

CONSULTATION PLAN

PROPOSED PROGRAM ALTERNATIVE FOR THE MAJOR LEASING PROGRAM OF THE U.S. DEPARTMENT OF VETERANS AFFAIRS



Historic Preservation Office
Office of Construction & Facilities Management
U.S. Department of Veterans Affairs
August 21, 2024

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Cover Photo: Santa Rose Community Based Outpatient Clinic, Santa Rosa, California. Constructed under a Build-to-Suit agreement.

1. BACKGROUND

The mission of the U.S. Department of Veterans Affairs (VA) is to serve America's Veterans and their families by providing medical care, benefits, social support, and memorials. As the second largest Federal Department, this mission is accomplished through a network of service facilities administered by the [Veterans Health Administration](#) (VHA), the [Veterans Benefits Administration](#) (VBA), and the [National Cemetery Administration](#) (NCA). The VA Office of Construction & Facilities Management (OCFM) services all three administrations by planning, designing, and constructing all major construction projects, including property acquisition through purchase or lease.

In [March 2024](#), VA announced that enrollment of Veterans in its health care system had risen by approximately 30% over the preceding year; enrollment levels are now approximately 50% higher than in 2020. These new enrollments have occurred as the Veteran population is shifting in its [demographics and residency patterns](#).¹ Compared to the general population, the Veteran population is older, has more chronic health conditions, and is more likely to live in a rural area. However, compared to their predecessors, today's Veterans are fewer in proportion to the overall population of the United States; different in racial, gender, and socioeconomic composition; and face different health challenges. VA therefore must be adaptable in where it provides care, what services it provides, and how that care is delivered to continue serving older Veterans and to prepare to serve the next generation.



Figure 1 - VA Outpatient Clinic in Loveland, Colorado (Build-to-Suit).

VA will increasingly use leasing actions to meet the need of a geographically diverse and newly expanded Veteran population, as well as a more efficient utilization of federal funds. VA uses leased space to fulfill its mission by acquiring office space for administrative and benefits staff, as well as rehabilitating, renovating, and constructing new medical facilities for Veteran services.

VA is proposing a nationwide Programmatic Agreement (NPA) to codify its process of Major Leasing acquisition, design, and construction, but is open to suggestions from consulting parties about other Program Alternative types.

¹ VA, AIR Commission, 2022, page v.

2. MAJOR LEASING PROGRAM

This proposed Program Alternative would cover leases of property by VA managed by the Office of Real Property (ORP). VA ORP is responsible for property acquisitions and lease management by VA as well as assisting with planning and activation of leased properties. As a federal agency, VA is required to follow the Federal Acquisition Regulations (FARs). The General Services Administration (GSA) delegated authority to lease to VA (40 U.S.C. 485), and VA therefore is subject to all GSA leasing requirements including the GSA Acquisition Manual and the Public Building Service's Realty Service Letters.

Both as a federal agency and as a delegate of GSA, VA is required to comply with Executive Order 13006 which requires federal agencies to give first consideration to locating federal facilities in historic buildings and districts within central business areas (GSAR 552.270-2). Through its GSA authority, VA can prioritize spaces that meet the need that may be historic or in historic areas of urban areas, even if the cost is higher than others. However, given its federal security requirements, VA has difficulty establishing new medical facilities within historic districts or areas with clusters of historic properties. Some security requirements that make siting in historic districts challenging include:

- Offered space cannot be located in the Federal Emergency Management Agency (FEMA) 100-year flood plain,
- Space will not be considered where apartment space or other living quarters are located within the same building,
- Offered space must be zoned for VA's intended use, and
- Adequate Parking facilities are required.

VA ORP tracks leases by annual rent². Major Leases, those with an annual rent above \$3.6 million, are handled by VA Central Office, rather than individual medical centers or Veterans Integrated Services Networks (VISNs). The proposed Program Alternative is specific to Major Leases due to the complexity of federal regulations and the requirements of VA OCFM [design guides](#).

