



WEST LA VA NORTH CAMPUS

# COMMUNITY IMPACT REPORT

2025







## MISSION / VISION / VALUES

# Empowering Veterans and their families through a vibrant, supportive campus

## Core Values

### 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.

## 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.

### 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.



July 2025

Dear Friends and Stakeholders,

Veteran homelessness in Los Angeles has reached its lowest point since 2016. The 2024 Point-in-Time Count showed a 23% drop from 2023 to 2024. That's down 52% from 2011. Nationwide, Veteran homelessness reached a record low.

The headwinds are in our favor.

Continued expansion of housing for Veterans on the West LA campus—as well as the wraparound and supportive services we provide—ensures we are not only offering our Veterans a roof over their heads, but also the tools for a brighter, more stable future. With about 750 homes completed or under construction—and another 300 homes breaking ground by the end of the year—we're pleased to be homing in on our initial 1,200-unit goal. And that's a victory for our Veterans!

Anthony Robinson was among the first to move into a new studio apartment on the North Campus, and he's now one of about 1,500 people living in the community. The Army Veteran still smiles when he remembers the day he got his keys. "I can't describe the joy," he says. "I was walking around and I'm touching the walls. I'm touching the TV that they gave me, the stove and the bathroom, and I'm like, wow." Now Robinson says he wakes up feeling grateful every day. Having a stable place to call his own has given him a fresh start.

And that's the point.

On top of having faced homelessness, many Veterans have endured the challenges of mental illness, post-traumatic stress, substance abuse, depression, food insecurity, and more. So, in addition to securing a place to live, residents enjoy the healing power of community—from the company of peers who understand their experience to the strength of a supportive network, providing them a unique sense of belonging and empowerment. It's gratifying to see the envisioned neighborhood taking shape.

It certainly takes a village to bring it altogether. The backbone organization continues to meet with community partners, local residents, advocates and Veterans, sharing our plans and progress; prioritizing partnership resources; discussing areas of development including transportation, safety, career services, nutrition and the arts; communicating about services and activities specifically tailored to Veterans; expanding our influence and attracting other individuals and funding that amplify our impact. These voices directly shape our vision, inform our strategy and fuel our commitment.

Thank you to our partners—the VA, elected officials and private sector collaborators—whose contributions are immeasurable in supporting our Veterans and their families. Your partnership enables us to make this campus transformation a reality and ensure our community has what it needs to rebuild and thrive. Let's continue the important work and bring more victories to Veterans. They've earned it.

Century Housing | Thomas Safran & Associates | U.S.VETS





GROUNDBREAKING



## Post-Memorial Day Event Honors Veterans with More Housing



*"We're honoring Veterans by making sure each of them has a place to live," said U.S. Rep. Brad Sherman, who announced \$1.5 million in federal funding to support permanent supportive housing.*



*"The transformation of the West LA VA campus is a testament to what we can achieve through dedicated collaboration and commitment to addressing the needs of our Veteran community," said Secretary Lindsey Sin of the California Dept. of Veterans Affairs (CalVet). "We are committed to ensuring that every Veteran has access to the supportive services and housing they deserve, and this groundbreaking marks a significant step toward that goal."*

The Veterans Collective celebrated a significant milestone toward creating a safe, welcoming neighborhood for Veterans on May 31, 2024, at a groundbreaking for two buildings slated to provide another 87 apartments on the West LA VA North Campus.

