



WEST LA VA NORTH CAMPUS

COMMUNITY IMPACT REPORT

2022





We're pleased to bring you the first Community Impact report for The Veterans Collective.

Established by the West Los Angeles Veterans Collective, which was competitively awarded the opportunity to redevelop the West LA VA North Campus, The Veterans Collective is a nonprofit organization dedicated 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.

The building of a thriving community has already begun, with Veterans, service partners and community members coming together to deliver wraparound services, resources, events and support, ensuring we are delivering on the needs of our Veterans and families.

Today, we see a lot of construction both above ground, including our first Veteran housing buildings, and underground, including mission-critical infrastructure improvements—from utility trunklines to environmental clearances—across the 80+ acre campus.

We are advancing toward our Collective goal of adding more than 1,200 units of permanent supportive housing for Veterans and families on the West LA VA North Campus—bringing the campus housing count to an anticipated 1,694 units by project completion.

In the coming months, we will proudly welcome our first Veterans home to Building 207, the first of more than 20 planned Veteran housing buildings. Building 207 will be home to 59 formerly homeless and at-risk senior Veterans.

Also opening are Buildings 205 and 208, which will house 122 Veterans and their families. Seniors and families are among the fastest growing populations of unhoused veterans in Los Angeles, and they need our support today.

In this report, you'll also learn about the public and private funding secured for this historic project—including recent commitments of more than \$64.2 million in public housing development funds and more than \$80 million in private funding from across the community.

These achievements are possible thanks to decades of advocacy, including that of Carolina Barrie (1927-2020) whose family dedicated this land to the Veterans who served our country. In partnership with the Department of Veterans Affairs; federal, state and county partners; and an extraordinary group of community and corporate leaders, we are working to realize the promise of this land—and to build the future our Veterans deserve.

We are grateful for your partnership and support.



Brian D'Andrea

Brian D'Andrea, Century Housing | **Tyler Monroe**, Thomas Safran & Associates

Tyler Monroe

Steve Peck

Steve Peck, U.S.VETS | **Tess Banko**, The Veterans Collective

Tess Banko



Empowering Veterans and their families through a vibrant and supportive campus

OUR MISSION

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

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

We are committed 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.





ABOUT WLAVC

A Strategic and Accountable Partnership

The West LA Veterans Collective, comprising Century Housing, Thomas Safran & Associates and U.S.VETS, was competitively selected by the U.S. Department of Veterans Affairs to serve as principal developer of the West LA VA campus in 2018. Together with Veterans, stakeholders, the Department of Veterans Affairs, elected officials, and business and community leaders, we will create a thriving neighborhood with supportive housing and community to serve Veterans and families.

PRINCIPAL DEVELOPER TEAM



THOMAS SAFRAN & ASSOCIATES



Los Angeles is the epicenter of Veteran homelessness in the United States. Every night, approximately 4,000 men and women who bravely served our country go to bed without a place to call home. We are diligently working to change that.

DESIGN + PLANNING TEAM



2021 HIGHLIGHTS

Housing funding reaches \$200 million, and \$81 million in philanthropic revenue raised

Community plan design has been completed to guide the creation of a vibrant community for Veterans and their families, including a town center, wellness center, town hall, therapeutic services, green spaces, business amenities, career center, meeting spaces, food bank, farmer's market, memorial spaces, and more. Partnered community events have already begun.

404

of the planned 1,694 TVC supportive housing apartments are currently funded with VASH and Section 8 housing vouchers.

88%

of housing development funding expected to come from public sources including affordable housing grants, low-income housing tax credits, and housing vouchers. Private philanthropy will make up the final 12% of funds needed.

99%

of dry utility infrastructure is complete.

182

units of housing under construction by North Campus developers and 1,512 in pre-development.

\$188.7M

of the total \$1 billion North Campus redevelopment need will be raised through the Veterans Promise campaign.