VA uses leased property for a variety of functions including office/administrative space; clinics and medical facilities; storage; and parking lots and structures. Most Major Leases address clinics and medical facilities (Table 1).



Figure 2 - VA Headquarters in Washington, DC. VA lease with GSA (Move-In Ready).

As of March 2023, VA operated a total of 1,990 active leases nationwide; of these, 68 were classified as Major Leases. In 2019, VA awarded thirteen Major Leases to improve access to care and deliver health care facilities to Veterans. In contrast, VA is planning 22 Major Leases for clinics and medical facilities in FY 2024. The *Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics Act of 2022*, also known as the PACT Act, included more than 30 leases and established a simplified process for VA to award leases. For FY 2025 and FY 2026, VA anticipates awarding approximately 50 to 60 new Major Leases for clinics and medical facilities and at least two research facilities. In addition to medical facilities, VA will continue to lease

parking lots/structures or office space. VA requires these facilities to be in operation to meet the anticipated 50% increase in need in FY 2029.

² Major: above \$3.6M annually, Mid: \$1M-\$3.6M annually, Minor: below \$1M annually.

Major Leasing actions can be categorized for their potential to adversely affect historic properties as move-in ready leases, build-out leases, and build-to-suit leases.

- Move-in Ready Leases: No significant rehabilitation, renovation, or construction needed to occupy and activate. Example: An existing office building needing only furniture and a change in signage to be operational.
- Build-Out Leases: Rehabilitation or renovation of an existing space to meet function. Example: Renovation of a former box store into a clinic.
- Build-to-Suit Leases: Construction of a building, structure, or parking lot. Under a build-to-suit arrangement, VA leases a vacant lot and works with a developer to construct a building or structure with associated parking and landscaping. Example: Construction of a clinic on an empty lot near local restaurants and shopping centers.

VA recognizes the sovereign status of Indian Tribes and the unique political relationship between Tribal Governments and the federal government. VA further recognizes the importance of consultation and communication with Tribal Governments as described in [Executive Order \(EO\) 13175](#) and [VA Directive 8603](#). VA ORP complies with these requirements for its Leasing program nationwide.



Figure 3 - VA Outpatient Clinic in south Des Moines, Iowa. This clinic was a former Toys R Us and modified (Build-Out).

VA has leased property in all fifty states plus Puerto Rico, the District of Columbia, Guam, the Virgin Islands, American Samoa, and the Philippines. In the past decade, VA has never had a Major Lease undertaking determined to adversely affect historic properties. Consultation has included Indian tribes; Native American Tribes; Alaskan Native tribes, bands, nations, villages, and communities; and Native Hawaiian Organizations (NHOs) as appropriate to the location. VA executed a programmatic agreement for one undertaking that was determined to have the potential to adversely affect a historic battlefield, but VA chose a different property to develop and so the agreement was terminated (see table at end of document).

Table 1

VA MEDICAL FACILITIES OFTEN OPERATED THROUGH LEASES	
Outpatient Clinic (OPC)	<p>OPCs, sometimes called Community-Based Outpatient Clinics (CBOCs), are a fixed health care site with the necessary professional medical staff, access to diagnostic testing and treatment capability, and the referral arrangements needed to ensure continuity of health care for Veterans.</p> <p style="text-align: center;">Generally, under 100,000 sq. feet</p>
Community Living Center (CLC)	<p>A CLC is a VA Nursing Home, also referred to as a domiciliary. CLCs provide long-term care, short-term rehabilitation, domiciliary cottages, memory care services, short-term “respite” care, and end-of-life/hospice services.</p> <p style="text-align: center;">Generally, under 75,000 sq. feet</p>
Health Care Center (HCC)	<p>An HCC provides primary care, mental health care, on site specialty services, and performs ambulatory surgery and/or invasive procedures, which may require moderate sedation or general anesthesia.</p> <p style="text-align: center;">Generally, over 250,000 sq. feet</p>
Outpatient Center (OPC)	<p>OPCs provide primary care and specialty health services, including mental health care, physical and occupational therapy, treatment for post-traumatic stress disorder, social work, women’s health services, and more.</p> <p style="text-align: center;">Varies by need but generally under 225,000 sq. feet</p>
Mental Health Clinic (MHC)	<p>MHCs provide mental health services such as therapy, treatment plans, consultations, and other related services.</p> <p style="text-align: center;">Generally, under 50,000 sq. feet</p>

