The following answers were provided by Greater Los Angeles VA officials on Friday, July 12, 2024 in response to LAist’s questions:

“Q1: Have new units come online, on or off the West LA campus, since the two buildings (207 and 209) that were the focus of the opening event last May?
A1: Building 209 (54 units) opened in May 2017, Building 207 (59 units) opened in February 2023, and Buildings 205 and 208 (120 combined units) opened in May 2023.

No new HUD-VASH units have opened on the West LA campus since last year, although construction is underway on six different Veteran permanent supportive housing buildings. The next scheduled opening is in August 2024 with 74 units and then October 2024 with another 72 units. Approximately 500 total units on campus are anticipated to be operational by January 2025 with 730 planned for completion by January 2026 and 1,215 by 2030.

In the community, hundreds of new units for Veterans have come online throughout the greater Los Angeles area since last May. These include both Project-Based Voucher (PBV) units and Tenant-Based Voucher (TBV) units. PBVs are in buildings with a bulk of units (or the entire building) reserved for Veterans, and the voucher is tied to the unit. TBV units are issued to the Veteran to use where they choose, and property owners are offered incentives to provide these units.

Some recent PBV openings that include HUD-VASH units for Veterans are My Angel Apartments in North Hills (54 units); Weingart Tower in downtown LA (40 units); El Nuevo Amanecer in East LA (31 units), among numerous others. VAGLAHS and its partners have been holding leasing fairs for Veterans both on and off the West LA campus.

In addition, 14 buildings with 548 new PBV units are scheduled to open throughout the Greater Los Angeles catchment area through the end of January 2025. 264 of these new PBV units will be opening on the West LA VA campus along with others in Bakersfield, Ventura, and a variety of different regions.

Q2: What’s the total inventory of units on and off campus, and how many units at each location are occupied?
A2: 233 units are currently open on campus. In Building 205, 61 out of 67 units are occupied (91%). In Building 208, 51 out of 53 units are occupied (96%). In Building 209, 53 out of 54 units are occupied (98%). In Building 207, 55 out of 59 units are occupied (93%), with an overall total of 94% of units occupied on campus. The referral process is underway for all vacant units.
Off campus, there are 60+ PBV buildings along with more than 800 properties that offer TBV units for Veterans. Veterans can search online for **PBV units** or **TBV units** in their chosen areas.

In total, there are 8,218 HUD-VASH housing vouchers allocated for Veterans across VAGLAHS. As of May 31, 2024, 5,712, or 69.5% are currently in use, with 2,506 available. Of the 5,712 vouchers currently in use, 5,285 are in use by housed Veterans and 427 vouchers have been issued and are pending Veteran move-ins.

There are also 559 transitional and emergency shelter beds for Veterans on the West LA campus, plus 147 permanent supportive housing units on the VA Sepulveda Ambulatory Care Center campus and more than 650 transitional beds available for Veterans in the community. A Bridge Home (ABH) emergency shelter reopened in April of 2024, adding 32 additional beds for Veterans on the West LA VA campus.

**Q3: What's the current schedule for when each planned housing development will open?**

**A3:** The Enhanced Use Lease (EUL) phasing timeline is updated regularly and provides the most up-to-date information about current construction status and scheduled openings.

**Q4: Have Shangri-La's widely-reported challenges (fraud lawsuit by the state Attorney General, embezzlement accusations, filing for bankruptcy, and controversial money transfers with Step Up) had any impact on the VA housing it's worked on?**

**A4:** Shangri-La’s challenges were not related to the VA projects they were involved with and have not impacted the VA housing efforts. Shangri-La recently requested that they be removed from the EULs for Buildings 205, 208, and 209, transferring their ownership interest to the other existing owners for these projects. VA approved this request; therefore, Shangri-La is no longer associated with any housing projects at West LA.

Through this process there was no disruption to Veteran tenants and supportive services provided to Veterans continued as normal. Buildings 205, 208 and 209 continue to operate per usual and are 91% occupied, 96% occupied and 98% occupied, respectively. There are no other planned developments in coordination with Shangri-La.

