE UNIT COUNT
PHASE 0	237 HOMES (INCLUDING SHANGRI-LA)	237 HOMES
PHASE 1	682 HOMES (INCLUDING CORE)	919 HOMES
PHASE 2	423 HOMES	1342 HOMES
PHASE 3	254 HOMES	1596 HOMES
PHASE 4	98 HOMES	1694 HOMES

INDEPENDENT PHASE (NO UNIT COUNT)

COMMUNITY

OPEN SPACE

GROUND FLOOR ACTIVITY

ELECTRICAL

NEW NATURAL GAS

DATA AND COMMUNICATIONS

PHASE TWO

~470 UNITS + TOWN CENTER

The second phase of the Community Plan focuses on the South Village and creating a Town Square, while establishing physical and programmatic connections between the North and South Villages.

Restoration and adaptive reuse of Buildings 13, 199, 210, 256 and 258

Construction of new Buildings 407, 408, 409, 410

Creation of over 470 new permanent supportive homes

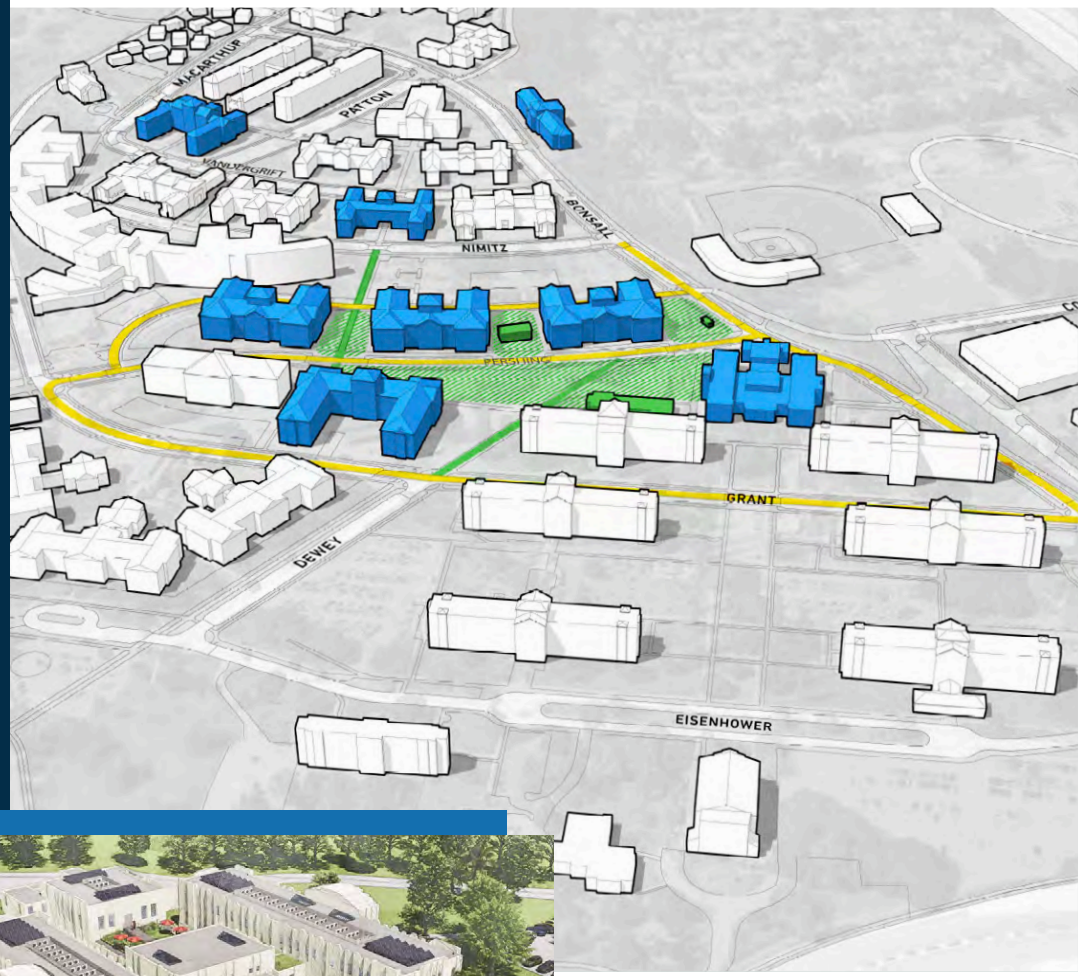
Relocation and restoration of Trolley Depot [Building 66] to Transit Plaza