3. INTENT AND GOALS

VA is proposing a nationwide Programmatic Agreement (nPA) to codify its process of Major Leasing acquisition, design, and construction, but is open to suggestions from consulting parties about other Program Alternative types.

VA is facing a turning point in Veterans healthcare. VA will increasingly use leasing actions to meet the need of a geographically diverse and newly expanded Veteran population, as well as a more efficient utilization of federal funds. VA therefore proposes to develop a Program Alternative to establish a more efficient process to consider the effects of Leasing Actions, specifically Major Leases, on historic properties.



Figure 4 - Columbia VA Clinic in Columbia, Tennessee (Build-Out).

VA seeks a Program Alternative that would create programmatic exemptions for Move-In-Ready Leases and, if the undertaking involved rehabilitation of buildings less than forty (40) years of age, Build-Out Leases. In addition, VA proposes standardized information required to determine the potential effect of Build-to-Suit Leases to historic properties, thereby establishing options for avoidance and minimization of adverse effects

through the Lease proposal and selection process.

- Programmatic Review of reuse options (Move-In Ready Leases and Build-Out Leases):
 - Move-In Ready Lease Actions have no potential to adversely affect historic properties, making the selection of a Move-In Ready Lease more cost- and time-effective than options requiring construction.
 - Build-Out Lease Actions that prioritize use of non-historic buildings/structures less than 40 years of age save time in the overall construction schedule by eliminating the need for archaeological investigations in advance of ground disturbance. Under VA's proposal, VA would not consult if the selected building was under 40 years of age and other criteria were met, such as no disturbance outside of an existing footprint. If historic properties were present, VA would achieve cost and time savings through submission of a standardized documentation package to SHPOs, THPOs, Tribes, NHOs, and other consulting parties (as necessary). VA would allow time for review and objections, rather than seeking concurrence, with a clear process for how comments will be considered.
- Standardization of information for Build-to-Suit options:
 - VA seeks input from consulting parties to this proposed Program Alternative to standardize the information required by 36 CFR § 800.11 and the methods to obtain and document this information. Given the scopes of work for Build-to-Suit Leases may include the construction of new clinics and medical facilities, VA is seeking to develop an expedited process to assess potential adverse effects.

If these goals can be met, VA can apply the assessment of adverse effect at all phases of the Lease proposal and selection process with consistent and concrete information. This data would allow VA to remove

Lease Actions and potential properties with known adverse effects as alternatives early in the selection process. VA is seeking this clarity, (1) to gain knowledge from consulting parties about ways to improve its internal review processes, and (2) to establish a process in consultation to uphold agency interpretation of 36 CFR Part 800.

Benefits of nPA for VA

- Consistency across Section 106 documentation submissions to allow for “apples to apples” comparisons of proposals and the potential to affect historic properties.
- Provide VA Historic Preservation Office (VA HPO) staff the ability to explore alternate properties for lease to avoid adverse effects to historic properties and, if no other options meet the goals of the undertaking, provide clear and consistent design and construction practices to minimize adverse effects.
- Establish consistent and efficient Section 106 documentation for all parties.

Benefits of nPA for SHPOs, THPOs, Indian Tribes, and NHOs reviewers

- Annual notification of potential agency actions to plan and coordinate consultation with appropriate parties.
- Allow for input on “best practices” to avoid and/or minimize adverse effects to historic properties as VA refines its Major Leasing Program to meet the increased and varied needs of modern Veterans.
- Set standard points of consultation during the tiered process of Lease alternate consideration, often involving multiple properties, to avoid duplicative consultations and document submissions for review.



