



WEST LA VA NORTH CAMPUS

COMMUNITY IMPACT REPORT

2023



BUILDING 207







June 2023

Dear Friends and Stakeholders,

The Veterans Collective moved full steam ahead in 2022, making demonstrable progress toward our mission to transform the West Los Angeles VA North Campus into the largest permanent supportive housing community for unsheltered and at-risk Veterans in the country. The master plan for 28 new and rehabilitated buildings is anticipated to provide homes for as much as half of Los Angeles County's homeless Veterans.

One of our proudest milestones was announcing the opening of Building 207, our first neighborhood community for senior Veterans! It was incredibly encouraging to welcome home those initial Veterans approved for one of the 59 apartments. Each home has its own kitchen, bedroom and bathroom, and a community gathering space decked out with a big-screen TV, a pool table, computers and comfy couches that help residents feel at home. Upon arrival, they're also greeted with a handwritten note and Welcome Home basket.

We also broke ground on Buildings 402, 404, 156 and 157, which will give Veterans another 306 new apartments. At the same time, we're also creating the beginnings of what we call a therapeutic community for residents that's envisioned to help them form the social, emotional and physical bonds to heal themselves and each other. Developing these amenities, services and open spaces — from mental health programs and art classes to community gardens and fitness trails — will provide the vitality of a neighborhood and the support that's been proven to help residents live more stable, healthy lives. As we strive for creative and effective ways to provide that support, we're always seeking to integrate Veteran feedback into each step of our planning, community building and service provision.

We're tremendously thankful for our partners, including the VA, the leadership of our elected officials at the local, state and federal level, and private sector collaborators, all of whom have contributed to making this campus transformation possible. We are endlessly inspired by our dedicated colleagues and especially grateful to you, our amazing community of supporters, for helping us achieve everything shared in this report. Our collective team is more committed than ever to ending Veteran homelessness, and each new home built brings us one step closer to that goal.

In gratitude,

Brian D'Andrea
Century Housing

Tyler Monroe
Thomas Safran & Associates

Steve Peck
U.S.VETS



MISSION



Empowering Veterans and their families through a vibrant, supportive campus

OUR MISSION

The West Los Angeles 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.

OUR VISION

A vibrant, cohesive, and supportive residential neighborhood for homeless and at-risk Veterans and their families on the West Los Angeles Veterans Affairs campus. In keeping with the spirit of the original 1888 conveyance and the vision of the master plan, the West Los Angeles Community Plan envisions a Veteran-serving neighborhood that will provide a space for collective impact and collaboration between TVC, VA staff, local stakeholders, and Veteran community partners.





CORE VALUES

Core values that reflect the West LA Veterans Collective's commitment to operating a cohesive Veteran community

Advocate

Champion the universal right of all Veterans to live in quality, affordable housing.

Serve

Assemble holistic and comprehensive services, amenities, and housing that help anchor Veterans in a home and community.

Nurture

Support Veterans' mental, physical, and emotional health by meeting them where they are while promoting the development of a therapeutic community that benefits from safety, livability, and connectivity.

Engage

Nurture a healing and thriving community where Veterans have ample opportunity to share their talents as supportive peers and empowered community leaders.

Restore

Build neighborhoods that honor Veterans' service by preserving the historic and natural environment of the community, shaping it into an environmentally and culturally vibrant place.

Equity

Develop and exercise policies that promote consistency, fairness, and justice to ensure community stability, social cohesion, and housing retention.

Collaborate

Embrace Veterans, stakeholders, and partners with shared values, insight, and respect to collaboratively serve the interests and needs of the diverse community.

Sustain

Ensure the long-term fiscal health, viability, and success of the community through strong operations and community programs.

Learn

Foster a learning environment that leverages collective experience, while promoting innovation, flexibility, and appreciation for the contributions made by all.

Respect

Uphold President Lincoln's promise "to care for *those* who shall have borne the battle and *their family*..." which underpins the mission of the VA. Honor and respect our Veterans in all that we do.