Conversion of Dewey Avenue into a pedestrian space in Town Green

Development of Museum Gardens, Café Plaza, and Welcome Plaza

Complete street enhancements to Grant and Bonsall Avenues

Realignment and complete street design of Pershing and Grant Avenues



LEGEND

- Housing
- Community
- Mobility

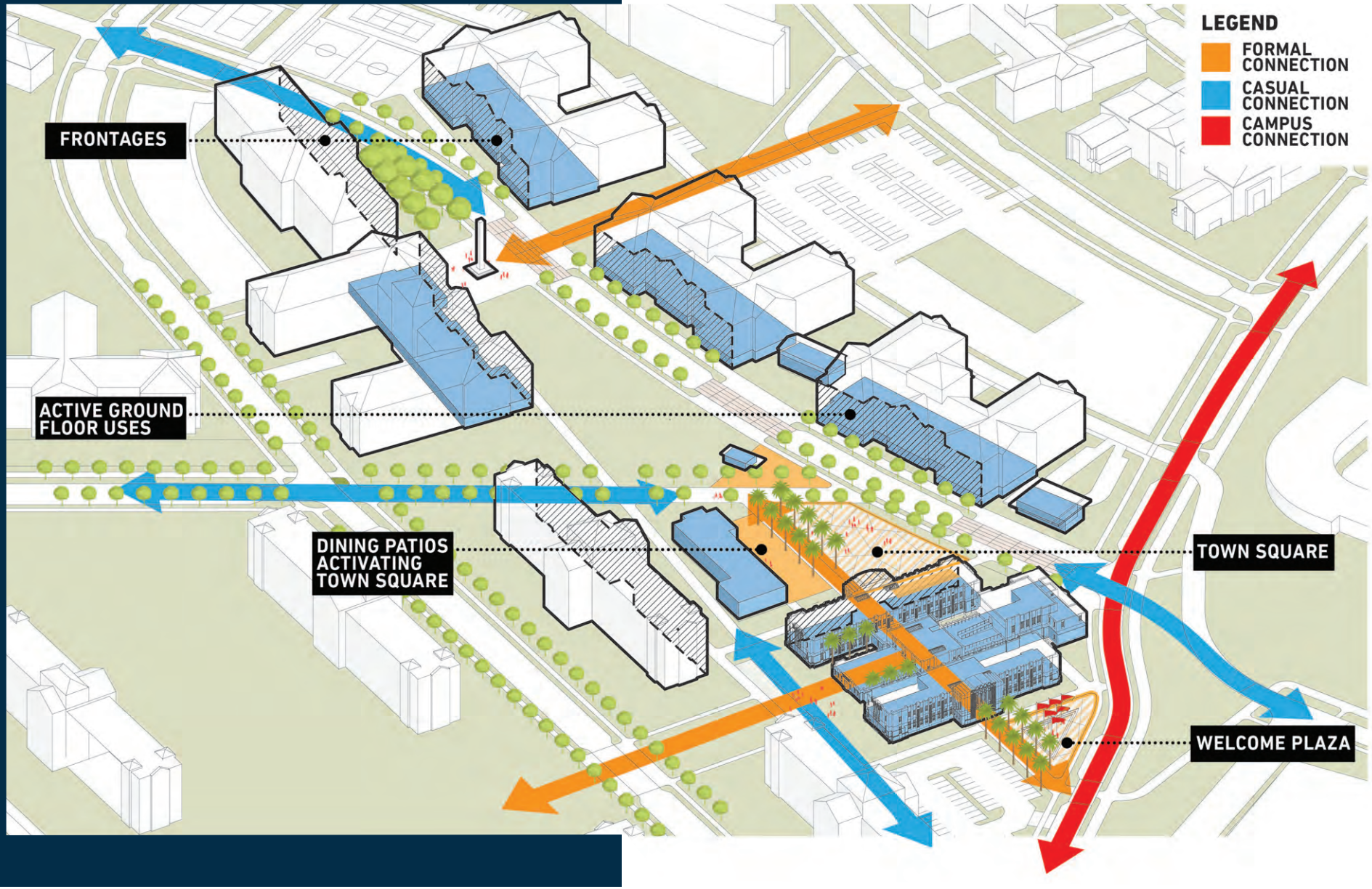
New open spaces and amenities will focus on creating a heart for the Veteran-serving neighborhood in and around the Town Square, with Building 13 hosting functions and services similar to those of a Town Hall.

