



THANK YOU FOR JOINING THE
14TH VETERANS AND
COMMUNITY OVERSIGHT AND
ENGAGEMENT BOARD

PLEASE BE PATIENT THE MEETING
WILL START SHORTLY



VETERANS AND COMMUNITY OVERSIGHT AND ENGAGEMENT BOARD

Rules of Engagement

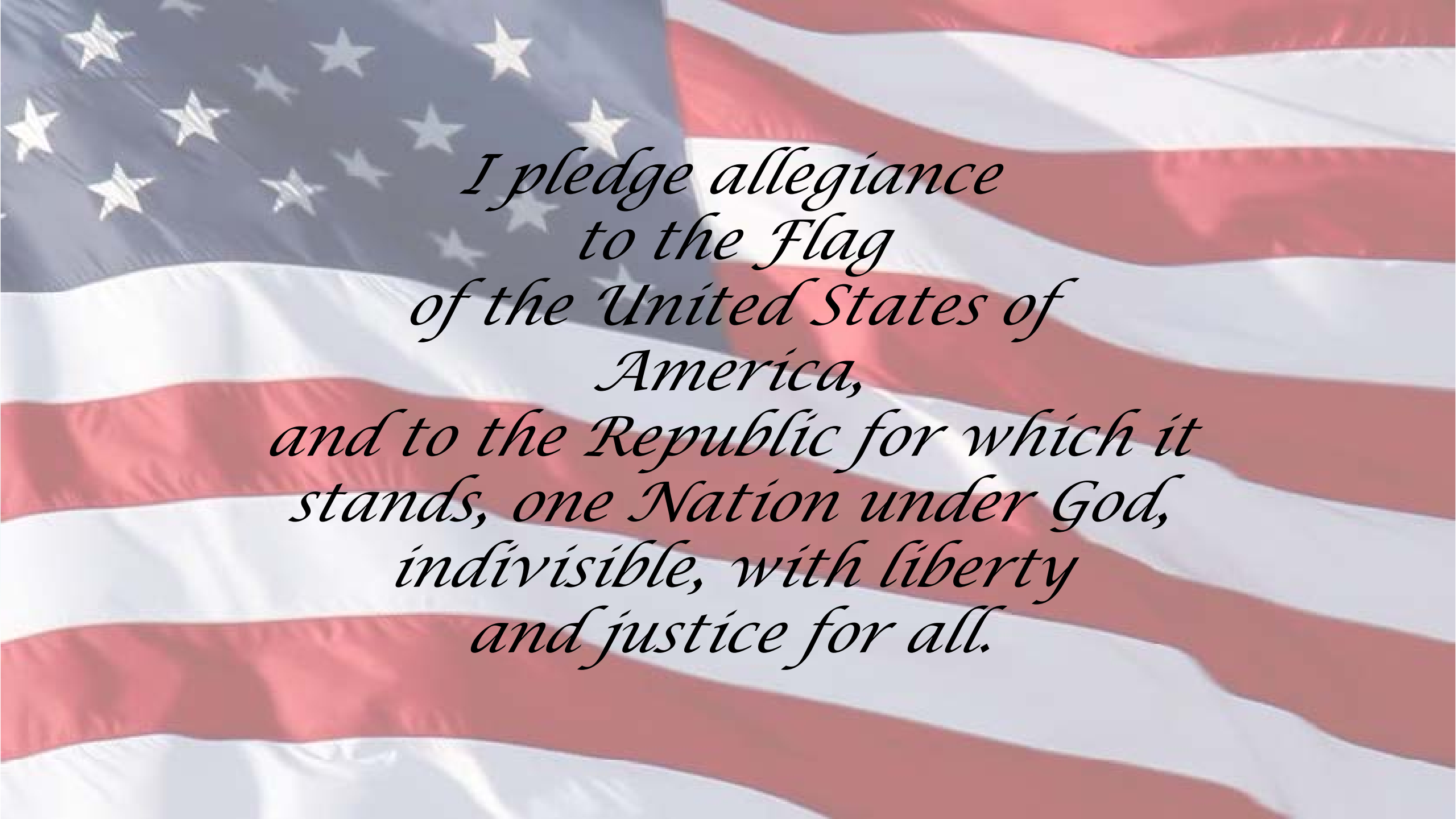
- ▶ Mute your phone line and silence cell phones
- ▶ Mute microphones on your desktop
- ▶ The Chair has requested to please turn on your camera if your system is equipped
- ▶ Allow DFO/VCOEB Chair to yield the floor to you prior to speaking
- ▶ The Chair will ask for questions and/or comments throughout the meeting.
- ▶ Please hold all questions until the presentation is complete
- ▶ Identify yourself prior to speaking
- ▶ After speaking be sure to mute your microphone
- ▶ A roll call vote will be used for all proposed recommendations
- ▶ Minimize background noise while speaking
- ▶ **Note: this session is being recorded**

AGENDA

4:00 pm – 4:05 pm	Call to Order, Attendance, Welcome, Pledge of Allegiance, Opening Remarks	LTG (R) John D. Hopper, Chair, Eugene W. Skinner Jr, Designated Federal Officer
4:05 pm – 4:10 pm	Purpose of Emergency Meeting	LTG (R) John D. Hopper, Chair,
4:10 pm – 4:15 pm	Address the VCOEB Board Members	Ms. Tanya Bradsher, Chief of Staff, Department of Veterans Affairs
4:15 pm – 5:15 pm	<p>Master Plan 2022 - 2027 timeline and activities, to include:</p> <ul style="list-style-type: none"> -How the Master Plan 2022 - 2027 integrates activities, tasks across the complete GLA campus -Update on Master Plan 2022-2027 work to date -Current Zoning Plans and Vision for Redevelopment -Comparison of Master Plan 2022-2027 versus Draft Master Plan -How does the Principal Developer's Community Plan integrate with the Master Plan 2022-2027 -Address Master Plan 2022-2027 feedback to date 	Dr. Steven E. Braverman, M.D., Medical Center Director/ Mr. Robert McKenrick, Deputy Medical Center Director
5:15 pm – 5:45 pm	Master Plan Subcommittee recommendation brief discussion and vote	Master Plan Subcommittee Chair (Mr. Anthony Allman)
5:45 pm – 6:15 pm	Public Comments Session	Mr. Chi Szeto (Alternate DFO)
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The background of the image is a close-up, slightly blurred view of the American flag, showing the stars and stripes in a wavy pattern. The text is centered over the flag.