Welcome Home

Storm clouds dotted the sky early February 28, 2023, giving way to a sunny day that matched the festive atmosphere of the long-awaited celebration to mark the grand opening of the first building renovated by The Veterans Collective in a series of new supportive housing units planned for the West LA VA North Campus. The principal developer team alongside VA leaders, elected officials, military veterans and advocates took part in a program that noted the significance of this step forward in building what will become the nation's largest supportive housing development for veterans and their families.



“With an estimated 3,900 homeless in Los Angeles County, a new facility to house 59 homeless Veterans is considered a new start in fixing the city’s homeless crisis.”

– KABC 7 News

“This project offers more than just bricks and mortar. This project offers hope and support to those who will make this their home.”

– Assemblymember Jacqui Irwin, 44th District



“As we continue our ongoing efforts to ensure that no veteran is homeless in America, other communities will be able to look at the work that has been done here in LA and hold it up as a model.”

– Tanya Bradsher
Chief of Staff, U.S. Department of Veterans Affairs



“This will fundamentally change the service systems for veterans in Los Angeles. If we do this right, we have the opportunity to end homelessness in Los Angeles.”

– Steve Peck, President & CEO, U.S.VETS





Army Veteran Calls New Home a Blessing



After living in his car for 11 months, Maurice Valerio is home. The 63-year-old veteran was one of the first to move into Building 207's brand-new apartments on the West Los Angeles VA Campus.

"It's a blessing," he says.

Maurice served in the United States Army from 1977 – 2022. When he returned from Desert Storm, he had trouble adjusting. Looking back, Maurice realized he should have sought help, but at the time, he chose to deal with it alone. After separating from his wife, Maurice ended up homeless—lonely and too embarrassed to share his situation with his 11 kids or friends.

Now, he and his dog Phoebe live in a one bedroom, one bath apartment. The unit includes a kitchen that Maurice puts to good use. He appreciates that he no longer has to wait for a meal—when he's hungry, he can cook it himself!

"I'm just glad I got here," he said. "I'm just glad I found the right resources to get here."

-Courtesy of Fox 11 News





SERVICES & SUPPORT

Setting Up for Success



TVC partner U.S.VETS and the VA are working together to provide a wide range of supportive services tailored to the individual needs of Veteran residents, giving them the resources they need to thrive in this new chapter of their lives. These services are made possible by Veteran Services & Wellness Fund partners including Tunnel To Towers, Wells Fargo and more.



Resident Intake: When Veterans move in, we gather information through a comprehensive intake process with Veteran Services to ensure they have everything they need, including financial support so their rental deposit is covered.

Case Management: Throughout their time on campus, Veterans have case managers on site who are dedicated to ensuring they are supported and able to access the resources they need.

Behavioral Health and Substance Use Counseling: Veterans can access counseling services on site to help address any underlying issues that are impacting their stability and well-being.

Nutritional Resources: TVC partners with nonprofits including Meals on Wheels, Westside Food Bank, Community Farmer's Market and more to ensure Veterans have access to healthy food.

Transportation Services: Veterans will be able to easily access the LA region via the Wilshire Transit Center, which includes access to the Metro Purple Line, currently being expanded to serve the VA hospital campus, as well as bus stops and a community shuttle service. Thanks to the John R. & Margrite Davis Foundation, we also added a van on campus to support residents.

Professional Development Opportunities: Workshops based on residents' individual interests help them develop technology skills, financial literacy and more.

Events and Activities: Residents can enjoy a variety of things to do on campus, from barbecues and holiday celebrations to yoga and art classes, helping them build a sense of community and camaraderie.





ACCOMPLISHMENTS

Making Headway on Transforming a Campus

As we build the nation’s largest supportive housing community for Veterans and their families on the West Los Angeles VA campus—from the units that will become homes to career and mental health programs—The Veterans Collective and its partners are proud to celebrate our progress as of June 2023.



Building 207 opened and welcomed its first residents. The 59 homes are fully furnished, “move-in” ready and include a central community space, computer room, central laundry facilities, fitness room and an onsite management office. Government officials and special guests attended a ribbon cutting that garnered wide media coverage.