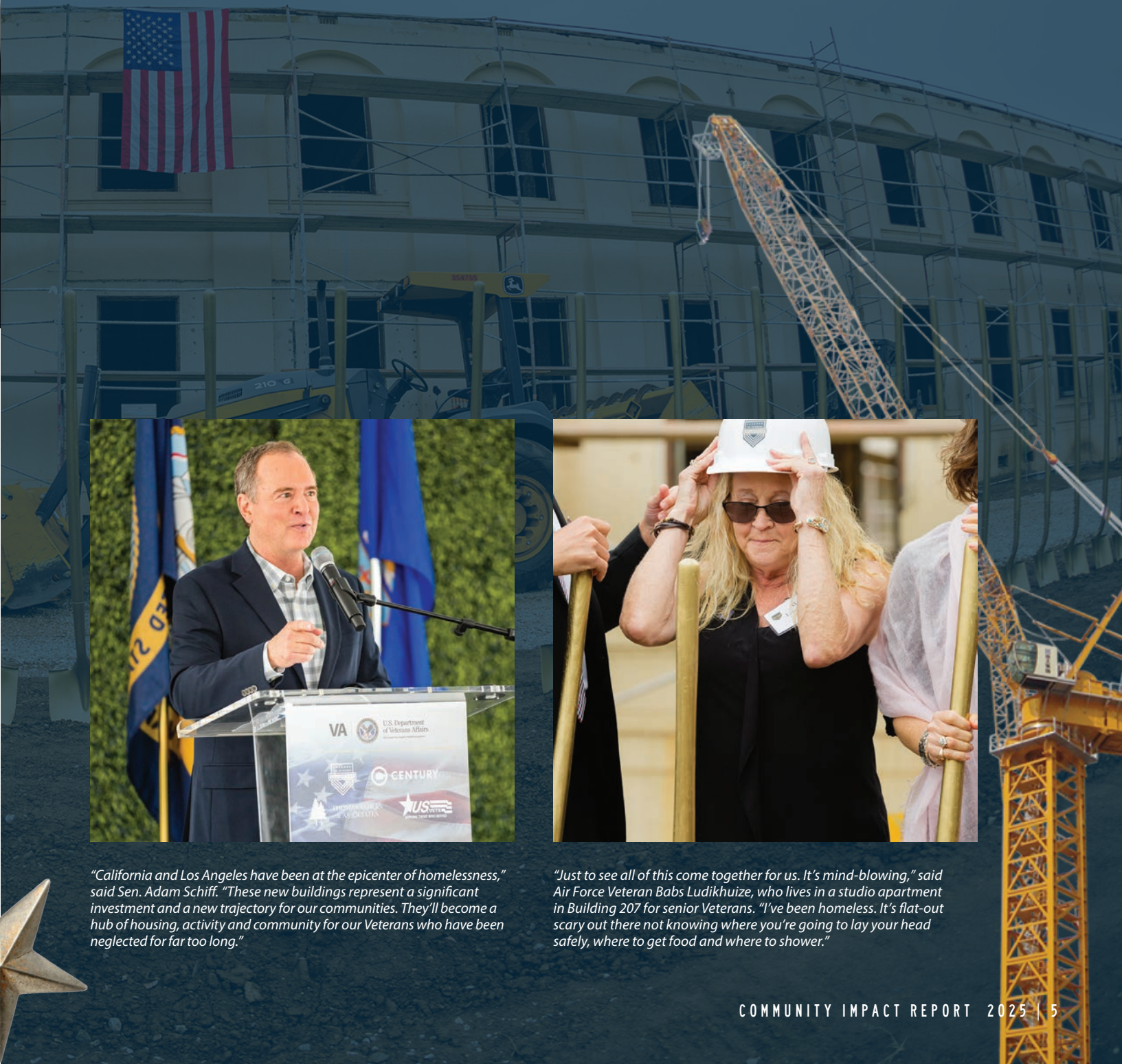
"If we do our jobs right, we are going to make a significant dent in the Veteran homeless population of Los Angeles," U.S.VETS CEO Steve Peck told a crowd of more than 200 guests gathered at the edge of a construction site to commemorate the project's progress.

The event heralded construction of 48 new homes in Building 158 by Century Housing and 38 homes in Building 210 being developed by U.S.VETS primarily for women Veterans and their children, a population that often faces additional barriers to finding safe housing.

Speakers cited a growing sense of community and anticipation for new amenities from Veterans who have moved into homes on the North Campus. In addition to housing, the plan is to also provide wraparound services, including mental healthcare and career programs designed to help Veterans avoid falling back into homelessness.