*I pledge allegiance
to the Flag
of the United States of
America,
and to the Republic for which it
stands, one Nation under God,
indivisible, with liberty
and justice for all.*

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Virtual VCOEB Meeting

Strategic, Facility and Master Planning (SFMP) – West Los Angeles Campus

VA Greater Los Angeles Healthcare System



September 29, 2021

Agenda

1. How the Master Plan 2022 integrates activities, tasks across the complete GLA campus (VCOEB Questions Submitted September 20)
2. Update on Master Plan 2022 work to date
3. Current Zoning Plans and Vision for Redevelopment
4. Comparison and Integration of Draft Master Plan, Principal Developer's Community Plan, and Master Plan 2022
5. Address Master Plan 2022 feedback to date



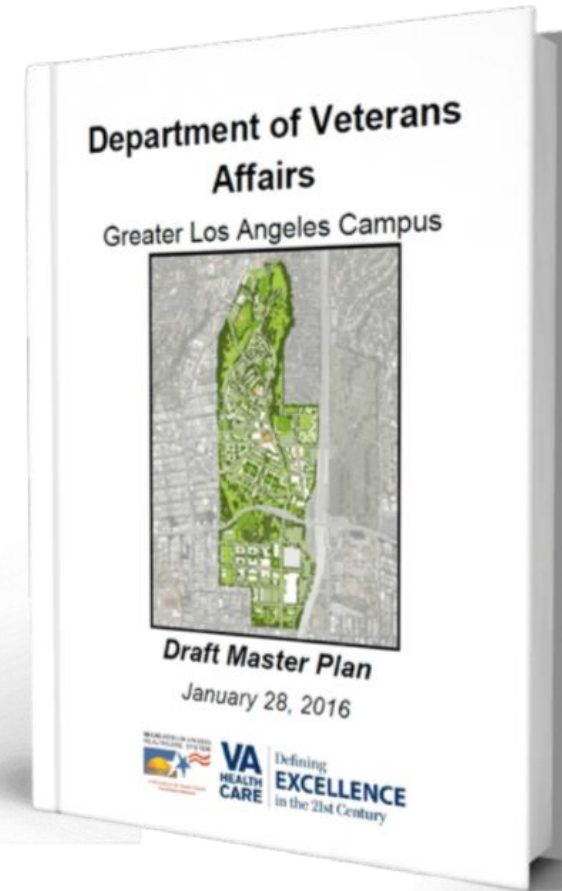
Master Plan Integration: VCOEB Q&A

1) Where does it note in the Draft Master Plan that the revision cycle is 3-5 years? Section and page number please.

A 3–5-year review cycle is referenced several times in the 2016 Draft Master Plan (DMP):

“This capacity can absorb future demand based on need as local and regional demand analyses are updated through the 3- to 5-year reviews of the Draft Master Plan.” (DMP, page VI.4)

“In collaboration with Veteran groups, community partners and other stakeholders, VA will periodically review and reevaluate the Draft Master Plan every three years, to ensure the plan continues to meet the evolving needs of Veterans.” (DMP, page VI.7)



Master Plan Integration: VCOEB Q&A

2) Has there been any additional guidance from Office of the VA Secretary that modified the stated revision cycle set forth in the Draft Master Plan since its adoption in 2016? If so, please provide documentation of such guidance.

No. The guidance has been to update the DMP every 3-5 years.

3) Will a 60–90-day extension to the Master Plan 2022-2027 public comment period prevent the Principal Developer from securing additional financing? If so, please describe how.

No, a 60-to-90-day period will not prevent the Principal Developer (PD) from securing additional financing.

4) Will a 60–90-day extension to the Master Plan 2022-2027 public comment period delay current construction activity on campus? If so, please describe how.

We do not foresee a 60-90 -day extension impacting current construction activities on campus.



Master Plan Integration: VCOEB Q&A

5) What efforts has the West LA leadership made, as part of revising the master plan, to evaluate its ability to employ the leasing powers under the 2016 West LA Leasing Act to facilitate commercial leasing in a town center area, including specifically restaurants (nutrition), bike stores and other sports shops (recreation), and other activities (socialization). Please identify all such efforts and the records which reflect any such consideration.

GLA has issued solicitations and entered into two (2) service leases pursuant to its authority under the West Los Angeles Leasing Act of 2016 (Public Law 114-226):

1. Safety Park Corporation: Lease of VA Barrington Parking Lots for parking lot operations and Veteran employment and training.

2. Wadsworth Chapel Heritage Partners (Building 20): Lease executed and property under renovation (Design & Fund-Raising Phase); provides services that principally benefit Veterans and their families, including services for the purpose of the promotion of health and wellness, including nutrition and spiritual wellness, within the Wadsworth Chapel. To carry out such services, lessee is required to fund, design, preserve, rehabilitate, maintain, operate, and manage the Wadsworth Chapel.

It is anticipated that this service lease strategy will continue to be utilized for other aspects of the WLA Campus that are non-residential uses.



Master Plan Integration: VCOEB Q&A

6) Has the West LA leadership and the Principal Developer discussed at all the concept that the Principal Developer should be responsible for a particular project area on the campus? Understanding that the contractual relationship between West LA and the Principal Developer is governed by enhanced use leasing of specified buildings, has the West LA leadership decided that beyond buildings, certain areas of the campus should fall under the primary jurisdiction of the Principal Developer? And, if so, what areas and under what legal or contractual authority?

Pursuant to VA's EUL Authority and the West LA Leasing Act, the Principal Developer and other EUL developers on the campus will be responsible for landscaping and maintaining those spaces within the EUL parcels, which will include areas that surround the buildings. In order for any larger green spaces to be developed and maintained by an EUL Lessee, the spaces would need to be included within an EUL parcel.



Update on Master Plan 2022 Work to Date

Task 1: Startup

- ✓ Review Docs
- ✓ Base Drawings Update
- ✓ Opportunities & Constraints
- ✓ Initial Stakeholder Engagement
- ✓ Comms Plan
- ✓ Eval of Stakeholder Input

Task 2: Initial Concepts

- Initial Concept
- ✓ Stakeholder Engagement
- Evaluate Feedback
- ✓ COSVA and IPT Brief

Task 3: Preferred Concept

- Refine Concept
- Stakeholder Engagement
- Evaluate Feedback

Task 4: Documentation

- Monthly Check Point Mtgs
- Final Master Plan – GLA
- Final Master Plan SecVA

Task 5: FedReg Publication

- Prepare FedReg Docs
- Publish FedReg
- Collect Feedback
- Review Comments

ID	Task Name	Duration	Start	Finish	% Complete																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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Master Plan 2022 Engagement Activities

➤ Engagement Activities:

- Conducted Kick Off Town Halls for Veterans Service Organizations (VSO), VCOEB, Elected Officials, and General Public (8/19)
- Created new website page and questionnaire for general public and stakeholders to review materials and provide feedback/comments for Master Plan 2022 (8/19)
- Briefed VA Chief of Staff and Integrated Project Team (IPT) Governance Board via Executive Brief (8/31)
- Conducted Master Plan Workshop Subject Matter Expert Consultants, Principal Developer Team, Master Planning Project Team, VAGLAHS, and various VA Departments (9/3)
- Conducted Kick Off Town Halls for Veterans Service Organizations (VSO), VCOEB, Elected Officials, and General Public (9/9)
- Briefed VCOEB on Information Exchange (9/14)
- Briefed VA Chief of Staff and Integrated Project Team (IPT) Governance Board via Executive Brief (9/23)
- Met with Veterans living on campus to facilitate inputs to Master Plan 2022 Questionnaire (9/17 – 10/1)
- Federal Register Posting for 60-day public comment period (10/8)
- Master Plan 2022 Document Forums with Leadership 3x week (10/18 – 10/29)



VA will open-up additional opportunities to engage, collaborate, and mechanisms to provide feedback in the next 2 months

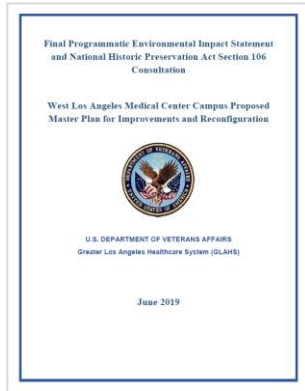
Upcoming Engagement Activity

- Two upcoming engagements:
 - **9/30:** 4:00 – 5:15pm – VSO Town Hall
 - **9/30:** 6:00 – 7:15pm – MP 2022 Town Halls #5 & 6, Presentation and Q&A with Veterans, Elected Officials and General Public
- During these sessions we will cover:
 - Master Plan 2022 project opportunities, constraints, options, and decisions made in developing the MP 2022 draft
 - Review stakeholder feedback received to date
 - Invite additional Veteran and other stakeholder feedback on proposed campus amenities for Veterans

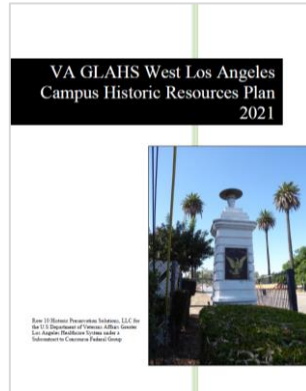


Resources Available & Additional Analysis

Studies Completed Since 2016:



PEIS



Draft Campus Historic Resource Plan (CHRP)



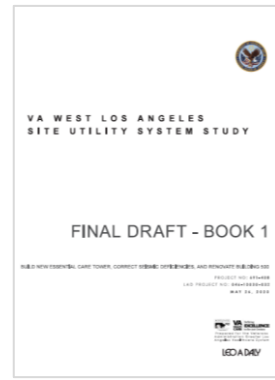
Draft Principal Developer Community Plan



Draft South Campus Master Plan



Metro Easement



Site Utility System Study

1. Integration of the Programmatic Environmental Impact Statement (PEIS), the WLA Veterans Collective Draft Community Plan and consideration of ongoing input
 - a) Community Development Opportunities across the 388-acre site for services and activities that serve the great Veterans' community
 - b) Access & Circulation – Issues surrounding access to and from the site as well as circulation within the site
 - c) Open Space – Configuration of the primary public place i.e. the 'Town Center' and the kind of amenities / community-serving facilities at the Town Center
2. Regionally available housing, needs & recommendations
3. Enhanced Communications

Quick Information Linkage

Draft Master Plan

Current Sources

II. Housing & Service Needs	Updating; Community Plan Chap 2; Chap 4
A. Housing Analysis & Recommendations	Updating; Community Plan Chap 2; Chap 4
B. Co-located VA Programs and Services	Updating; MP 2022 engagements; VA website; Federal Register
C. Connecting & Building the Veteran Community	Community Plan Chapter
III. Stakeholder Engagement	Community Plan Chap. 3; MP 2022 engagements
B. Methodology	Community Plan Chap. 3.1; MP 2022 engagements
B. Data Collection	Community Plan Chap. 3; MP 2022 engagements; VA website; Federal Register
C. Initial Outcome in Metrics	Community Plan Chap. 3.1; MP 2022 engagements
D. Initial Recommendations	MP 2022 engagements; VA website; Federal Register
E. Public Comment Period	VA website; Federal Register

Quick Information Linkage (Continued)

Draft Master Plan

Current Sources

IV. Existing Conditions & Site Analysis	Community Plan Chap 2; Chap 3.5; Chap 5; Chap 6
A. Historic Growth Patterns	Community Plan Chap 2; Chap 5;
B. Regional Contrast	Community Plan Chap 2.1; Chap 3.4; Chap 5; Chap 6.6
C. Site Analysis	Community Plan Chap 2.2; Chap 3.5; Chap 5; Chaps 6 & 8
D. Opportunities & Constraints	Community Plan Chap 3.4; Chap 6
V. Master Plan Development	Community Plan Chap 4; Chap 5; Chap 6; Chap 7; Chap 8
A. Summary	Community Plan Chap 4; Chap 5; Chap 6; Chap 7; Chap 8
B. Master Plan Framework	Community Plan Chap 4; Chap 5; Chap 6; Chap 7; Chap 8
VI. Phasing & Next Steps	Community Plan Chap 4;
A. Supportive housing Phasing	Community Plan Chap 4; Chap 4.4
B. DMP Next Steps	Developing Community Plan Chap 4; Chap 4.4

Questionnaire Feedback As Of 9/22



- **Received 15 responses from our online questionnaire**, which went live on August 19, 2021
- Received 25 questionnaire responses face-to-face from campus veterans as of 9/22
- We are evaluating questionnaire responses semi-monthly basis, including collecting open-ended comments
- **Bottom Line Up-Front for initial submissions in August:**
 - Job Training and VA Processes are the two most important
 - Job Training and VA Processes are the two most commonly selected for feedback, and Developer Processes is the least common
- Received 10 questions in Town Halls conducted on 9/9

Below chart is an evaluation of the first 15 responses:

Issue Topic	Ranked as Top 3	Ranked as Top 5	Ranked #1
Special Housing	7	7	2
Housing Services	11	12	4
Walking, Jogging Facilities	2	2	0
Health and Wellness	5	6	1
Open Space	1	5	0
Playgrounds for Children	0	0	0
Sports and Recreation	3	4	1
Trnsportation to and from Campus	5	7	0
Food Options on Campus	0	3	0
Job Training	6	8	1
In-Class Educational Programs	1	2	0
Religious Services	0	0	0
Legal Services	3	4	2
VA Processes	6	9	4
Developer Processes	0	0	0

Current Resources



Current Method to Find Materials is through the West LA Draft Master Plan Website at:
<https://westladraftmasterplan.org/p/masterplanupdate>



ABOUT NEWS & EVENTS LIBRARY LAND USE & PARTNERSHIPS **MASTER PLAN 2022**

Step 1.)
Click Page

Background: The WLA Campus master planning initiative was launched in 2015 with significant participation and collaboration from various stakeholders. More than 1,000 public comments were received on the preliminary draft. The Secretary of VA adopted the Draft Master Plan (DMP) in January 2016, sealing VA's commitment to the "framework" expressed in the DMP.

