

**VA**

Major Leasing Program

National Historic  
Preservation Act

Program Alternative

October 2, 2024



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# Government-to-Government

VA acknowledges that consultation is a two-way, Nation-to-Nation exchange.

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.

Please email [historicpreservation@va.gov](mailto:historicpreservation@va.gov) to arrange.



# Introductions



*Tomball VA Clinic, VA Houston Health Care System, Tomball, Texas*



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# Purpose of Meeting

- Overview of VA's Leasing Program
- Need for a nationwide Programmatic Agreement (nPA)
- Goals of proposed nPA
- Open discussion
- Next steps



# VA Leasing Program Overview



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# VA Leasing Program

- The Veteran Health Administration (VHA) operates 152 medical centers nationwide.
- The VA Office of Construction & Facilities Management (OCFM) is responsible for VA's Major Leases.
  - Leasing is the responsibility of the VA Office of Real Property (ORP).
- As of March 2023, VA operated 1,990 leases totaling approximately 156,491,410 GSF.
  - Of these, 1,710 are VHA leases. VHA leases include office space, storage, parking, and medical spaces.
  - Staff, VBA, and NCA leases are almost exclusively used as office space or as storage facilities.



# Consideration of Historic Properties

- GSA and its delegate agencies are required to follow Federal Management Regulation (FMR) 102-83.75 requires compliance with Executive Order 13006 which requires federal agencies to give first consideration to locating federal facilities in historic buildings and district within central business areas.
- VA prioritizes spaces that meet the need that may be historic or in historic areas of urban areas if the space meets design and safety criteria.
- It is challenging for VA to site medical functions in historic buildings because of its design criteria. It is easier for VA to locate office functions in such spaces.



# Lease Actions



## Move-In Ready

No rehabilitation, renovation, or construction needed to occupy.

No potential to affect historic properties.



## Build-Out

Renovation required.

Opportunity for adaptive reuse.

Limited potential to affect historic properties.



## Build-to-Suit

Development of a greenspace of empty lot.

Potential to affect historic properties.

Potential can be reduced through strategic selection and design processes.



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# Spotlight: Move-In Ready Lease Action

## VA Headquarters

- Occupied by VA and its predecessors since 1918
- Leased from GSA
- On Lafayette Square
- Contributing resource to Lafayette Square Historic District (NHL)



# Spotlight: Build-Out Lease Action



Des Moines, Iowa

- Former retail chain in local mall
- Selected in 2020
- Construction began in 2021
- Opened 2022



# Need for a Nationwide Programmatic Agreement





# The PACT Act of 2022

## Impact of PACT Act

- The *Sergeant First Class Heath Robinson Promise to Address Comprehensive Toxics (PACT) Act* of 2022
- In March 2024, VA announced a 30% increase in enrollments of eligible Veterans for VA services and benefits in 2023.
- VA has seen nearly a 50% increase in enrollments over pandemic levels in 2020.
- Leasing is one way VA will meet this increased need.



**The new PACT Act**

- » Expands toxic-exposed Veterans access to VA care
- » Extends health care eligibility for Vietnam, Gulf War, and Post-9/11 era combat Veterans
- » Adds new presumptions of service connection for radiation, Agent Orange, Gulf War toxins, and burn pit exposures

**EXPANDED VA CARE & BENEFITS**

Learn more at [VA.gov](https://VA.gov)  
1-800-MyVA411 (800-698-2411)

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**The new PACT Act**

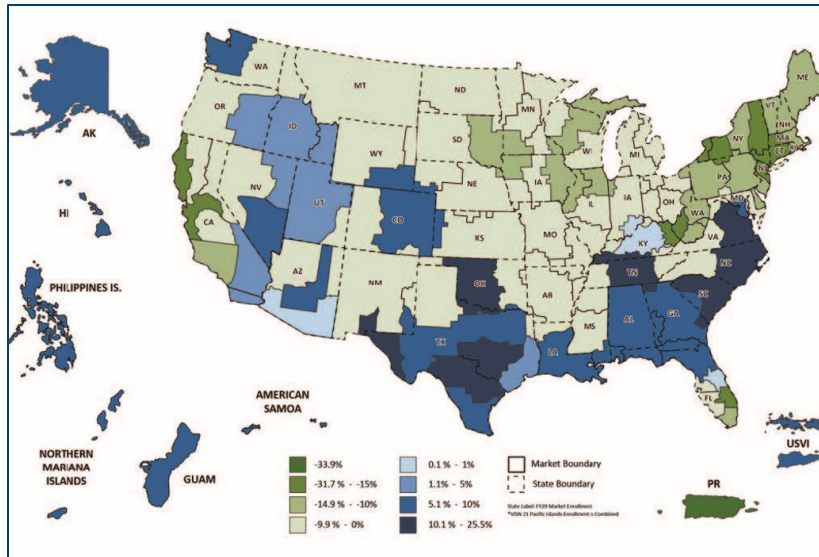
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# Shifts in the Veterans in Population



## Shifts in the Veterans Population

- Veterans are shifting in location
- Veterans are shifting in demographics
- Modern Veterans require unique care



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# Goals of a Nationwide Programmatic Agreement