COMMUNITY COMPONENTS

Shaping the West LA North Campus Community



COLLECTIVE IMPACT AND BUILDING A BACKBONE

Collective impact brings people and organizations together to achieve social change



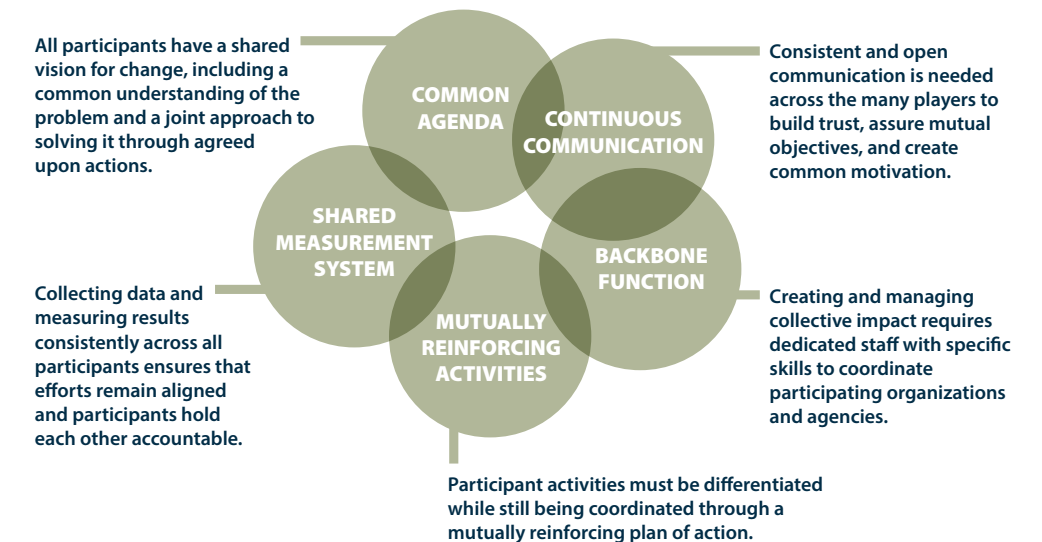
The chart below outlines our vision for the major components of the community in greater detail. It's our goal to create a vibrant and healthy community. Each carefully planned component contributes to community strength, optimal functioning and multiple opportunities for community participation and feedback.

ENTITY	COMPOSITION	PURPOSE
	<ul style="list-style-type: none"> Century Housing Thomas Safran & Associates U.S. VETS 	<ul style="list-style-type: none"> Principal developer team of WLA North Campus <ul style="list-style-type: none"> Plans and executes master plan Secures financing Cohesively builds out North Campus Oversees supportive services and governance Creates a vibrant Veteran-serving community
	<ul style="list-style-type: none"> Board of Directors comprising: <ul style="list-style-type: none"> Century Housing Thomas Safran & Associates U.S.VETS 	<ul style="list-style-type: none"> Stand-alone nonprofit <ul style="list-style-type: none"> Guides collective impact effort Provides administrative support for alliance Convenes the alliance Coordinates resident activities, events and services Coordinates volunteers Raises funds Advocates for Veterans Supports the community Publishes annual impact report
	<ul style="list-style-type: none"> An expanded affiliation of North Campus service providers, government agencies, and stakeholders 	<ul style="list-style-type: none"> Partner and provider network <ul style="list-style-type: none"> Assesses community needs Develops solutions for shared community concerns Develops shared service goals and coordinates working groups Coordinates interagency services Advises TVC and backbone on policy matters and development

The Veterans Collective will employ a collective impact approach for the North Campus redevelopment's critical community-building component. Collective impact, comprising five principles and practices, brings people and organizations together to achieve social change. The backbone organization we began to create in 2021 will provide the administrative infrastructure and dedicated staff necessary to activate and support the community on a wide scale.



The backbone will continuously assess the needs of West LA VA North Campus stakeholders via wide outreach, including hosting town halls, meetings and events. Additionally, in 2021 the backbone conducted four joint events with the VA on the North Campus (including programming for women Veterans).



THE BACKBONE IS A STAND-ALONE NONPROFIT THAT:

- Guides the North Campus community vision and strategy
- Supports community-aligned activities and community-wide events
- Advances policy and advocacy
- Establishes shared measurement practices and community standards
- Builds public will
- Coordinates resident services including safety and property management
- Mobilizes resources
- Convenes and supports a community alliance of service providers and residents that promotes cohesion
- Conducts fundraising
- Coordinates volunteers



2021 HIGHLIGHTS

Spotlight on Services

A key component of the West LA VA North Campus community will be the supportive services offered to Veterans and family members living on campus and within the wider LA region. This includes crucial case management and other services across important areas of support. Not only will individual Veterans be serviced, but families and caretakers will be supported as well. Planning is also underway, and coordination continues for Buildings 300 and 13, the integrated well-being center and town hall. We're hard at work finalizing the best mix of services and amenities for both buildings.



B300 in Focus

Building 300, which is currently in pre-development, will serve as the hub of supportive wellness services for the North Campus and region in its 15,000 square feet of service space.