GLA periodically reviews, reevaluates, and updates the DMP every three to five years. For the plan to evolve and be revised accordingly, VA intends to produce an update to the DMP, which will be referred to as the "Master Plan 2022" which will include both North and South Campus development.

As GLA continues to move forward with Master Plan 2022, valuable input is sought from Veterans, their families, Veteran Service Organizations, elected officials, and the public, regarding the redevelopment initiatives on the WLA Campus.

[Click Here for Master Plan 2022 Informational Document](#)

[Click Here for West LA North Campus Draft Community Plan](#)

The information contained in the above presentation is the West LA Veterans Collective's (Principal Developer) proposed vision for the future GLAHS West LA North Campus housing community. This proposed vision and associated details are a preliminary concept, subject to further discussion and agreement between VA and Principal Developer on timeline and implementation options.

Some additional questions have been added to the survey as of September 14, 2021. For additional context and clarification, please review the following Town Hall Materials:

[Click Here for Master Plan 2022 Town Hall Materials](#)

Veteran & Stakeholder Feedback Questionnaire: Please respond to any of the below topics with comments or feedback, then click Submit Questionnaire when finished.

If using a mobile device and you experience issues scrolling, try turning your device horizontally or tapping next to any of the form fields.

Master Plan 2022 Feedback Questionnaire

Click to view: Master Plan 2022 informational concept paper

Click to view: Draft Community Plan

Click to view: Town Hall Presented Materials

There are documents also on the website page:
<https://westladraftmasterplan.org/documentation>



U.S. Department
of Veterans Affairs

How to Leave Feedback



Current Method to Provide Feedback is through the West LA Draft Master Plan Website at:
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Master Plan 2022 Feedback Questionnaire

Step 2.)
*Complete Questionnaire
on page below here*

Step 3.)
*Click "Submit Questionnaire" button
at bottom of page when finished*

Submit Questionnaire

*There are step-by-step instructions
also listed on this website page*



U.S. Department
of Veterans Affairs

Questions?

Additional VCOEB Questions

7) Has there been an effort to figure out how to get naming rights for contributors to the site for corporate sponsorship? Other than saying it isn't possible, has anyone looked at this in detail to try to find a way? Don't you think it's a good source to both cover the shortfall and help bring the project on board sooner?

GLA continues to request guidance from OGC Real Property Law Group on naming rights. To date GLA has received the following guidance:

The naming of VA buildings is governed by 38 U.S.C. § 531, which states: "Except as expressly provided by law, a facility, structure, or real property of the Department, and a major portion (such as a wing or floor) of any such facility, structure, or real property, may be named only for the geographic area in which the facility, structure, or real property is located." Neither the EUL statute nor the West LA Leasing Act provide an exception as to naming buildings on campus. Thus, the naming of the building, facilities, structures, and other real property owned and controlled by the VA violates 38 U.S.C. § 531.

While there is certainly precedence for working with Congress to name facilities, structures, and other property in honor of Veterans or those who have served Veterans, we do not agree that corporate sponsorships or naming rights are a good funding source for the West LA Campus. VA is of the opinion that corporate sponsorships or the granting of naming rights as a source of funding, as contemplated by the VCOEB, would violate federal law. As a federally owned and controlled property, the VA must be cognizant of any endorsement, implied or otherwise, which would be an ethics violation. It is a violation of government-wide ethics regulations, specifically 5 CFR 2635.702(b), for any federal employee to "use or permit the use of his Government position or title or any authority associated with his public office in a manner that could reasonable be construed to imply that his agency sanctions or endorses his personal activities or those of another." As such, VA cannot condone the use of naming rights for corporate sponsorship on property that is serving Veterans on the West LA Campus as it would imply a VA endorsement of the person, organization, or entity.

Additional VCOEB Questions

8) How many EULs have been fully executed on campus and for which buildings?

There are four executed EUL Agreements on the West LA Campus to include Buildings 209, 205, 208, and 207.

9) How many EULs are pending and for which buildings? If any are pending, have they been submitted to Congress for authorization?

There are multiple “Phase 1” EULs in the process of execution to include MacArthur Field (Phase 1), Parking Lot 38, Parking Lot 48, Building 156, Building 157, and Building 300. At this time, these “Phase 1” EULs are still under negotiation and Notices of Intent to Enter into EULs have not yet been submitted to Congress.

10) The Master Plan 2022-2027 Informational Document states "At the State level, a CEQA notice of determination (NOD) was filed in June 2021 by Los Angeles County." Does this CEQA NOD apply to the entire campus? Or just specific projects? GLA (Request OAEM review)

In May 2021, the Los Angeles County Development Authority (LACDA) approved funding for supportive housing in Buildings 156 & 157 (renovation) and Building 402 (new construction). In the funding approval letter, LACDA provided their general certification and adoption of the entire Programmatic EIS for the VA Greater LA Campus Draft Master Plan as a CEQA Environmental Impact Report (EIR) for these actions. VA anticipates the County’s CEQA clearance can be used for future funding actions by other state or local agencies on the WLA Campus, and the PEIS will be similarly adopted as a CEQA EIR.

Additional VCOEB Questions

11) The Master Plan 2022-2027 has been rebranded "Master Plan 2022" on the Draft Master Plan website. What is the significance of this modification (if any)?

The name change reflects the guidance that the Master Plan is meant to be updated on a 3-5-year schedule.

12) Slide 12 of the Town Hall on 9/9 states that land south of the Columbarium/UCLA Baseball Stadium "may require significant mitigation measures and clean up." Could you please provide reference to source documents that describe the necessity for and/or extent of these possible mitigation measures?