Mission-critical **infrastructure upgrades**, including updated underground utilities and environmental clearances, are **now complete**.



A master association was created to build the structure of the community, including property management, safety, community rules and other systems to manage the resident experience. The association’s governing documents, or CC&Rs, were recorded.



The **tenant selection plan was finalized** to ensure Veterans are chosen for occupancy in accordance with HUD/VASH requirements, paving the way for lease up to commence.



Buildings 205 and 208—which will accommodate 122 Veterans—were completed by Shangri-La and Step Up on Second, bringing the **total number of supportive housing units on campus to 233**. With new construction and previous renovations, more than 500 homes for homeless or at-risk Veterans and their families will be available within the next two years.



The Veterans Collective secured a 501(c)3 designation, a specific tax category for nonprofit organizations exempting them from federal income tax.



The historic preservation analysis and schematic design for the Wadsworth Chapel was submitted to the California Office of Historic Preservation, paving the way for development.



An inaugural **community impact report** detailing the progress of building a thriving community that delivers on the needs of our Veterans and families was distributed.



\$832 million has been raised to date, including commitments by VA and federal, state, county and city sources, as well as \$85 million in investments from community, corporate and foundation supporters. \$156 million in tax credits and bonds received from the State of California fully funded phase one.



Construction has started on Buildings 402, 404, 156 and 157, which together will create **306 new apartments** for unhoused Veterans, with opening dates anticipated in late 2024 and 2025.



TIMELINE

What's Next

2023



BUILDING 207 THOMAS SAFRAN & ASSOCIATES 59 HOMES

Opened February 2023



BUILDING 402 THOMAS SAFRAN & ASSOCIATES 118 HOMES

Construction started January 2023
Opening March 2025



BUILDING 401 THE CORE COMPANIES Building Better Communities 74 HOMES

Construction started January 2023
Opening September 2024



BUILDING 158 CENTURY 48 HOMES

Construction anticipated to start
November 2023
Opening July 2025



BUILDING 404 CENTURY 72 HOMES

Construction started November 2022
Opening August 2024



BUILDING 157 CENTURY 38 HOMES



BUILDING 156 CENTURY 72 HOMES

Construction started June 2023
Opening March 2025



BUILDING 300 US VETS 38 HOMES

Construction anticipated to start
December 2024
Opening June 2026

2024

2025



THE VETERANS PROMISE CAMPAIGN



National Commitment Drives Veterans Promise Campaign

This year saw a national community of public and private supporters rally around our collective vision for a thriving residential neighborhood on the West LA VA North Campus, with services and support for Veterans across LA County.

Leading the way was **Tunnel to Towers Foundation** whose commitment to Veteran housing will fund more than 1,200 homes! We closed our first campaign initiative, The Veterans Fund, raising the initial \$10 million needed for pre-development efforts and underwriting the first staff for a backbone organization that will bring campus to life.

Helmed by **United Talent Agency** co-founder and CEO Jeremy Zimmer, The Veterans Fund brought extraordinary partners together, including **The Home Depot Foundation**, **City National Bank** and **Hudson Pacific Properties**, to deliver on our promise to Veterans. They are joined by **Wells Fargo** and long-time U.S.VETS board chair and **Mercury Air Group** CEO Joseph Czyzyk.



UTA CEO Jeremy Zimmer championed our vision to influencers everywhere, engaging CEOs, elected officials, military leaders, celebrities, athletes, advocates and media. Together, with the UTA Foundation led by U.S.VETS board member Rene Jones, the team marshaled the support we needed to advance.



With a commitment to those who bravely serve our country, including first responders and Veterans, Tunnel to Towers expanded its programs in 2022 to address Veteran homelessness and ensure supportive housing for our Veterans.



With a belief in our vision for the nation's largest affordable housing community for Veterans, The Home Depot Foundation agreed to anchor our campaign launch with an initial \$3 million commitment for pre-development and support for housing development long-term. As Veterans start moving in, you're sure to see Home Depot associates—in a sea of orange—planting, painting and completing service projects!