# Applicability

- Would only apply when VA is the lead federal agency
- Would apply if the required building is smaller than 225,000 GSF
- Would apply if the required acreage is less than 25 acres
- Would not apply if NHLs were located within the APE
- Would require VA to consult to determine applicability if potential lease is located on Tribal land

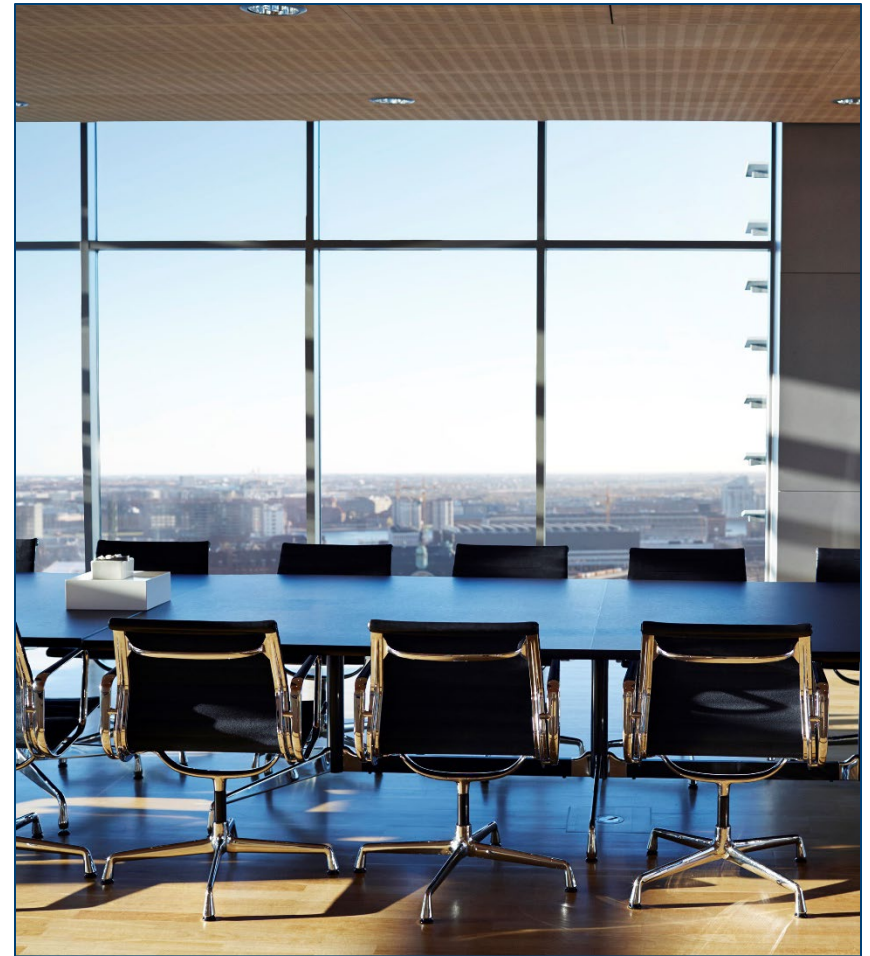


# Move-In Ready Lease Actions

Determination:

No potential to effect  
historic properties (36  
CFR § 800.3(a)(1))

Recommendation:  
Exemption



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# Build-Out Lease Actions

Building is National Register listed or eligible  
VA intends to meet the Secretary of the Interior's *Standards for Rehabilitation*

Recommendation:  
Consultation to determine conformance



# Build-Out Lease Actions

## Determination

No potential to effect historic properties (36 CFR § 800.3(a)(1))

- No ground disturbance
- Interior modification with exterior modification limited to signage
- Building is less than 40 years of age or has been determined not eligible for listing in the National Register
- Recommendation: Exemption

## Determination

No historic properties affected (36 CFR § 800.4(d)(1))

- 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
- Recommendation: Notification

## Determination

No adverse effect (36 CFR § 800.5(d))

- Building is not historic
- Historic buildings are located within the APE but exterior modifications would not impair existing viewsheds or associations
- No ground disturbance or known archaeological deposits would be avoided
- Recommendation: Notification



# Build-to-Suit Lease Actions

## Determination No historic properties affected (36 CFR § 800.4(d)(1))

- No historic buildings within the APE
- No Traditional Cultural Properties within the APE
- Preliminary survey has determined previous disturbance or other limitation
- Recommendation: Exemption

## Determination No adverse effect (36 CFR § 800.5(d))

- 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 with the APE, but construction and operation will not affect the cultural practice
- No archaeological sites are located within the footprint of ground disturbance or sites have been identified but will be avoided
- Recommendation: Notification

## Determination Adverse effect

- Consult in accordance with 36 CFR § 800.6
- Recommendation: Standard consultation



# Discussion



# Next Steps

## Consultation Process

- VA will accept comments through November 4, 2024
- VA will review all comments provided
- VA will post comments and responses
- VA will distribute a draft nPA in late 2024
- VA will accept early comments via email
- VA will host meetings in early 2025

Until an nPA is executed, VA will utilize the standard Section 106 process for Major Lease actions.



# Participation

- Participate in meetings
- Comment on drafts
- Website -  
<https://www.cfm.va.gov/historic/ProposedProgramAlternatives.asp>
- Email – [historicpreservation@va.gov](mailto:historicpreservation@va.gov)



Thank you



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