In general, because this portion of the WLA Campus is a more industrial area, the likelihood of contamination requiring cleanup is higher than in other parts of the campus. However, we are not aware of any assessments identifying actual contamination in the area. Significant underground utility infrastructure supporting VA Facility Power, Steam, Water, Gas, and Telecommunications requirements in this area may also require mitigation by reroute to accommodate ongoing VA healthcare operations.

13) Is Avantus Federal a consultant or subcontractor to VAGLAHS, OAEM, CFM, Concourse Federal Group or West LA Veterans Collective? If so, which entity (or entities) and for what purpose?

Confirmed GLA SFMP, Concourse Federal Group, OAEM, Craddock Group, and CFM are not familiar with this firm.

14) Is the timeline for present construction independent from finalization of the revised Master Plan? If not independent, please explain dependencies.

We do not foresee a 60-90 -day extension impacting present construction activities on campus.

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4:15 pm – 5:15 pm	<p>Master Plan 2022 - 2027 timeline and activities, to include:</p> <ul style="list-style-type: none"> -How the Master Plan 2022 - 2027 integrates activities, tasks across the complete GLA campus -Update on Master Plan 2022-2027 work to date -Current Zoning Plans and Vision for Redevelopment -Comparison of Master Plan 2022-2027 versus Draft Master Plan -How does the Principal Developer's Community Plan integrate with the Master Plan 2022-2027 -Address Master Plan 2022-2027 feedback to date 	Dr. Steven E. Braverman, M.D., Medical Center Director/ Mr. Robert McKenrick, Deputy Medical Center Director
5:15 pm – 5:45 pm	Master Plan Subcommittee recommendation brief discussion and vote	Master Plan Subcommittee Chair (Mr. Anthony Allman)
5:45 pm – 6:15 pm	Public Comments Session	Mr. Chi Szeto (Alternate DFO)
6:15 pm – 6:30 pm	Wrap up & Adjourn	LTG (R) John D. Hopper, Chair

VCOEB DRAFT RECOMMENDATION 14-01

WHEREAS, one of VCOEB's core functions is to provide the Secretary of Veterans Affairs with advice and recommendations on the creation and implementation of any successor Master Plans at VA West Los Angeles;¹

WHEREAS, on October 22, 2015, VA posted a *preliminary* Draft Master Plan document to Regulations.gov for a 45-day public comment period;²

WHEREAS, on January 28, 2016, after 100 meetings and over 1,000 public comments, the Draft Master Plan was adopted by VA Secretary Bob McDonald;

WHEREAS, the Draft Master Plan Executive Summary as well as Section II and Section VI call for three-year revisions of the plan on six separate occasions;³

WHEREAS, Section VI, Section A, Methodology, Additional Capacity (740), of the Draft Master Plan states: "This capacity can absorb future demand based on need as local and regional demand analyses are updated through the 3- to 5-year reviews of the Draft Master Plan."³ In the context of the relevant section, and the broader Draft Master Plan, VCOEB interprets this as modifying the Master Plan three-year revision cycle once after delivery of housing on campus reaches 1,200 units, potentially reducing the need for more frequent master plan revisions;

WHEREAS, the Draft Master Plan is nearing six years since its adoption without any subsequent revision;

WHEREAS, on September 29, 2016, President Obama signed the West Los Angeles Leasing Act of 2016 (P.L. 114-226). In addition to housing, the Leasing Act expressly empowers VA to lease real property on campus for up to 50 years for the purpose of nutrition, recreation, vocational training, socialization, and other activities for the principal benefit of veterans.⁴ Such leasing powers may be used to facilitate development of a Town Center and Veterans Vocational Enterprise and Cultural Center projects that serve both resident and non-resident veterans throughout the Greater Los Angeles area independent of VA's Enhanced Use Lease authority set forth in Section 2(b)(1) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226);

WHEREAS, on January 14, 2019, VAGLAHS provided VCOEB a Homeless Veteran Gap Analysis and CERS Updates presentation which indicated that the gap in resources for chronically homeless veterans eligible for VA-Healthcare and in need of Permanent Supportive Housing (PSH) was 1,239 units.⁵ The need for 1,239 PSH units was confirmed again in a subsequent September 27, 2019 CERS report on a data-driven approach to reduce veteran homelessness.⁶

¹ VCOEB Charter. Item 3.

² [Preliminary Draft Final Master Plan: West Los Angeles VA Medical Center; FR Doc No: 2015-26945](#)

³ Draft Master Plan Excerpts: Executive Summary, Section II and Section VI

⁴ West Los Angeles Leasing Act of 2016, Section 2(b)(2)

⁵ Greater Los Angeles Homeless Veteran Gap Analysis and CERS Updates. January 14, 2019. Slide 6.

⁶ VAGLAHS CERS Data-Driven Approach to Reduce Veteran Homelessness. September 27, 2019. Page 2.

VCOEB DRAFT RECOMMENDATION 14-01

WHEREAS, on January 21, 2021, VCOEB received a briefing from VAGLAHS on the status of the Reintegration District, including the Veterans Vocational Enterprise and Cultural Center, in which VAGLAHS stated: “Currently, VA does not have the appropriate authority to add services outside of housing to the campus”.⁷ VCOEB understands this to be inaccurate. VA has already executed leases with lessees such as Brentwood School, SafetyPark Corporation, and Wadsworth Chapel Heritage Partners pursuant to Section 2(b)(2) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226);

WHEREAS, VCOEB also understands VA’s lease agreement with The Regents of the University of California, including first and second amendments, were executed pursuant to Section 2(b)(3) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226)⁸;

WHEREAS, on May 4, 2021, VAGLAHS informed VCOEB that the “timeline for the Master Plan update is not yet known”;⁹

WHEREAS, on June 21, 2021, Secretary Denis McDonough provided remarks to the National Coalition for Homeless Veterans Annual Conference stating:

“We’re going to drive progress on a successor Master Plan. I’ll sign it before year’s end. We’ll take to heart what Veterans, their families, the community, and our Federal Advisory Committee on West LA recommend.”;¹⁰

WHEREAS, on June 23, 2021, President Biden signed the West Los Angeles VA Campus Improvement Act of 2021 (P.L. 117-18), which extended VA’s authority to engage in Enhanced Use Leases on campus for a period of up to 99 years.¹¹ As a result, Enhanced Use Leasing activity that will take place between now and the next Master Plan revision may be even more instructive to future land-use possibilities and should be subject to intensive review and consideration;

WHEREAS, on August 19, 2021, VAGLAHS conducted a Master Plan 2022-2027 Kickoff Town Hall. At that time, VAGLAHS leadership indicated that a preliminary draft would be distributed across the public domain for comment middle to late September;¹²

WHEREAS, on September 9, 2021, VAGLAHS conducted a second Master Plan town hall, this time informing the public that a preliminary draft of the Master Plan 2022-2027 “is tentatively scheduled for the first two weeks of October 2021” for a 30-day public comment period;¹³

⁷ VCOEB Virtual Meeting. January 28, 2021. Slide 13.