City National Bank CEO Kelly Coffey and team came together in an unprecedented show of support for our Veterans and affordable housing in Los Angeles with a \$1 million commitment to our pre-development work. From employee and leadership engagement to visibility opportunities, philanthropy and lending, introductions to community leaders and advocacy, City National Bank has been instrumental in our progress.



From support of our campaign to office space for our first staff and even vegetables for our first Veteran residents (grown from the LA Urban Farms vertical gardens that model sustainable farming on office rooftops), Hudson Pacific Properties has found unique ways to help deliver on our vision for a thriving community. That's all thanks to CEO Victor Coleman who made the early decision to join our mission.



Veterans Promise Campaign Fund Descriptions

CAMPAIGN PRIORITIES

To build the nation’s largest supportive housing community for our veterans and their families – from units that will become homes to families, to career and mental health programs, to a cutting-edge center for moral injury – the Veterans Promise Campaign needs community investment in seven key priority areas.



The Veterans Fund – COMPLETE

Total Cost: \$10,000,000 / Private Need: \$10,000,000

This fund provides upfront capital to conduct pre-development and community planning activities for the campus, housing and service buildings, and support three years of campus operations.



Veterans Housing Fund – COMPLETE

Total Cost: \$993,174,344 / Private Need: \$72,750,000

The Veterans Housing Fund will help build 1,600+ supportive housing units for 3,000 formerly homeless and at-risk veterans, focusing on priority populations through the pre-development, construction, and restoration of buildings, and furnishings for community spaces and individual units, and basic amenities.



Wadsworth Chapel & Historic Fund

Total Cost: \$48,000,000 / Private Need: \$48,000,000 (Wadsworth Chapel: \$28,000,000)

This fund will ensure the preservation, restoration and adaptive re-use of historic buildings and support art installations. Renovation of the chapel is led in partnership with 1887 Fund. The chapel will house an innovative moral injury program to treat the invisible wounds of war.



Community Activation & Green Fund

Total Cost: \$75,000,000 / Private Need: \$3,400,000

The aging North Campus infrastructure and land are in desperate need of renovation and renewal, including updates to infrastructure, utilities, transportation and green initiatives like public transportation enhancements and walking paths across the 80-acre campus.



Campus Services & Wellness Fund

Total Cost: \$19,550,000 / Private need: \$19,550,000

The community and town center will offer wraparound services, career and enterprise programs, activities and amenities, creating a safe and supportive, multi-generational community for veterans and families, including a mental health clinic, substance use treatment services, co-located VA medical care and more.



Greatest Needs Fund (Unrestricted)

Private need: \$10,000,000

Undesignated gifts provide critical flexibility, allowing for deployment of resources to areas of need and enhanced capacity to address emerging opportunities at the discretion of the West LA Veterans Collective.



Endowment Fund

Private need: \$25,000,000

The Endowment Fund will sustain our work to build the nation’s largest supportive veteran’s housing community and ensure the long-term health and viability of the campus.



Total Need: \$188,000,000/Amount Raised: \$85,000,000



By joining the Veterans Promise Campaign, you will help to transform a campus into a community, restore the land to its noble purpose and fulfill our promise to the men and women who bravely served our country.



Mobilizing Government Support

TVC thanks Senator Diane Feinstein and Congressman Ted Lieu for their contributions in spurring redevelopment of the West LA VA property and making meaningful progress toward the fight to end Veteran homelessness. Congressional redistricting in 2022 moved the campus into Congressman Brad Sherman's new district, with whom we look forward to building a relationship in support of Veterans. We also thank Supervisor Sheila Kuhl and former Mayor Eric Garcetti for their assistance.