Figure 5 - The William "Bill" Kling VA Outpatient Clinic (Build-to-Suit, shown at left) and Deerfield Beach VA Clinic (Build-Out, shown at right). Both are located in the Miami, Florida, area.

4. PROPOSED CONSULTATION PROCESS

To begin developing the proposed program alternative, VA has developed the following consultation plan, utilizing a webpage, webinar-based meetings, and the ACHP Business Meeting to interact with interested parties and disseminate information.

Webpage

A webpage will serve as the primary location of all information associated with the proposed program alternative. This webpage will be hosted by the VA Historic Preservation Office (VA HPO) and will contain up-to-date information about the consultation schedule, consulting party comments, proposed program alternative updates, and VA contact information. The website address is <https://www.cfm.va.gov/historic/ProposedProgramAlternatives.asp>.

Consultation with Tribal and Native Hawaiian Leaders

In accordance with 36 CFR § 800.14(f), VA shall conduct multiple rounds government-to-government consultation with federally recognized Indian Tribes and multiple rounds of consultation with Native Hawaiian organizations (NHOs). VA will use procedures outlined in the Executive Order 13175 the “[Presidential Memorandum on Uniform Standards for Tribal Consultation](#),” the “[Presidential Memorandum on Uniform Standards for Tribal Consultation](#),” and [VA Handbook 8603](#) to guide government-to-government consultation. Specifically,

- VA acknowledges that consultation is a two-way, Nation-to-Nation exchange, not a singular lecture. VA looks forward to consulting with Tribal and Native Hawaiian leaders interested in the proposed program alternative or on any other VA undertaking.
- The VA Federal Preservation Officer (FPO) and Historic Preservation Office (HPO) will personally review and consider all information provided by Tribal and Native Hawaiian leaders and their Section 106 contacts. VA HPO will participate in all meetings and discussions with Tribal and Native Hawaiian leaders and their Section 106 contacts. The VA Office of Tribal Government Relations also intends to participate in the first round of meetings and will participate in additional discussions if requested.
- VA HPO staff will meet with any Tribal or Native Hawaiian leader or their Section 106 contacts that request a private or one-on-one meeting or discussion concerning the proposed nPA. VA will provide summary minutes of such discussions to the meeting participants prior to inclusion in the administrative record to ensure all sensitive information is properly kept confidential.
- Information about the proposed consultation effort, including the VA FPO and the designated email address for the VA HPO, are included on the webpage described above to facilitate communication. This includes information about the first round of meetings.
- VA plans to post comments, recommendations, and agency responses on the webpage, unless confidentiality has been requested.

VA will formally initiate consultation per 36 CFR § 800.1, 36 CFR § 800.2(c)(2)(ii), and 36 CFR § 800.14(b)(2)(i). Federally recognized Indian Tribes will be invited into formal government-to-government consultation via letters sent to Tribal government leaders and Section 106 contacts. Consultation will be initiated a minimum of thirty (30) days prior to any meeting request. All information will be sent via email unless hard-copy mailing is requested.

After consultation is initiated, VA shall hold the first consultation meeting. This webinar-based meeting will be conducted through Microsoft Teams. Please note, those without an Microsoft Teams account can still join all meetings, and information about how to do so may be found at the following website address < <https://support.microsoft.com/en-au/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03->

[4e79-b28f-e65a4c039508#:~:text=You%20don't%20need%20to,once%20you%20join%20the%20meeting.](#)

On **October 2, 2024, at 2:30 PM ET**, VA shall invite the following to a webinar-based consultation meeting: federally recognized Indian Tribes, NHOs, Alaska Native Corporations, and Tribal and Native Hawaiian Section 106 contacts, including the National Association of Tribal Historic Preservation Officers (NATHPO) as a representative of some Tribal Historic Preservation Officers (THPOs). A link to this consultation meeting may be found on the VA website previously listed. This meeting will be held over a 2-hour period of time and may be recorded for internal VA purposes. VA personnel will take notes during this meeting, and the chat feature will be enabled, and any comments recorded for the administrative record. In addition to webinar-based consultation meetings, VA will conduct additional consultation meetings with Tribal Governments and/or NHOs on a case-by-case basis as requested.