⁸ West Los Angeles Leasing Act of 2016, Section 2(b)(3)

⁹ VCOEB / GLA Information Exchange Discussion Topics. May 4, 2021. Pg 2. Item 5.

¹⁰ Remarks by Secretary Denis R. McDonough, 2021 National Coalition for Homeless Veterans Annual Conference (Virtual). June 21, 2021. Pgs 1-2.

¹¹ West Los Angeles VA Campus Improvement Act of 2021, Section 3

¹² [VAGLAHS Master Plan 2022-2027 Kickoff Town Hall Event #2, August 19, 2021. YouTube.](#)

¹³ VAGLAHS Master Plan 2022-2027 Second Town Hall, September 9, 2021, Slide 31

VCOEB DRAFT RECOMMENDATION 14-01

WHEREAS, on September 30, 2021, VAGLAHS will host a third Master Plan town hall at which point a preliminary draft of the Master Plan 2022-2027 will still be unavailable to the public for review and comment;¹²

WHEREAS, VAGLAHS will conduct a fourth and final town hall “tentatively scheduled for October 2021” which will presumably permit veterans and stakeholders with **one opportunity** to meet in a public forum post-publication of the preliminary Master Plan 2022-2027 document;¹²

WHEREAS, VAGLAHS currently intends to submit a Final Draft of the Master Plan 2022-2027 to VA Central Office on December 2, 2021;¹²

WHEREAS, after town hall meetings on August 19th and September 9th, VCOEB is concerned that some key areas were not addressed or represent significant deviations from the prior 2016 Draft Master Plan. These items include, but are not limited to:

- A rigorous analysis of PSH targets on campus based on current need and supply projections throughout the City and County of Los Angeles
- Determination of appropriate housing supply on campus that addresses the necessity for higher levels of care beyond what is typically provided to veterans in PSH
- A comprehensive overview of VA’s leasing powers on campus pursuant to P.L. 114-226 and P.L. 117-18
- Clinical staffing and policies required to support veteran residents on campus
- Law enforcement staffing and policies required to safely support the campus community
- VA Office of Inspector General’s 2018 audit (and subsequent audit if available)
- Removal of an independent Zone 4: Town Center project
- Removal of an independent Veterans Vocational Enterprise and Cultural Center project located within Zone 5 of the Draft Master Plan; and

WHEREAS, VCOEB has asked both VAGLAHS and the West LA Veterans Collective (Principal Developer) if a 60-90 day extension to the timeline for the Master Plan revision process would negatively impact housing construction or financing applications. VCOEB has received no indication that such an extension would pose a serious risk to construction, financing or housing homeless veterans on campus.

NOW THEREFORE LET IT BE:

14-01A RECOMMENDED, that the Secretary of Veterans Affairs not sign a successor Master Plan by year’s end because doing so would not afford adequate opportunity for veteran input and public comment prior to understanding VA’s strategic vision for the 388-acre campus;

VCOEB DRAFT RECOMMENDATION 14-01

14-01B RECOMMENDED, that the Secretary of Veterans Affairs direct VAGLAHS leadership to develop a preliminary draft of the successor Master Plan and post it to Regulations.gov on December 1, 2021, permitting the month of December to review its contents;

14-01C RECOMMENDED, that the Secretary of Veterans Affairs mandate that VAGLAHS leadership execute a comprehensive communications plan to inform veterans, their families, and the community about the contents of a successor Master Plan and begin soliciting their feedback in January 2022;¹⁴

14-01D RECOMMENDED, that the Secretary of Veterans Affairs formalize Memorandums of Agreement (MOA) with veteran and community-based organizations to enhance outreach and conduct joint virtual town hall events. The purpose of these events will be to educate the public about the successor Master Plan and differences between the Draft Master Plan and the new plan, and to provide an opportunity to ask questions and solicit feedback into the public comment record. At a minimum, this outreach should include “The Big Six” Veteran Service Organizations, but should also include smaller groups advocating for the needs of homeless, female, ethnic minority, and/or LGBTQIA+ veterans. VCOEB encourages VA to begin this planning process immediately and include MOAs in the successor Master Plan to provide a historical record of collaboration with veteran groups, community partners and stakeholders;

14-01E RECOMMENDED, that the Secretary of Veterans Affairs perform a site visit to VA West Los Angeles for the purpose of signing a successor Master Plan; and

14-01F RECOMMENDED, that the Secretary of Veterans Affairs adopt a successor Master Plan for VA West Los Angeles by March 31, 2022.

IN WITNESS WHEREOF, the Veterans and Community Oversight and Engagement Board adopts this recommendation as September 29, 2021.

¹⁴ VCOEB Master Plan Communications Plan Template

Draft Master Plan Framework Executive Summary:

“This planning analysis will be refreshed at least **every three years** utilizing the most current community and VA data available to establish current housing needs and supply targets.” (pg. 5)

“In collaboration with Veteran groups, community partners and other stakeholders, VA will periodically review and reevaluate the Draft Master Plan **every three years**, to ensure the plan continues to meet the evolving needs of Veterans.” (pg. 18)

“In addition to the **three year reviews** of the plan, the new VA leadership team will continue to engage the Veteran voice through Town Halls, meetings with VSOs and elected officials, and the implementation of a MyVA Community Veteran Engagement Board.” (pg. 18)

<https://draft-master-plan-assets.s3.amazonaws.com/media/uploads/2018/08/02/Executive-Summary.pdf>

Section II, Section A, PSH Unit Projection and Phasing Plan:

“This planning analysis will be refreshed at least every **three years** utilizing the most current community and VA data available to establish current housing need and supply targets.” (pg. 11)

<https://draft-master-plan-assets.s3.amazonaws.com/media/uploads/2018/08/02/Housing-and-Servive-Needs.pdf>

Section VI, Section A, Methodology, Additional Capacity:

“This capacity can absorb future demand based on need as local and regional demand analyses are updated through the **3- to 5-year reviews** of the Draft Master Plan.” (pg. 4)

Section VI, Section C, Master Plan Periodic Updates:

“In collaboration with Veteran groups, community partners and other stakeholders, VA will periodically review and reevaluate the Draft Master Plan **every three years**, to ensure the plan continues to meet the evolving needs of Veterans.” (pg. 7)