**Q5: Has Shangri-La been the developer for any other of the VA’s planned housing developments (aside from buildings 207 and 209)?**

**A5:** Shangri-La was a member of the Enhanced Use Lease developer team for 205, 208 and 209. Thomas Safran & Associates (TSA), a member of the Principal Developer team, was the developer for 207. Shangri-La does not have a role in any of the current or future development on the West LA campus.

**Q6: What's the latest status update on the Greater L.A. VA's housing efforts?**
The recently released 2024 PIT Count revealed that Veteran homelessness is down 32% in the City of Los Angeles and 23% in the Los Angeles Continuum of Care (CoC). Full PIT Count results can be viewed [at this link](#).

In 2023, VAGLAHS housed 1,790 homeless Veterans — the most of any VA in America. This was a 38% increase over the 2022 total of 1,301, and 19% above VAGLAHS’ annual goal of 1,500.

In addition to exceeding its housing goal in 2023, VAGLAHS also maintained a housing retention rate of 97.5% (2.5% above the goal of 90%) and engaged with 2,184 unsheltered Veterans (296 above the goal of 1,888 unsheltered Veterans).

VAGLAHS’ fiscal year goal (Oct. 1 – Sept. 30) for 2024 is to house 1,605 Veterans. As of May 31, 2024, 1,074 had been housed (66.9% of the FY goal), 95.2% had maintained housing (.2 percentage points above goal) and 1,609 unsheltered Veterans had been engaged (73.6% of the FY goal of 2,184).

VAGLAHS has been engaged in the following efforts to continue to get more Veterans into housing:

- **One Team:** In June of 2023, VAGLAHS launched the collaborative One Team effort with the Department of Military and Veterans Affairs of LA County (MVA), Supportive Services for Veteran Families (SSVF) community grantees, Los Angeles Homeless Services Authority (LAHSA) and other partners. Since then, providers have worked as One Team to draw on the resources of all available programs to meet a Veteran’s housing and service needs. The implementation of One Team has led to numerous changes in the system including:
  - Reconciliation of the community By-Name List (BNL), which lists all identified Veterans experiencing homelessness that are currently active within the Coordinated Entry System (CES). The CES is a CoC-wide effort between VA and its community partners to coordinate and manage resources, so Veterans are connected to housing and service interventions as rapidly as possible. Now all providers are working from the same accurate data.
  - Expanding the number of staff who can process housing applications.
  - Providing comprehensive training on the pool of available resources for Veterans in need.
- **Expanded housing help:** In addition to the West LA VA Welcome Center, Veterans can now walk into five additional access points (in South El Monte, Hawthorne, Sherman Oaks, San Pedro, and Palmdale) and receive the same assistance.
- **Emergency housing call center:** VA’s first-ever emergency housing call center launched in December 2022 at VAGLAHS and has brought nearly 500 unsheltered Veterans off the street since its inception. Veterans experiencing homelessness
can call 310-268-3350 and get an Uber/Lyft ride to VA-supported emergency housing on the same day they call.

- **Mobile Medical Unit (MMU):** In early 2024 VAGLAHS also began operation of a MMU for homelessness and mental health outreach. It travels around the VAGLAHS catchment area offering primary and preventative care, referrals to specialty care and access to housing assistance for Veterans in their own communities.

- **Care, Treatment and Rehabilitative Services (CTRS):** In addition to the 135 individual, climate-controlled living spaces that were already in place at CTRS, VAGLAHS has added 12 drop-in units as emergency shelter for Veterans in need of somewhere to stay on any given night.

VAGLAHS is continually working to get more vouchers utilized by Veterans in need, and the HUD-VASH team and valued community partners is there to guide them through every step of their housing journey.

Ending Veteran homelessness cannot be accomplished by any of us alone. The momentum shown in the 2024 PIT Count data is encouraging, but there’s more work to be done. VA will continue operating as One Team to innovate and collaborate, so every Veteran gets access to the housing they have earned and deserve.”