After this first consultation meeting, all invited parties will have thirty (30) days to submit comments for VA's consideration. Please note, Tribal and Native Hawaiian comments will not be shared without express permission to the extent possible. VA will upload these comments, when allowable, and the agency's response to each on the program alternative webpage, as well as share with Tribal and Native Hawaiian Leaders, their 106 contacts, and any other interested party via email.

After this time, VA will schedule a second consultation meeting to address feedback received and, potentially, to discuss a draft of the proposed program alternative. During this meeting, VA will open the discussion for comments, suggestions, and recommendations on both the intent and the text of the proposed nPA. Following the meeting, VA will allow Tribal and Native Hawaiian leaders an opportunity to comment via letter (preferably email). The length of the comment period will be based on feedback, but preliminary plans call for a thirty (30)-day window. VA intends to contact any Tribal or Native Hawaiian participant that requests a one-on-one or otherwise confidential meeting. Once all comments have been reviewed and considered, VA will provide Tribal and Native Hawaiian Leaders a draft document with explanation of how comments are being acted upon.

VA will inform Tribal and Native Hawaiian Leaders of VA's final action in writing, including copies of the final program alternative, summary of consultation, and an explanation of how comments were or were not accounted for. Again, VA will meet with any Tribal or Native Hawaiian leader that requests a confidential or otherwise singular meeting or discussion. All comments, responses, recommendations, and draft documents will be shared with associated Tribal and Native Hawaiian Section 106 contacts, as well as be available on the program alternative webpage, except those noted as confidential or otherwise sensitive.

Consultation with Consulting Parties

VA shall consult in accordance with 36 CFR 800.14(b)(2)(ii). VA shall conduct multiple rounds of webinar-based consultation meetings with consulting parties. All meetings will be held via Microsoft Teams. Please note, those without an Microsoft Teams account can still join all meetings, and information about how to do so may be found at the following website address < <https://support.microsoft.com/en-au/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508#:~:text=You%20don't%20need%20to,once%20you%20join%20the%20meeting>>.

VA reviewed its past consultation efforts under the Major Leasing Program to determine the list of consulting parties to invite to consultation. As this is a nationwide initiative, VA intends to invite the National Conference of State Historic Preservation Officers (NCSHPO) and individual State Historic Preservation Officers (SHPOs); the National Trust on Historic Preservation (NTHP); the Advisory Council

on Historic Preservation (ACHP); accredited Veterans Service Organizations (VSOs); and Certified Local Governments (CLGs).

On **October 1, 2024, at 2:30 PM ET**, VA will hold the first consultation meeting for NCSHPO and SHPOs. A link to this consultation meeting may be found on the VA website previously listed. In addition to webinar-based consultation meetings, any interested party may schedule one-on-one meetings or phone calls with VA Historic Preservation Office staff at any point during consultation by emailing historicpreservation@va.gov.

On **October 7, 2024, at 2:30 PM ET**, VA will hold the first consultation meeting for any interested party, including NTHP, VSOs, and CLGS, to attend. A link to this consultation meeting may be found on the VA website previously listed. In addition to webinar-based consultation meetings, any interested party may schedule one-on-one meetings or phone calls with VA Historic Preservation Office staff.

After the first round of consulting party meetings, interested parties will have thirty (30) days to submit comments for VA's consideration. VA will upload these comments and the agency's response to each on the program alternative webpage. After this time, VA will schedule a second round of meetings to address feedback received and, potentially, to discuss a draft of the proposed program alternative.