# \$1B Housing Project Breaks Ground on 87 More New Homes

## One Building Will Be Dedicated to Serving Women Veterans and Children



*"California and Los Angeles have been at the epicenter of homelessness," said Sen. Adam Schiff. "These new buildings represent a significant investment and a new trajectory for our communities. They'll become a hub of housing, activity and community for our Veterans who have been neglected for far too long."*



*"Just to see all of this come together for us. It's mind-blowing," said Air Force Veteran Babs Ludikhuizen, who lives in a studio apartment in Building 207 for senior Veterans. "I've been homeless. It's flat-out scary out there not knowing where you're going to lay your head safely, where to get food and where to shower."*





TIMELINE

# What's Next



## NOW OPEN

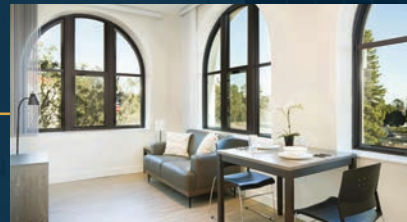
BUILDING 404  
(72 Homes)



BUILDING 701  
(118 Homes)



BUILDING 207  
(59 Homes)



## UNDER CONSTRUCTION AND COMING SOON

BUILDING 158  
(48 Homes)



BUILDINGS  
156/157  
(110 Homes)



## OPENING IN 2026



BUILDING 210  
(38 Homes for Veteran Women)

## PRE-DEVELOPMENT



BUILDING 300  
(43 Homes + Wellness Center & Services)



TOWN CENTER



ACCOMPLISHMENTS

# Transforming a Campus into a Neighborhood

A thriving neighborhood is taking shape on the West LA VA North Campus, with formerly homeless and other vulnerable Veterans living in a safe community among peers and connected to services they need. The Veterans Collective will open hundreds more homes in 2025 amidst ongoing construction to build the nation's largest permanent supportive housing development for Veterans and their families.



Newly opened Buildings 404 (Century) and 701 (Thomas Safran & Associates) added 192 homes on campus this spring, bringing the tally to more than 750 units completed or under construction.



TVC received \$105 million in tax-exempt bond financing from the State of California along with low-income housing tax credits that will be used to deliver close to 300 additional homes and kickstart the construction of the Town Center.



\$104.3M has been raised to date including commitments by VA and federal, state, county and city sources, as well as investments from community, corporate and foundation supporters, and tax credits and bonds received from the State of California, putting us well over the halfway mark toward our \$188.7M goal.



TVC launched a community partner and provider alliance, a collaborative model for providing access to crucial services that enhance quality of life and bridge resource gaps. At present, 38 partners are participating, with the number growing.



The backbone has begun implementing a safety and security plan inclusive of a shared security provider, strategically placed cameras, controlled access to buildings, stationary and roving guards, and a mass notification system—and asks residents to practice “see something, say something” vigilance.



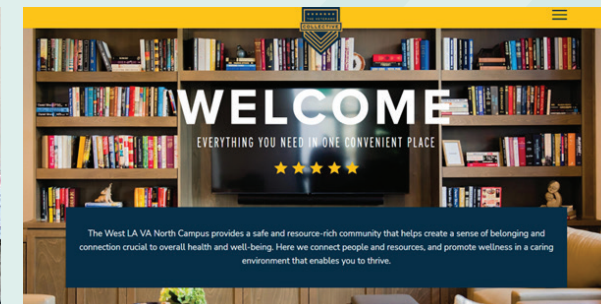
Lead service provider U.S.VETS has been awarded a multi-year VASH contract, ensuring Veterans receiving housing will also get the case management, counseling, vocational development, peer support and other supportive services needed to promote housing stability.



The therapeutic community is in action, with residents taking personal responsibility for a safe, empowered neighborhood that promotes quality of life through supportive relationships, peer bonding and learning moments.



A new temporary Peer Center opened, offering a welcoming community space for hanging out, sharing meals, participating in events and connecting to services.



A community portal on The Veterans Collective website helps residents find resources and events on campus.





CONSTRUCTION

## We Dig Construction Projects

New housing may steal the spotlight, but other spaces and enterprises are well underway to beautify campus, transport our Veterans and feed them, too!



Harbor Freight Tools for Schools and teacher volunteers revitalized the temporary service center with new picnic tables and shade structures to provide a more welcoming atmosphere for residents.



Construction is progressing on the Westside Metro Purple (D) Line extension, scheduled to open in 2027, which will bring a light rail subway transit facility to VA grounds.



Streetscape improvements including reconstructing and resurfacing sidewalks and streets, installing lighting, landscaping and adding signage all contribute to creating a visually appealing environment and promoting pedestrian activity, sustainability and community interaction while improving traffic flow and public safety.



A new climate-controlled kitchen with a solar-powered roof and underground tunnels for delivery robots is now open and preparing 2,000 meals for Veterans every day, more than any other VA kitchen. The 28,786-square foot space replaces 72 years of food service operations in Building 300, which is being converted into permanent supportive housing.