COMMUNITY TOWN CENTER

ELEMENTS

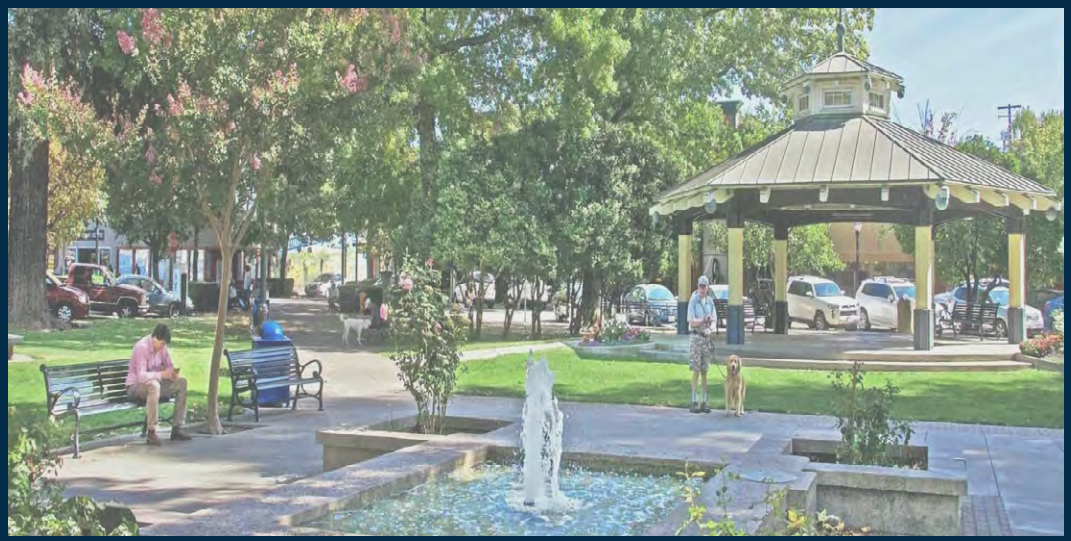
COMMUNITY TOWN CENTER

URBAN DESIGN



COMMUNITY TOWN CENTER

FLEXIBLE + PEDESTRIAN SCALE



REFERENCE IMAGES

COMMUNITY TOWN CENTER

WELCOME PLAZA

COMMUNITY TOWN CENTER

TOWN SQUARE

MILESTONE CHRONOLOGY

2018

Selected by VA in November

Team onboarded

Community planning effort began

2019

Community outreach

Infrastructure assessments: dry, wet, streets

Community planning underway

PEIS Record of Decision: NEPA Clearance

Wadsworth Chapel leased to Wadsworth Chapel Heritage Partners

2020

PD/EUL negotiations

Community outreach

Broke ground on Building 207

Broke ground on dry utility trunkline

Financing and voucher applications

2021

PD/EUL negotiations

Community outreach

Financing and voucher applications

$20 million commitment from a State of California

Passage of West LA VA Campus Improvement Act

Publication of Community Plan

Master Plan published

Dry utility trunkline construction substantially completed

CEQA clearance achieved

Backbone entity formed

Director of Community Development hired

2022

Community outreach

Financing applications

Tax credit allocations pending for 402, 404, and MacArthur A (Core)

$188.7 million "The Veterans Promise" capital campaign launched

Tunnels to Towers major gift

Continued state and federal advocacy

PD/EUL submitted to OMB and Congress (NOIE)