First Round Consultation Meeting Expectations

VA shall hold the first round of consultation meetings after formally initiating consultation per 36 CFR § 800.1 and 36 CFR § 800.14(b)(2). The first round of consulting party meetings will provide an overview of the Major Leasing Program and the goals of the proposed program alternative. There will be opportunities for attendees to ask questions of and provide feedback to the VA Historic Preservation Office (VA HPO). VA would specifically like to discuss with all participants:

- Criteria for avoiding adverse effects to historic properties under Built-Out actions other than the age of the building and potential ground disturbance related to utility improvements.
- Criteria for avoiding adverse effects to historic properties under Built-to-Suit actions.

Consultation Meeting Schedule Overview

VA intends to host three meetings for consultation with interested parties during the first round of consultation:

- October 1, 2024 – NCSHPO, SHPOs
- October 2, 2024 – federally-recognized Indian Tribes, NHOs, Alaska Native Corporations, NATHPO
- October 7, 2024 – any interested party, including the NTHP, CLGs, and VSOs

Comment Submission

VA will accept written and oral recommendations and comments throughout the consultation process.

- Via email (preferred for written communications): HistoricPreservation@va.gov
- Oral: During any consultation meetings.
- Via USPS: VA Historic Preservation Office (003C2), Office of Construction & Facilities Management, Department of Veterans Affairs, 810 Vermont Avenue, NW, Washington, DC 20420.

Submitted comments will be shared and may be subject to disclosure under the Freedom of Information Act. VA asks that parties and individuals not share confidential, personal, and/or sensitive data.

Council Member Updates

VA presented the proposed Program Alternative at the ACHP Regulation and Governance Committee meeting and Business meeting in July 2024. VA has requested time to present an update on consultation efforts at the ACHP Business meeting in November 2024. VA intends to present information at ACHP Regulation and Governance committee meeting and Business meeting as the agenda permits.

VA shall provide summaries of the views, along with copies of any written comments, provided by affected Indian Tribes, NHOs, Alaska Native Corporations, and all other consulting parties to the Council as part of the documentation for the proposed program alternative. Summaries of the views and written comments provided to VA during consultation will be available to Council members on the Council OneDrive.

5. DRAFT NPA OUTLINE

Recitals (Whereas Clauses)

- Authorities
- Consultation / Outreach

Stipulations

- Definitions
 - Lease Types
 - Lease Actions
- Applicability
 - Would not apply if VA is not the lead agency
 - Would apply to Major Leases requiring less than 225,000 GSF or a site of less than 25 acres in size.
 - Would not apply when National Historic Landmarks are within the Area of Potential Effects (APE)
 - Would require VA to consult to determine applicability if potential Lease is located on Tribal land
- Administrative
 - Communication Process
 - Commitment to recognize Tribal and indigenous knowledge
- Roles & Responsibilities
- Process for Annual Distribution of List of Potential Major Leases to SHPOs, THPOs, Indian Tribes, and NHOs
- Section 106 Review Process
 - Definition of the Undertakings
 - Move-In Ready Leases
 - Build-Out Leases
 - Build-to-Suit
 - Delineation of the Area of Potential Effect (APE)
 - Identification of Historic Properties - *Notice to SHPO, THPO, Tribes, NHOs, and CLGs (as applicable) of determination (template would be included as Appendix A)*
 - Determination: No potential to effect historic properties (36 CFR § 800.3(a)(1))
 - Move-In Ready Leases
 - Build-Out Leases:
 - No ground disturbance
 - Interior modification with exterior modification limited to signage
 - Building is less than forty (40) years of age or has been determined not eligible for listing in the National Register
 - Additional criteria?
 - Determination: No historic properties affected (36 CFR § 800.4(d)(1))
 - Build-Out Leases:
 - No ground disturbance
 - Interior and exterior modification required but the building is less than 40 years of age and/or has been determined not eligible for listing
 - Additional criteria?