CRISIS MANAGEMENT

## Deadly Wildfires Force Evacuations

More than 200 Veterans living on the West Los Angeles VA campus were evacuated in early January in a precautionary move to protect against the unprecedented threat from fast-spreading wildfires called the worst in the city's history. Residents were relocated to alternative housing and care facilities, both within the VA system and in collaboration with community partners, including U.S.VETS Long Beach, Century Villages at Cabrillo, Bob Hope Patriotic Hall, Step Up and New Directions for Veterans.

From coordinating transportation to preparing vacant units, our teams stepped up to provide the care and stability our Veterans deserve. Thank you to our trusted partners and dedicated volunteers from organizations across the city who generously provided emergency supplies, food, safe transportation, housing coordination, resources and support.

Abound Food Care • American Legion Post 43 • Big Sunday • California Community Foundation Wildfire Recovery Fund • Judge David O. Carter • Cedars-Sinai • Child's Pose Yoga Studio • City HeART • Disabled American Veterans • Elite Charter • The Home Depot Foundation • Humanity Heroes • Merrill Lynch • MODERNBEAST • The Reality Center • Tunnel to Towers • Wounded Warrior Project







SUPPORTERS

# Making Good on Our Promise

The **Veterans Promise Campaign** has crossed the halfway mark, raising more than **\$104.3 million** to fund critical housing and programs on the West LA VA North Campus to serve our nation's heroes. This milestone reflects the generosity and commitment of individual, corporate and foundation donors who believe in providing veterans with stable housing, meaningful employment and comprehensive care. While this achievement is significant, the campaign continues to move forward with urgency and purpose to ensure every veteran has the opportunity to thrive.



The Home Depot Foundation



The Rodan Family Foundation



St. Monica Catholic Church



Mercury Air Group and Vectris Strategies

## Hudson Pacific Offers Fresh Approach, Sustainable Impact

An inaugural Veterans Promise Campaign corporate partner, Hudson Pacific Properties brought both resources and resolve to building the nation's largest Veteran housing community at the West LA VA campus, helping The Veterans Collective reach early milestones. Support from the visionary real estate company has played a key role in launching critical on-campus services, from mental health and employment to permanent housing tailored to the needs of Veterans.

Guided by Chairman and CEO Victor Coleman, Hudson Pacific's involvement reflects a deep commitment to addressing homelessness, expanding access to affordable housing and investing in the long-term health of Los Angeles communities.

On top of its contributions to housing development, Hudson Pacific led innovative food provision efforts across campus, including the cultivation of fresh vegetables to provide our Veteran residents with access to nutritious, locally grown produce—an important step toward holistic wellness and community building.



GOVERNMENT

# Electeds Helping Us Meet Our Mission

Thank you to the government leaders who participated in the groundbreaking for Buildings 158 and 210 on May 31, 2024, including Rep. Brad Sherman, Rep. (Senator-elect) Adam Schiff, Secretary Lindsey Sin of the California Dept. of Veterans Affairs (CalVet), California State Treasurer Fiona Ma and Meg Kabat, principal senior advisor to the office of the VA secretary.

## HUD Ends Counting Disability Benefits as Income

In a big win to expand Veterans' access to rental assistance and affordable housing programs, the U.S. Department of Housing and Urban Development will no longer count Veterans' disability benefits as income, which had previously disqualified many Veterans from receiving housing vouchers. The Veterans Collective applauds Rep. Brad Sherman, sponsor of the legislation, and other lawmakers for removing a long overdue barrier to Veteran housing.

## Historic Mental Health and Housing Ballot Passes

California voters passed Proposition 1, the Behavioral Health Infrastructure Bond Act, which allocates \$1.06 billion to permanent supportive housing specifically for Veterans with behavioral health conditions. Gov. Newsom championed the historic investment in overhauling how the state treats its mentally ill and homeless.

## Executive Order Targets More Veteran Housing

President Donald Trump signed an executive order establishing the West LA VA campus as the new National Center for Warrior Independence with the goal of providing permanent supportive housing for 6,000 homeless Veterans by 2028. The order expands upon TVC's vision of delivering housing, healthcare and supportive services, including substance abuse treatment and vocational training, to Veterans across the continuum of care.