HOUSING FOOTPRINT
43 residential units + 1 manager unit



B13 Snapshot

Building 13 offers an array of services and amenities in 26,400 square feet of space. This building faces what will be known as the town center – a large green area surrounded by residential units, services and amenities, and shared community outdoor space – and will become the main community meeting area and administrative building, or the “town hall” of the North Campus.

HOUSING FOOTPRINT
23 residential units + 1 manager unit

In 2021, TVC and its lead services provider U.S.VETS continued to coordinate services alongside the VA, which will eventually help an estimated 3,000 residents who will call the North Campus home.



THE VETERANS PROMISE CAMPAIGN

Historic \$188-million campaign to fund nation's largest supportive community for Veterans

The Veterans Collective officially launched the Veterans Promise Campaign with the ambitious goal of raising \$188 million to build the nation's largest supportive housing community for Veterans and their families.

We successfully launched and closed The Veterans Fund, which raised critical pre-development funds for housing and service buildings, and campus operations. The effort was led by United Talent Agency founder and co-CEO Jeremy Zimmer, along with The Home Depot Foundation's Shannon Gerber, City National Bank's Kelly Coffey, Hudson Pacific Properties' Victor Coleman, HBO's Amy Gravitt (U.S. Navy), Carol Eggert (U.S. Army) of Comcast/NBCUniversal, Los Angeles Mayor Eric Garcetti, David Robinson (U.S. Navy) of Admiral Capital, and Joe Czyzyk (U.S. Navy) of Mercury Air Group and former board chair of U.S.VETS.

On Memorial Day, we also proudly announced a historic lead gift from the Tunnel to Towers Foundation, ensuring the successful development of more than 500 housing units. Along with building homes for families, funds raised will also support career and mental health programs and re-envision the iconic Wadsworth Chapel as a cutting-edge center for moral injury. With the support of our community, we will restore the promise of this land for the Veterans and families who have given so much for our country.



THE VETERANS FUND



VETERANS HOUSING FUND



WADSWORTH CHAPEL & HISTORIC FUND



INFRASTRUCTURE & GREEN FUND



CAMPUS & WELLNESS FUND



GREATEST NEED FUND



ENDOWMENT FUND

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.

For more information about the Veterans Promise Campaign, please visit wlvac.org or contact us at lkapgan@usvets.org



HISTORY

Arcadia Bandini de Stearns Baker, known as the mother of Santa Monica, was a wealthy California landowner and socialite of Los Angeles

A skilled businesswoman, Arcadia Bandini de Stearns Baker amassed an enormous estate and fortune through the wealth of her family and her husbands, and upon her death was one of the wealthiest women in America.



1866 President Lincoln establishes a series of National Homes for Disabled Veteran Soldiers.

1887 Arcadia Bandini de Stearns Baker donates 388+ acres of land for the care and housing of Veterans. This land becomes the Pacific branch of the national home system.

1970 The Sylmar earthquake badly damages campus buildings and is partly responsible for Veterans being relocated off campus. The campus continues to fall into disrepair and misuse.

2015 The Valentini vs. Shinseki federal lawsuit mandates that the land must be returned to its rightful purpose via the West Los Angeles Leasing Act.

2015 Carolina Barrie, Bandini de Baker's great niece, establishes the 1887 Fund to restore the five original buildings on the West Los Angeles VA campus, beginning with Wadsworth Chapel.

2018 The VA competitively selects West LA Veterans Collective for the role of principal developer of the West LA VA North Campus.



THE WADSWORTH CHAPEL HERITAGE PARTNERS

Built in 1900, the Wadsworth Chapel is the oldest standing building on Wilshire Boulevard and was originally constructed to provide a place of worship for the residents of the Old Soldiers' Home.

The Wadsworth Chapel housed two separate chapels, one for Protestants and one for Catholics, with distinct entrances under one roof, and was previously used for religious services, weddings, substance abuse counseling, and funeral services until the 1971 Sylmar earthquake rendered the chapel unusable. Today, there are plans for an innovative Center for Moral Injury Recovery, healing spaces and programming.

The Wadsworth Chapel Heritage Partners (WHCP), a 501(c)3, was created in 2020 to restore the historic Wadsworth Chapel and other historical structures on the West LA VA Campus. A total of \$28 million must be raised to restore the chapel to its sacred status as a place of hope, healing and respite for Veterans of all religions and service eras.



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.



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 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.



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