- Build-to-Suit Leases:
 - No historic buildings within the APE
 - No Traditional Cultural Properties within the APE
 - Preliminary survey has determined previous disturbance or other limitation
 - Additional criteria?
 - Assessment of Adverse Effect:
 - Determination: Further consultation needed to determine effects
 - Build-Out Leases:
 - Building is National Register listed or eligible but VA intends to follow the Secretary of the Interior's *Standards for Rehabilitation*
 - Determination: No adverse effect (36 CFR § 800.5(d))
 - Build-Out Leases:
 - Building is not historic
 - Historic buildings within the APE but exterior modifications will not impair existing viewsheds
 - No ground disturbance or known archaeological deposits will be avoided
 - Additional criteria?
 - Build-to-Suit:
 - Historic built resources are present within the APE but construction and operation will not affect integrity of feeling, association, and/or design
 - Traditional Cultural Properties are present within the APE, but construction and operation will not affect the cultural practice
 - No archaeological sites within the footprint of ground disturbance or sites have been identified but will be avoided
 - Additional criteria?
 - Determination: Adverse effects
 - Consult in accordance with 36 CFR § 800.6
 - Post-Review Discoveries
 - Identification of Human Remains and/or Funerary Items
 - Emergency Procedures
 - VA and property owners shall act immediately in all emergency situations to preserve life and property without regard for Section 106 in accordance with 36 CFR § 800.12(d).
 - VA may request expedited review of SHPOs, THPOs, Indian Tribes, and/or NHOs if seeking to replace medical facilities damaged, destroyed, or otherwise rendered unusable by a disaster or emergency.
 - Annual Reporting
 - Dispute Resolution
 - Administration
 - Execution & Duration
 - Amendment
 - Termination

Appendix A: Notice to SHPO, THPO, Tribes, NHOs, and CLGs (as applicable) of determination

6. ANTICIPATED QUESTIONS

There are too many Program Alternatives right now. Why is this needed now?

The proposed nPA has been in development for over a year. It was proposed specifically to address the increases following passage of the PACT Act.

VA is aware of the large number of Program Alternatives currently under review and is open to working with consulting parties to reduce burden, when feasible.

Why does VA need a Program Alternative? Why can't compliance be handled in another way?

The anticipated increase in the number of leases makes development and implementation of a nPA the prudent and responsible procedure.

Is VA abandoning its historic medical centers?

Projected population shifts indicate that VA needs more clinics in certain areas and can maintain existing levels of care in other areas. VA does not have plans to programmatically nor systematically close existing medical centers. Such decisions are handled on a case-by-case basis. VA does envision an increase in ambulatory and outpatient care therefore leasing is the best option.

VA does anticipate that the "next generation" of facilities will be leased, rather than owned, by VA. VA is seeking input from consulting parties to establish "best practices" at the outset.

How will VA handle NAGPRA / procedures in the event of identification of human remains?

VA will not be the owner of the property and will not have authority over identified remains nor procedures. VA intends to propose procedures in the nPA for developers to follow in the event of such identification that will be codified in contracts.

Why doesn't VA lease more historic properties?

It is easier for VA to meet its security and design requirements for administrative space in historic buildings than to try to retrofit historic buildings to meet modern medical and security codes for medical functions.

How will VA handle archaeological compliance?

VA proposes to conduct surveys to determine the presence/absence of archaeological deposits in greenspaces intended for development and/or monitor in certain areas, however, VA is open to suggestions and recommendations from consulting parties.

7. Recent Major Leases

The following table includes Major Leases either under review or in the Lease process by VA.