Healthy meals with chef Susan Milliken of Socalo and Regarding Her

# Finding Community and Connection

Veterans finding their place is more than just a roof over their heads. It's also about finding purpose and a sense of belonging. Ours is a community where Veterans can heal, grow and feel valued. Having safe spaces and opportunities to connect with others in meaningful ways goes a long way in minimizing feelings of loneliness and fostering a supportive network of peers. We're thankful for VA and our many corporate and community partners whose collaborative efforts have engaged and supported the well-being of our Veterans through a variety of organized events, activities and resources helping them relax and unwind while enjoying the camaraderie of fellow Vets.



VA Stand Down



Fia Restaurant's Thanksgiving holiday luncheon and Santa visit



Regenerative farming and job training in the Veterans Garden with Growgood and UCLA Health



Discussing books in the literature lounge



United Talent Agency and UTA Foundation Thanksgiving celebration



Arnold Schwarzenegger's pizza party on Veterans Day



Rockin' with the band on Bunker Social Mondays

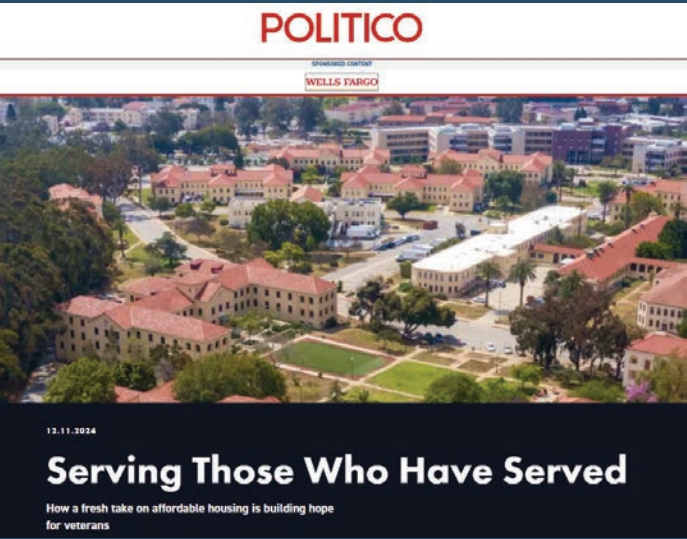
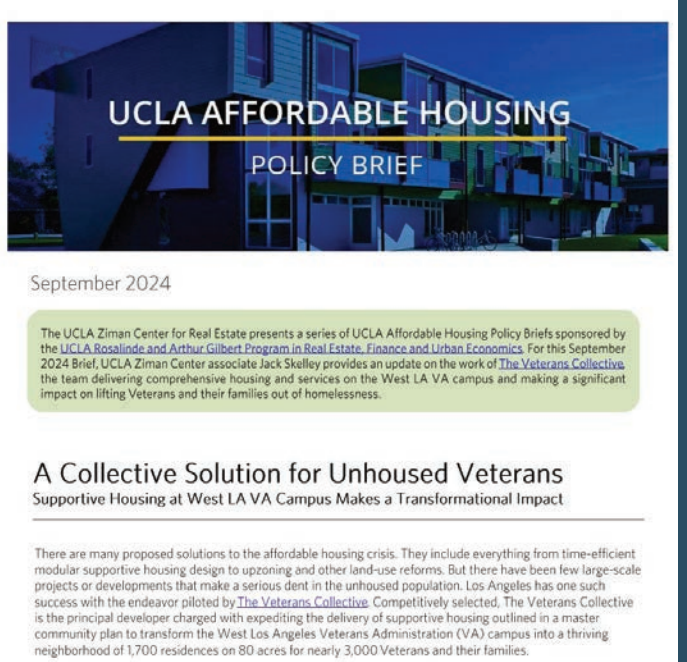


Shakespeare Center of LA's Veterans in art job training in technical theatre, including set design





POSITIVE PRESS



# SPECIAL THANKS



## THE VETERANS COLLECTIVE

The 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.



## 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.



## 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. 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](mailto:info@wlavc.org)**  
**W: [www.wlavc.org](http://www.wlavc.org)**

**Facebook : The Veterans Collective**  
**Instagram : TheVeteransClIctiv**  
**Twitter : @VeteransClIctiv**  
**Linkedin : The Veterans Collective**

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