“In addition to the **three year reviews** of the plan, the new VA leadership team will continue to engage the Veteran voice through, Town Halls, meetings with VSOs and elected officials, and the implementation of a MyVA Community Engagement Board.” (pg. 7)

<https://draft-master-plan-assets.s3.amazonaws.com/media/uploads/2018/08/02/Phasing-and-Next-Steps.pdf>

Date	Event	Time	Action
10/1/21 - 12/31/21	Veteran Service Organization and Community Partner Selection/Planning Activity		Secure Memorandums of Agreement with VSOs/community partners for joint town hall events and create marketing collateral
12/1/2021	Preliminary Master Plan (PMP) Available		Post PMP to Regulations.gov
1/3/2022	GovDelivery Notice: Sprint 1		Send email to VAGLAHS GovDelivery subscribers with PMP and calendar of all events including links to register in advance
1/3/2022	Social Media Post: Sprint 1		Post on GLA Facebook and Twitter calendar of all events including link to register in advance
1/3/2022	SMS Campaign: Sprint 1		Send SMS notification with link to PMP and calendar of all events including links to register in advance
1/3/2022	Direct Mail Campaign: Sprint 1		Send mailer to VAGLAHS patients with link to PMP and calendar of all events including registration instructions
1/6/2022	Veteran / Public Town Hall	12:00 - 1:00pm	Virtual Event
1/7/2022	Post Veteran / Public Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/11/2022	The American Legion (TAL) Town Hall	6:00 - 7:00pm	Virtual Event
1/12/2022	Post TAL Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/13/2022	Brentwood Community Council (BCC) / Brentwood Homeowners Association (BHA) Town Hall	12:00 - 1:00pm	Virtual Event
1/14/2022	Post BCC / BHA Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/14/2022	TAL Town Hall Follow Up		Send TAL Participation Letter w/ written responses to questions entered in chat box
1/14/2022	BCC / BHA Town Hall Follow Up		Send BCC & BHA Participation Letters w/ written responses to questions entered in chat box
1/17/2022	GovDelivery Notice: Sprint 2		Send email to VAGLAHS GovDelivery subscribers w/ PMP and calendar of Sprint 2 events including links to register in advance
1/17/2022	Social Media Post: Sprint 2		Post on GLA Facebook and Twitter calendar of Sprint 2 events including link to register in advance
1/18/2022	The Veterans of Foreign Wars (VFW) Town Hall	6:00 - 7:00pm	Virtual Event
1/19/2022	Post VFW Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/20/2022	United Way Greater Los Angeles "Everyone In" Campaign Town Hall	12:00 - 1:00pm	Virtual Event
1/21/2022	Post "Everyone In" Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/21/2022	VFW Town Hall Follow Up		Send VFW Participation Letter w/ written responses to questions entered in chat box
1/21/2022	"Everyone In" Town Hall Follow Up		Send United Way Participation Letter w/ written responses to questions entered in chat box
1/25/2022	Disabled American Veterans (DAV) Town Hall	6:00 - 7:00pm	Virtual Event
1/26/2022	Post DAV Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/27/2022	California State Commanders Veterans Council (CSCVC) Town Hall	12:00 - 1:00pm	Virtual Event
1/28/2022	Post CSCVC Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
1/28/2022	DAV Town Hall Follow Up		Send DAV Participation Letter w/ written responses to questions entered in chat box
1/28/2022	CSCVC Town Hall Follow Up		Send CSCVC Participation Letter w/ written responses to questions entered in chat box
1/31/2022	GovDelivery Notice: Sprint 3		Send email to VAGLAHS GovDelivery subscribers w/ PMP and calendar of Sprint 3 events including links to register in advance
1/31/2022	Social Media Post: Sprint 3		Post on GLA Facebook and Twitter calendar of Sprint 3 events including link to register in advance
2/1/2022	American Veterans (AMVETS) Town Hall	6:00 - 7:00pm	Virtual Event
2/2/2022	Post AMVETS Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/3/2022	National Association for the Advancement of Colored People Los Angeles (NAACP) Town Hall	12:00 - 1:00pm	Virtual Event
2/4/2022	Post NAACP Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/4/2022	AMVETS Town Hall Follow Up		Send AMVETS Participation Letter w/ written responses to questions entered in chat box
2/4/2022	NAACP Town Hall Follow Up		Send NAACP Participation Letter w/ written responses to questions entered in chat box
2/8/2022	Paralyzed Veterans of America (PVA) / Elizabeth Dole Foundation (EDF) Town Hall	6:00 - 7:00pm	Virtual Event
2/9/2022	Post PVA / EDF Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/10/2022	Minority Veterans of America (MVA) / Modern Military Association of America (MMAA) Town Hall	12:00 - 1:00pm	Virtual Event
2/11/2022	Post MVA / MMAA Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/11/2022	PVA / EDF Town Hall Follow Up		Send PVA & EDF Participation Letters w/ written responses to questions entered in chat box
2/11/2022	MVA / MMAA Town Hall Follow Up		Send MVA & MMAA Participation Letters w/ written responses to questions entered in chat box
2/14/2022	GovDelivery Notice: Sprint 4		Send email to VAGLAHS GovDelivery subscribers w/ PMP and calendar of Sprint 4 events including links to register in advance
2/14/2022	Social Media Post: Sprint 4		Post on GLA Facebook and Twitter calendar of Sprint 4 events including link to register in advance
2/14/2022	SMS Campaign: Sprint 4		Send SMS notification with link to PMP and calendar of remaining events including links to register in advance
2/15/2022	Vietnam Veterans of America (VVA) / National Veterans Foundation (NVF) Town Hall	6:00 - 7:00pm	Virtual Event
2/16/2022	Post VVA / NVF Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/17/2022	Jewish War Veterans (JWV) / American GI Forum (AGIF) Town Hall	12:00 - 1:00pm	Virtual Event
2/18/2022	Post JWV / AGIF Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/18/2022	VVA / NVF Town Hall Follow Up		Send VVA & NVF Participation Letters w/ written responses to questions entered in chat box
2/18/2022	JWV / AGIF Town Hall Follow Up		Send JWV & AGIF Participation Letters w/ written responses to questions entered in chat box
2/21/2022	GovDelivery Notice: Sprint 5		Send email to VAGLAHS GovDelivery subscribers w/ PMP and calendar of Sprint 5 events including links to register in advance
2/21/2022	Social Media Post: Sprint 5		Post on GLA Facebook and Twitter calendar of Sprint 5 events including link to register in advance
2/22/2022	Iraq and Afghanistan Veterans of America (IAVA) Town Hall	6:00 - 7:00pm	Virtual Event
2/23/2022	Post IAVA Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/24/2022	Elite SDVOSB Town Hall	12:00 - 1:00pm	Virtual Event
2/25/2022	Post Elite SDVOSB Town Hall on YouTube		Post video of previous town hall on GLA YouTube / Facebook / Twitter
2/25/2022	IAVA Town Hall Follow Up		Send IAVA Participation Letter w/ written responses to questions entered in chat box
2/25/2022	Elite SDVOSB Town Hall Follow Up		Send Elite SDVOSB Participation Letter w/ written responses to questions entered in chat box
3/1/2022	Close Public Comment		Review public comments and start revision of PMP
3/31/2022	Approve Master Plan v1.0		Secretary's Approval

