

**Department of Veterans Affairs (VA)
Response to Veterans and Community Oversight
and Engagement Board (VCOEB)
December 2021 Recommendations**

Recommendation 15-01-A: The Secretary of Veterans Affairs instruct the West LA VA Leadership that, for purposes of producing the final Master Plan 2022, the areas of campus and parcels identified for use by the Draft Master Plan in either the Town Center or Veterans Vocational Enterprise and Cultural Center be preserved for those originally intended uses and not repurposed for any other use until VA carries out a solicitation process to determine if there are interested third-parties to execute those original use cases.

VA Response: Non-Concur.

VA Greater Los Angeles Healthcare System (VAGLAHS) believes that a thriving Town Center and vocational training and development opportunities are vitally important components of a healthy and restorative housing community for Veterans. We address specifics regarding the Town Center and the Veterans Vocational Enterprise and Cultural Center in our responses to Recommendations 15-01-B and 15-01-C, respectively. We do not concur with this recommendation; however, VAGLAHS supports continuing to conduct due diligence exploring the service lease structure application on the North Campus, to include the feasibility of a solicitation for interested parties and alternative approaches to the development of both a Town Center and vocational training and development opportunities.

Recommendation 15-01-B: The Secretary of Veterans Affairs instruct the West LA VA Leadership to issue a Request for Qualifications for a third-party to develop the Town Center as contemplated in the 2016 Draft Master Plan using its authorities under Section 2(b)(2) of the West Los Angeles Leasing Act including parcels 32, 33, 34, 35, 38 and 39 in Master Plan 2022.

VA Response: Concur-in-Principle.

As stated above, VAGLAHS believes that the Town Center is a vitally important component of a healthy and restorative housing community for Veterans. Preliminary descriptions of the Town Center in the version of the Master Plan 2022 that was available for public comment were abbreviated and provided only a limited version of what is envisioned. As described on page 166, Section V: Master Plan Elements, the Master Plan 2022 envisions a vibrant, cohesive, and welcoming Town Center that is consistent with the vision and spirit initially contemplated in the 2016 Draft Master Plan. VA is currently working to execute this vision through the Enhanced Use Lease model for partnering with private sector developers, using this proven mechanism for obtaining project financing to deliver housing along with supportive services for Veterans experiencing homelessness. VAGLAHS acknowledges that the EUL mechanism may

not be sufficient to create a Town Center such as that envisioned in the Master Plan 2022, and thus supports continued due diligence exploring the service lease structure application within the North Campus. Such due diligence includes exploring the feasibility of a solicitation for alternative proposals to execute the originally envisioned Town Center. The feasibility assessment must consider that such a solicitation would not interfere with VAGLAHS operations, negatively impact progress on housing development that is currently underway or create other unforeseen adverse consequences to the objectives articulated in Master Plan 2022.

Recommendation 15-01-C: The Secretary of Veterans Affairs instruct the West LA VA Leadership to issue a Request for Qualifications for a third-party to develop a Veterans Vocational Enterprise and Cultural Center as contemplated in the 2016 Draft Master using its authorities in Section 2(b)(2) of the West Los Angeles Leasing Act including parcels 68, 70, 71, 72 and 73 in Master Plan 2022.

VA Response: Concur-in-Principle.

The Veterans Vocational Enterprise in the 2016 Draft Master Plan is now identified as the Auxiliary Service Area in Master Plan 2022. This area is not contemplated to contain housing and is comprised of existing essential facilities services and is also targeted for future job training and education opportunities over time. VAGLAHS is open to exploring options within the service lease structure application to the Auxiliary Service Area concept contained in Master Plan 2022, to include exploring the feasibility of a solicitation for alternative proposals for this area. In addition, as outlined in the Master Plan 2022, VAGLAHS plans to integrate future job training and education opportunities into the proposed Town Center and other suitable locations within the North Campus. Additionally, Cultural Center opportunities and activities will be integrated and made a part of the Town Center such as transforming the historical Hoover's Barrack into a museum or the old trolley station into a café or art gallery to name a few. As stated above, it will be critical that such a solicitation would not interfere with VAGLAHS operations, negatively impact progress on housing development that is currently underway or create other unforeseen adverse consequences to the objectives articulated in Master Plan 2022.

Recommendation 15-01-D: The Secretary of Veterans Affairs instruct the West LA VA Leadership to relocate new construction projects for supportive housing in parcels 32, 33, 34, 35, 38 and 39 in Master Plan 2022 to the Golf Course or Stadium Opportunity Areas.

VA Response: Non-Concur.

Master Plan 2022 locates housing and services in close proximity within the central core of the North Campus. Movement of housing to the outer perimeter of the West LA Campus would impact the sense of community and increase travel time for Veterans, many of whom experience mobility issues and do not have means for transportation on

their own. The topography and infrastructure of the Golf Course and Stadium Opportunity areas create additional challenges in new construction on these parcels.

Veteran outreach culminated in a consensus that more than just housing should be provided to Veterans. The site planning should create a sense of place through connections and the placement of buildings, in context with walking as the dominant form of internal circulation.

Recommendation 15-01-E: The Secretary of Veterans Affairs instruct the West LA VA Leadership to relocate new construction projects for VA operations in parcels 68, 70, 71, 72 and 73 in Master Plan 2022 to the South Campus Opportunity Area.

VA Response: Concur-in-Principle.

Master Plan 2022 contemplates the modernization and suggested phasing for Medical Center and Research functions in the South Campus. The 2016 Draft Master Plan concept Veterans Vocational Enterprise and Cultural Center is identified as the Auxiliary Service Area in Master Plan 2022. This area is not contemplated to contain housing and is comprised of existing essential facilities services and is targeted for future job training and education opportunities over time. VAGLAHS is interested in evaluating the service lease structure application to the Auxiliary Service Area concept contained in Master Plan 2022; however, VAGLAHS is prioritizing the delivery of supportive housing for Veterans experiencing homelessness.

Recommendation 15-02-A: VCOEB recommends that the Secretary of Veterans Affairs instruct the Office of General Counsel to issue a report on whether the naming of the baseball stadium for Jackie Robinson complies with 38 U.S.C. §531.

VA Response: Concur-in-Principle.

The Secretary of VA will work with the Office of General Counsel (OGC) to provide guidance on naming conventions based on existing law.

Recommendation 15-02-B: VCOEB recommends that the Secretary of Veterans Affairs instruct the Office of General Counsel to issue a report on whether UCLA's naming of various portions of the baseball complex, in honor of donors or other persons, complies with 38 U.S.C. §531.

VA Response: Concur-in-Principle.

OGC will provide guidance to the Secretary on naming conventions based on existing law.

Recommendation 15-02-C: VCOEB recommends that the Secretary of Veteran Affairs instruct the Office of General Counsel to determine what procedures the VA could follow

in order to continue leaseholder use of naming rights on VA property within existing authorities

VA Response: Concur-in-Principle.

OGC will provide guidance to the Secretary on naming conventions based on existing law.

Recommendation 15-02-D: VCOEB recommends that if the OGC opines that the naming rights violate 38 U.S.C. §531, that the Secretary of Veterans Affairs instruct the West LA VA Leadership that UCLA stop all use of the names Branca Family Field, Gifford Sports Complex or Jack and Rhodine Gifford Hitting Facility.

VA Response: Further Action Necessary.

OGC will provide guidance to the Secretary on naming conventions based on existing law.