LOCATION (VICINITY)	FUNCTION	AUTHORIZATION	DETERMINATION
Bakersfield, CA	OPC	Other	No Effect
Columbus, GA	OPC	Choice Act 1.0	No Effect
Worcester, MA	OPC	Choice Act 1.0	No Effect
Brick, NJ	OPC	Choice Act 1.0	No Effect
Birmingham, AL	OPC	Choice Act 2.0	No Effect
Oxnard, CA	OPC	Choice Act 2.0	No Effect
Santa Rosa, CA	OPC	Choice Act 2.0	No Effect
Northern Colorado, CO	OPC	Choice Act 2.0	No Effect
Gainesville, FL	OPC	Choice Act 2.0	No Effect
Gainesville, FL	OPC	Choice Act 2.0	No Effect
Ocala, FL	OPC	Choice Act 2.0	No Effect
Pike County, GA	OPC	Choice Act 2.0	No Effect
Terre Haute, IN	OPC	Choice Act 2.0	No Effect
West Indianapolis, IN	OPC	Choice Act 2.0	No Effect
Johnson County, KS	OPC	Choice Act 1.0	No Effect
Portland, ME	OPC	Choice Act 2.0	No Effect
Ann Arbor, MI	OPC	Choice Act 2.0	No Effect
Cape Girardeau, MO	OPC	Choice Act 1.0	No Effect
Missoula, MT	OPC	Choice Act 2.0	No Effect
Pittsburgh, PA	OPC	Choice Act 2.0	No Effect
Rapid City, SD	OPC	Choice Act 2.0	No Effect
Corpus Christi, TX	OPC	Choice Act 2.0	No Effect
Tyler, TX	OPC	Choice Act 1.0	No Effect
Denver, CO	Residential Treatment	PACT Act Lease	Pending
Lecanto, FL	OPC	PACT Act Lease	Pending
Sarasota, FL	OPC	PACT Act Lease	Pending
Tampa, FL	CLC	PACT Act Lease	Pending
The Villages, FL	OPC	PACT Act Lease	Pending
Atlanta, GA	Member Services for the VHA	PACT Act Lease	Pending
Lawrence, IN	OPC	PACT Act Lease	Pending
Elizabethtown, KY	OPC	PACT Act Lease	Pending
Baton Rouge, LA	OPC	PACT Act Lease	Pending
Springfield, MA	OPC	PACT Act Lease	Pending
Baltimore, MD	OPC	PACT Act Lease	Pending
Prince George's County, MD	OPC	PACT Act Lease	Pending

LOCATION (VICINITY)	FUNCTION	AUTHORIZATION	DETERMINATION
Brainerd, MN	OPC	PACT Act Lease	Pending
Columbia, MO	Research	PACT Act Lease	Pending
Farmington, MO	OPC	PACT Act Lease	Pending
North Kansas City, MO	OPC	PACT Act Lease	Pending
Rolla, MO	OPC	PACT Act Lease	Pending
Jacksonville, NC	OPC	PACT Act Lease	Pending
Buffalo, NY	Research	PACT Act Lease	Pending
Allentown, PA	OPC	PACT Act Lease	Pending
Beaufort, SC	OPC	PACT Act Lease	Pending
Clarksville, TN	OPC	PACT Act Lease	Pending
Cookeville, TN	OPC	PACT Act Lease	Pending
Nashville, TN	OPC	PACT Act Lease	Pending
Beaumont, TX	OPC	PACT Act Lease	Pending
Killeen, TX	OPC	PACT Act Lease	Pending
Pflugerville, TX	OPC	PACT Act Lease	Pending
Plano, TX	OPC	PACT Act Lease	Pending
Salt Lake City, UT	OPC	PACT Act Lease	Pending
Hampton, VA	OPC	PACT Act Lease	Pending
Tri-Cities, WA	OPC	PACT Act Lease	Pending
Atlanta, GA	Office	FY23 PACT Act Lease	Pending
Wilmington, DE	Micro Hospital	FY24 PACT Act Lease	Pending
Gainesville, FL	OPC	FY24 PACT Act Lease	Pending
West Palm Beach, FL	OPC	FY24 PACT Act Lease	Pending
Wilmington, NJ	Micro Hospital	FY24 PACT Act Lease	Pending
Lebanon, PA	HCC	FY24 PACT Act Lease	Pending
Charleston, SC	Research	FY24 PACT Act Lease	Pending
Houston, TX	OPC	FY24 PACT Act Lease	Pending
Houston, TX	OPC	FY24 PACT Act Lease	Pending
Houston, TX	CLC	FY24 PACT Act Lease	Pending
Houston, TX	CLC	FY24 PACT Act Lease	Pending