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15
 16 **UNITED STATES DISTRICT COURT**
 17 **FOR THE CENTRAL DISTRICT OF CALIFORNIA**

18 JEFFREY POWERS, *et al.*,

19 Plaintiffs,

20 vs.

21 DENIS RICHARD MCDONOUGH,
 22 in his official capacity, Secretary of
 Veterans Affairs, *et al.*,

23 Defendants,

24
 25 BRIDGELAND RESOURCES,
 LLC,

26 Intervenor.

Case No.: 2:22-cv-08357-DOC-KS

**PLAINTIFFS' STATUS UPDATE FOR
 NOVEMBER 7, 2024 HEARING**

STATUS REPORT

1
2 Plaintiffs respectfully submit this status report to advise the Court and Special
3 Monitor of work undertaken by Plaintiffs’ development consultants. We address, in this
4 status report and the attached documents, two key questions that the Court has asked to
5 be addressed. The first question concerns the demolition of certain buildings on the
6 West LA VA campus. The second question concerns the placement of 1800 additional
7 permanent supportive housing units on the campus. We answer these questions by
8 reference to the attached documents where specific recommendations are made about
9 demolition of certain underutilized or unused buildings as well as recommendations for
10 the placement of approximately 2,600 Permanent Supportive Housing units.

11 Attachment A is a map and table of the distribution of the 1200 permanent
12 supportive housing units that are presently on the campus, under construction or
13 contemplated to be built in the next 6 years.

14 Attachment B is a map and table showing existing buildings on the VA campus,
15 their current usage, the size of the site that they occupy and that these buildings can be
16 slated for demolition.

17 Attachment C is a map and table showing sites that are suitable for the placement
18 of 2,620 permanent supportive housing units.

1 Plaintiffs’ counsel and consultants will attend Court on November 7 to address
2 the assumptions underlying these recommendations.

3
4 Respectfully submitted,

5 DATED: November 6, 2024

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10 */s/ Mark D. Rosenbaum*
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13 DATED: November 6, 2024

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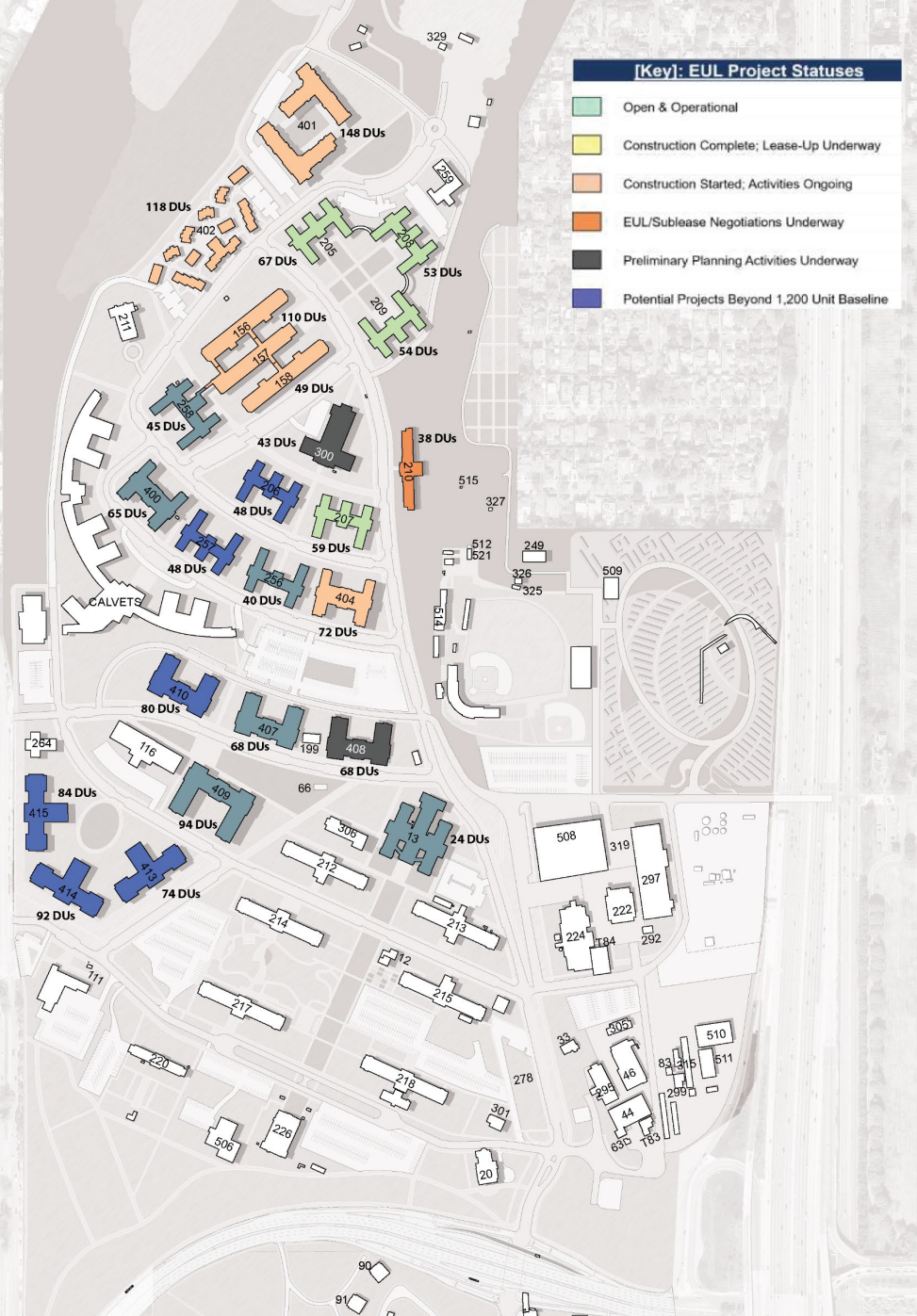
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25
26 */s/ Roman M. Silberfeld*
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Attachment A