AGENDA

4:00 pm – 4:05 pm	Call to Order, Attendance, Welcome, Pledge of Allegiance, Opening Remarks	LTG (R) John D. Hopper, Chair, Eugene W. Skinner Jr, Designated Federal Officer
4:05 pm – 4:10 pm	Purpose of Emergency Meeting	LTG (R) John D. Hopper, Chair,
4:10 pm – 4:15 pm	Address the VCOEB Board Members	Ms. Tanya Bradsher, Chief of Staff, Department of Veterans Affairs
4:15 pm – 5:15 pm	<p>Master Plan 2022 - 2027 timeline and activities, to include:</p> <ul style="list-style-type: none"> -How the Master Plan 2022 - 2027 integrates activities, tasks across the complete GLA campus -Update on Master Plan 2022-2027 work to date -Current Zoning Plans and Vision for Redevelopment -Comparison of Master Plan 2022-2027 versus Draft Master Plan -How does the Principal Developer's Community Plan integrate with the Master Plan 2022-2027 -Address Master Plan 2022-2027 feedback to date 	Dr. Steven E. Braverman, M.D., Medical Center Director/ Mr. Robert McKenrick, Deputy Medical Center Director
5:15 pm – 5:45 pm	Master Plan Subcommittee recommendation brief discussion and vote	Master Plan Subcommittee Chair (Mr. Anthony Allman)
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Registered Public Comment

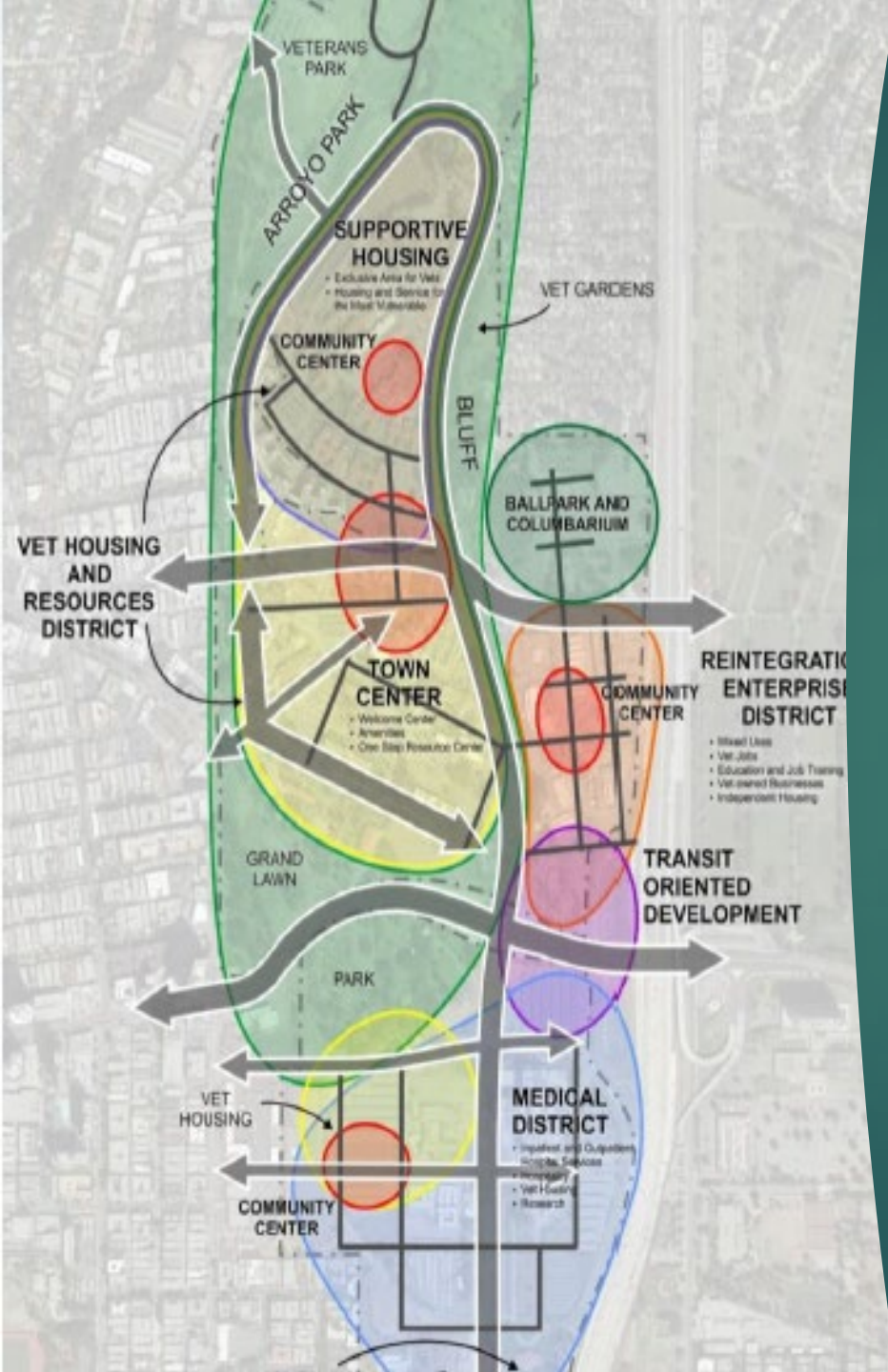
Time Slot	Name
5:45 – 5:50	Janet Turner
5:50 – 5:55	Stacey Travers
5:55 – 6:00	Corey Robichaud
6:00 – 6:05	Rob Reynolds
6:05 – 6:10	Will Wright
6:10 – 6:15	Scott Mulvaney

► In the interest of time management, speakers will be held to a 5-minute time limit and have been selected in the order of event registration.

► If time expires and your name was not selected, or you did not register to provide public comment and would like to do so, you are asked to submit public comments via email at VEOFACA@va.gov for inclusion in the official meeting record.

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THANK YOU FOR PARTICIPATING
IN THE 14TH VETERANS AND
COMMUNITY OVERSIGHT AND
ENGAGEMENT BOARD