FUNDING COMMITMENTS

Committed Sources	Amount	% of Total Commitments	Amenities	Infrastructure	Phase 0	Phase 1	Phase 2	Phase 3	Phase 4
VA	$93,260,000	18.52 %	$0	$73,260,000	$20,000,000	$0	$0	$0	$0
City of Los Angeles	$31,920,000	6.34 %	$0	$0	$31,920,000	$0	$0	$0	$0
County of Los Angeles	$27,750,000	5.51 %	$0	$0	$5,750,000	$22,000,000	$0	$0	$0
State of California	$78,774,216	15.64 %	$0	$0	$0	$68,774,216	$10,000,000	$0	$0
Federal Government/Non VA	$2,589,650	0.51 %	$1,840,000	$749,650	$0	$0	$0	$0	$0
Philanthropy	$77,880,000	15.47 %	$0	$0	$1,000,000	$27,130,000	$49,750,000	$0	$0
Other	$25,618,812	5.09 %	$780,000	$0	$20,791,154	$4,047,658	$0	$0	$0
Tax Credit Equity	$99,742,257	19.81 %	$0	$0	$31,134,182	$68,608,075	$0	$0	$0
Private Mortgage	$65,979,118	13.10 %	$0	$0	$12,770,118	$53,209,000	$0	$0	$0
Total Commitments	**$503,514,053**	**100 %**	**$2,620,000**	**$74,009,650**	**$123,365,454**	**$243,768,949**	**$59,750,000**	**$0**	**$0**
Total Development Cost	$1,117,334,420	-	$48,000,000	$96,009,650	$123,365,454	$315,019,513	$329,603,750	$57,170,208	$57,170,208
Financial Gap	*$613,830,367*	*54.94 %*	5.5 %	77.1 %	100.0 %	77.4 %	18.1 %	0.0 %	0.0 %
				Units	**237**	**540**	**565**	**254**	**98**

APPROXIMATELY $503 million levereged to date

45% of Total development costs have funding sources commited

These include:

$93.2 million of VA funding

$78.7 million of State funding

$77.8 million of private funding

NEXT STEPS & YEARS AHEAD

JUNE 2022	Allocation of credits/bonds for Building 404 (73 units), Building 402 (120 units), and MacArthur A (75 units)
JULY 2022	Publication of updated Community Plan
JULY 2022	Execution of PD/EUL
AUG 2022	Application for credits/bonds for Building 156/157
AUG 2022	Completion of Domestic and Fire water improvements
DEC 2022	Completion of Building 207 (60 units)
DEC 2022	Completion of Buildings 205 and 208 (122 units)
DEC 2022	Groundbreaking for Building 404 (73 units), Building 402 (120 units), and MacArthur A (75 units)

ONGOING:

- Predevelopment activities for Building 300, Building 158, Building 400, and Phase 2
- Continued advocacy re West LA VA Campus Improvement Act 2.0
- The Veterans Promise capital campaign
- Implementation of collective impact effort

End of 2022 Units Completed	
Building 209	55
Building 205	68
Building 208	54
Building 207	60
Total	237

End of 2022 Units Under Construction	
Building 404	73
Building 402	120
MacArthur	75
Total	268

CHALLENGES + CONSTRAINTS

★★★★★

STATE + FEDERAL AFFORDABLE HOUSING FINANCING

Funding Limitations:
Amount, timing, competitiveness and uniqueness of West LA VA

Bond Volume Cap

Project-based VASH Vouchers

CAMPUS INFRASTRUCTURE

Aging wet utility infrastructure (water, stormwater, and sewer)

Aging transportation infrastructure (streets, sidewalks, parking)

LEGISLATIVE NEEDS

West LA VA Campus Improvement Act 2.0

Appropriations for extraordinary capital needs

HOW CAN YOU HELP?

★★★★★

Provide feedback on community naming at surveymonkey.com/r/wlava

Communicate story of progress and transformation that is afoot with friends and neighbors

Share inspiring stories, photographs, or artifacts relating to your experience with the West LA VA

Volunteer your time in support of our Veterans at the West LA VA campus

Support the Veterans Promise campaign

Like us and follow us on social media

Support legislative needs including Leasing Act changes and VASH voucher case management

THE VETERANS COLLECTIVE

THANK YOU

CENTURY

THOMAS SAFRAN & ASSOCIATES

U.S. VETS
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