PERMANENT SUPPORTIVE HOUSING PROJECTS:

(by Principal Developers Team – dated Feb 14, 2024)



[Key]: EUL Project Statuses

- Open & Operational
- Construction Complete; Lease-Up Underway
- Construction Started; Activities Ongoing
- EUL/Sublease Negotiations Underway
- Preliminary Planning Activities Underway
- Potential Projects Beyond 1,200 Unit Baseline

WLA EUL Housing Phasing Plan & Release Parcel Schedule

Last Updated February 14, 2024

[Key]: EUL Project Statuses

- Open & Operational
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- Construction Started; Activities Ongoing
- EUL/Sublease Negotiations Underway
- Preliminary Planning Activities Underway
- Potential Projects Beyond 1,200 Unit Baseline

*Release date represents the date when the subject asset is conveyed by VA to the Developer
 **These Buildings have critical path dependencies, with timing contingent upon completion of other Projects (i.e. Kitchen, Research, etc.)
 ***The 2022 Master Plan contemplated services in these buildings. The type and scope of potential services are still to be determined.

This is a planning document and subject to change. Timelines and schedules shown are estimates and dependent upon factors such as availability of funding, developer acquisition of financing, completion of lease negotiations, and fulfillment of all EUL statutory & program obligations.

Building #	Developer	Status	Proposed Parcel Release Date*	Construction Start	Construction Finish	Official Opening	TOTAL Veteran Housing Units	CUMULATIVE TOTAL Veteran Housing Units
209	Shangri-La	Open	--	--	--	6/30/2017	54	54
207	PD (TSA)	Open	--	December 2020	December 2022	2/28/2023	59	113
205	Shangri-La	Open	--	August 2021	May 2023	5/2/2023	67	180
208	Shangri-La	Open	--	August 2021	May 2023	5/2/2023	53	233
MacArthur Field Phase I	CORE	In Construction	--	December 2022	August 2024	TBD	74	307
404	PD (Century)	In Construction	--	November 2022	October 2024	TBD	72	379
402	PD (TSA)	In Construction	--	January 2023	January 2025	TBD	118	497
156 & 157	PD (Century)	In Construction	--	June 2023	May 2025	TBD	110	607
MacArthur Field Phase II	CORE	In Construction	--	November 2023	August 2025	TBD	74	681
158	PD (Century)	In Construction	--	November 2023	October 2025	TBD	49	730
210	PD (U.S.VETS)	Negotiating Lease	4/1/2024	May 2024	March 2026	TBD	38	768
300 ** ***	PD (U.S.VETS)	Preliminary Planning	8/31/2024	December 2024	June 2026	TBD	43	811
408 (Lot 20) ***	PD (TSA)	Preliminary Planning	4/1/2025	May 2025	May 2027	TBD	68	879
256	PD (U.S.VETS)	--	4/2/2025	June 2025	June 2027	TBD	40	919
409 (Lot 18) ***	PD (Century)	--	8/1/2025	October 2025	October 2027	TBD	94	1013
13 & 306 (Canteen) ***	PD (U.S.VETS)	--	9/2/2026	November 2026	October 2028	TBD	24	1037