Senator
Dianne Feinstein



Congressman
Ted W. Lieu



Supervisor
Sheila Kuhl



Former Mayor
Eric Garcetti



Congressman
Brad Sherman



In addition to the critical investments TVC has secured locally, the North Campus will be a significant beneficiary of congressional investment from the PACT Act, which promises more timely benefits and services to Veterans. This legislation expanded VA's ability to use its land for other purposes and authorized a \$922-million appropriation, \$350 million of which will be spent on new housing projects on campus. Even before the PACT Act funding arrives, the VA has allocated more than \$100 million to ongoing efforts to update campus infrastructure.



U.S.VETS secured congressionally directed spending for the chapel and its center for moral injury recovery through the U.S. Department of Housing and Urban Development Economic Development Initiative.



The WLAVC was awarded a \$15.5 million Infill Infrastructure Grant from the California Department of Housing and Community Development to fund critical infrastructure improvements on the North Campus, making it ready to support further construction of housing.

Champions of Change

The Veterans Collective has instituted its backbone organization, a coordinating body that brings together stakeholders and leads a synchronized effort to achieve a common goal. The goal is to create a broader understanding of what our community needs and provide capacity to address those needs.

Initial backbone work has prioritized a guiding vision and strategy, management of the day-to-day operations, and supporting mutually reinforcing activities.

For example, in partnership with developers and their services teams, including Shangri-La and Core companies, collaborative efforts have facilitated campus events and resources, such as processing housing applications to fill units expediently. We've also implemented convenings that make it easier for funders and legislative allies to understand our needs and tout our progress and ongoing public and private investments toward a cohesive community that serves all resident Veterans' needs.

As we expand our impact and build a stronger community presence, our work will include more external activities that build public will, advance policy and mobilize funding.

Additionally, TVC has implemented its North Campus Master Association, an entity that works in an administrative scope to ensure concerns affecting the whole community, such as maintenance and upkeep, security and other coordination, are tended to. The association's efforts are undertaken jointly including all developer teams in order to improve community function and establish unity in North Campus operations.





COMMUNITY PARTNERSHIPS



National Salute to Veterans BBQ Hosted by South Central Elks

Bringing People Together

The Veterans Collective participated in multiple events—big and small—with VA and community partners, giving everyone the opportunity to socialize and celebrate, and in some cases, learn, remember or give back. From stand downs and resource fairs to recognition luncheons and health and wellness fairs, these gatherings brought out the best in people. We're grateful for our many community partners whose collaborative efforts have engaged and actively supported the well-being of our Veterans through a broad range of activities and resources.



President Joe Biden Visit



VA Greater Los Angeles Healthcare System's Stand Down





Making Herb Gardens with Big Sunday



A Display of Patriotism



LA Metro and Piece by Piece Creative Workshop



Making Herb Gardens with Big Sunday



American Legion Post 283 Thanksgiving Turkey Giveaway



Paint & Snack Art Therapy

SPECIAL THANKS



WEST LOS ANGELES VETERANS COLLECTIVE

The West LA Veterans Collective comprising Century Housing, Thomas Safran & Associates and U.S.VETS was selected by the Department of Veterans Affairs to serve as the principal developer team responsible for the redevelopment of its West LA campus into a thriving neighborhood with supportive housing to serve Veterans and families.



THOMAS SAFRAN
& ASSOCIATES



UNITED STATES DEPARTMENT OF VETERANS AFFAIRS

The transformation contemplated within the West Los Angeles Veterans Community Plan is being consummated in partnership with the Department of Veterans Affairs.

VA



U.S. Department
of Veterans Affairs

INSPIRED BY JUDGE HARRY PREGERSON

The late Judge Harry Pregerson was an iconic figure in Los Angeles. Born and raised in LA, Judge Pregerson was known for his lifelong dedication to serving others. As a wounded World War II Veteran, Judge Pregerson used the bench and his influence to support the needs of our community's most vulnerable, including persons experiencing homelessness and our Veterans. Judge Pregerson was the founder of U.S.VETS and facilitated the creation of Century Housing Corporation. His legacy lives on in the work of our two organizations; we know he'd be incredibly proud of our involvement at the West LA VA campus.





Learn more and get involved.

E: info@wlavc.org

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