258	PD (Century)	--	2/1/2027	April 2027	April 2029	TBD	45	1082
400 (Lot 49)	PD (TSA)	--	5/2/2027	July 2027	July 2029	TBD	65	1147
407 (Lot 21) & 236 (Police) ** ***	PD (TSA)	--	4/1/2028	June 2028	June 2030	TBD	68	1215
410 & 337 (Research Animal) ** ***	PD (Century)	Potential	8/1/2029	October 2029	September 2031	TBD	80	1295
415, 415A, & 342 (Research) **	PD (Century)	Potential	8/2/2031	October 2031	September 2033	TBD	84	1379
413, 413A, & 340 **	PD (TSA)	Potential	8/12/2031	October 2031	October 2033	TBD	74	1453
414, 414A, 117 & 346 (Research) **	PD (U.S.VETS)	Potential	8/12/2031	October 2031	October 2033	TBD	92	1545
206 **	PD (TSA)	Potential	6/14/2032	August 2032	August 2034	TBD	48	1593
257	PD (U.S.VETS)	Potential	6/14/2032	August 2032	August 2034	TBD	48	1641

Attachment B

EXISTING BUILDINGS ON PRIORITY SITES FOR ADDITIONAL PSH UNITS



Building	Description
SITE I	
214	Domiciliary
215	Community Living Centers (NHCU)
217	Domiciliary
218	Administration Building / UCLA Veterans Legal Clinic
301	AFGE Union
SITE II	
113	Research
114	Research
115	Research
117	Research
264	Vacant
SITE IV	
249	Greenhouse – Future Use Under Review
250	Greenhouse – Future Use Under Review
SITE V	
222	Emergency Management, VA Police Occupational Safety & Health
224	Logistics, Safety, VAPD
T-84	Laundry Annex

Attachment C

PRIORITY SITES FOR ADDITIONAL PERMANENT SUPPORTIVE HOUSING



Site	Acreage	Density (du/ac)	Number of Stories	TOTAL PSH Units	Notes
I	12.4	~50	4	600	<p>Option 1: ~600 DUs - Adaptive Reuse & Infill Buildings 214 & 217 remain as Domiciliary buildings. Buildings 215 and 218 retrofitted (100 DUs each), 4 new infill buildings added to site (100 DUs each)</p> <p>Option 2: ~990 DUs - Demolition & New Construction Buildings 214 & 217 remain as Domiciliary buildings Buildings 215 (Management Priority 2) & B218 (Management Priority 1) to be demolished. New construction across 12.4 acre site at 80 DUs/acre</p>
II	9.8	60	3	580	Buildings to be demolished: 114, 115, & 117 (Management Priority 2), 264 (Management Priority 3)
III	9.5	60	3	570	
IV	8.2	25	4	200	A new four-story building wrapped around the outfield of Jackie Robinson Stadium (~200 Units). Opportunity for additional Temporary Housing units along north end of this site
V	2.9	60	3	170	Buildings to be demolished: 222 & 224 (Management Priority 3)
VI	1.5	150	7	220	Opportunity for higher density, seven-story transit-oriented building adjacent to Metro Station. The landscape elements of this park are under Management Priority 2
VII	1.9	150	7	280	Opportunity for higher density, seven-story transit-oriented building adjacent to Metro Station

CUMULATIVE TOTAL OF PSH UNITS FOR ALL 7 SITES: ~2,600 - 3,000 Units