

**Department of Veterans Affairs**  
**17<sup>th</sup> Veterans and Community Oversight and Engagement Board (VCOEB)**  
**Federal Advisory Committee (FAC)**

**DATE: 21/06/2022**

**VCOEB Board Members Present**

LTG (R) John D. Hopper Jr. (Chair)  
Phillip Mangano (Vice Chair)  
Anthony Allman  
Dr. Joshua Bamberger  
Christine Barrie  
Robert Begland  
Keith Boylan  
Jennifer Marshall  
Heidi Marston  
Jim Perley  
Dan Rosenfield  
Joseph Sapien  
Sarah Serrano  
Kristine Stanley  
Dennis Tucker  
Hamilton Underwood  
Shawn VanDiver  
Larry Vasquez  
Jim Zenner  
Sara Serrano

**VCOEB Board Members Absent**

Dr. Mark Wellisch  
Joseph Sapien  
Hamilton Underwood

**VA Employees and Staff Present**

John Boerstler  
Dr. Keith Harris  
Dr. Steve Braverman  
Eugene W. Skinner Jr.  
Toni Bush Neal  
Chihung Szeto  
Janet Elder  
Arthur Wotruba  
Alan Trinh  
Christina Mooring  
Fiona Hwang  
Billie Pacheco

Tanya Bradsher  
Chelsea Childress  
Robert Merchant  
Dr. Keith Harris  
Rika Brown  
Lauren Bolanos  
Reymundo Arellano  
Roberto Marshall  
Russell Teall  
Jason Melten  
Marilyn Broner  
Robert Davenport  
Kristin Grotecloss  
Lori Moore  
Kayla Heltzel  
Jeffrey Moragne  
Scott Hathaway  
Pamela Westbrooks

**ECS Contractor Support**

Margaret Walsh  
Cyndee Costello (Voyage Advisory)

**Public Attendees**

Kyle Orlemann  
David Senatra

**Virtual Attendees**

Alfred Burton  
Betty Moseley Brown  
Braulio Esparza  
Chelsea Black  
Christy Hagen  
Darryl Darden  
Dick Southern  
Dominga Valentino  
Dustin Koonce  
Gennifer Yoshimaru  
Iljune Pham  
Janelle Wolves  
Janet Turner  
Jelessa Burney  
Jesse Tellez  
Kenitha Roberts  
Kevin Esposito

Kyle Orlemann  
 Robert Madden  
 Mohammed Huda  
 Richard Valdez  
 Robert Reynolds  
 Sarah Rivard  
 Scott Hathaway  
 Shahbano Raza  
 Tess Banko  
 Toni Bush Neal  
 Tony DeFrancesco  
 Mathew Millen  
 Jerry Orlemann

<p>Attendance, Call to Order, Pledge of Allegiance</p>	<p>Lt GEN (R) John D. Hopper Jr., Chair; Mr. Eugene Skinner Jr. Designated Federal Officer (DFO)</p> <p>DFO Skinner welcomed everyone to the meeting.</p> <ul style="list-style-type: none"> <li>• Mr. Szeto is the alternate DFO.</li> <li>• Due to COVID precautions put in place we are implementing a hybrid approach for this meeting. The Board will meet in person in the multi-purpose room the public members will access the meeting via WebEx viewing and for the public comment’s session. GLA staff have also set up an alternate location within the facility for members of the public to participate via WebEx. The meeting link and phone numbers are provided.</li> <li>• Public comments will occur on June 22, 2022, from 11:15 AM to 12:15 PM.</li> <li>• There are currently 12 individuals selected and in the interest of time, speakers will be held to a 5-minute time limit.</li> <li>• If your name was not selected or you did not register by public comment and would like to do so we ask you to submit your public comments via email to <a href="mailto:VEOFACA@va.gov">VEOFACA@va.gov</a> for inclusion in the official meeting record.</li> <li>• Later in the day the meeting with be closed, this was announced in the Federal Register-notice of the meeting. However, GLA has made arrangements for a Facebook live stream link of the WLA campus tour open for the public.</li> <li>• The tour will be for board members and leadership to see what things have transpired on campus over the past 2-years.</li> <li>• When the VCOEB meeting opens for the public comments, there will be a couple of options to participate:             <ul style="list-style-type: none"> <li>○ If they are logged in to WebEx from a remote site, they will be allowed to open their audio to provide their public comment via WebEx.</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>○ Individuals who have registered for public comment will be allowed to present their public comment in-person, (building 500, room 1281) for their allotted amount of time.</li> <li>○ There is a select location at the CTRS dining hall where public comments can be provided as well via WebEx.</li> </ul> <ul style="list-style-type: none"> <li>● The list of 12 individuals that registered for public comments was shown, there were also 4 alternates identified in the event a registered individual does not use their time we can then allow an alternate to provide their public comment.</li> </ul> <p><b>Rules of engagement:</b></p> <ul style="list-style-type: none"> <li>● To the greatest extent possible please hold all questions until the presentations are complete.</li> <li>● The Chair will ask for questions and/or comments throughout the meeting.</li> <li>● Turn your name card vertical to signify to the Chair your desire to provide comment or ask a question.</li> <li>● Allow DFO/VCOEB Chair to yield the floor to you prior to speaking.</li> <li>● These sessions are being recorded and we have those who will be taking notes and documenting action items so please identify yourself prior to speaking.</li> <li>● Allow the DFO support team to provide a microphone to you prior to speaking (we have a WebEx link to the alternate facility).</li> </ul> <p>DFO turned meeting over to Lt GEN (Ret.) Hopper.</p> <p><b>Lt GEN (Ret.) Hopper welcomed committee members.</b></p> <p>Pledge of allegiance.</p> <ul style="list-style-type: none"> <li>● Reiterated the COVID precautions during meeting (e.g., hybrid meeting).</li> <li>● Facebook livestream during tour.</li> <li>● Thanked those that worked to make this meeting a reality.</li> <li>● First part of the meeting will be opened and then closed for administration.</li> <li>● Necessary training for Board Members – must complete in order to vote.</li> </ul>
<p>Advisory Committee Management Office, Committee Training</p>	<p>Mr. Jeffrey Moragne, Director VA Advisory Committee Management Office</p> <p>The Federal Advisory Committee Act was enacted in 1972 to ensure that advice by the various advisory committees formed over the years is objective and accessible to the public. The Act formalized a process for establishing, operating, overseeing, and terminating these advisory bodies and created the Committee Management Secretariat to monitor compliance with the Act.</p> <p><b>Federal Advisory Committee Act 101</b>  Required training for committee members.  Those members that are missing will get training at a later date.</p>

**What is the federal Advisory Committee Act (FACA)?**

The Federal Advisory Committee Act is a federal statute that governs the establishment, termination, and management of Federal Advisory Committees (FAC). Enacted to promote openness and transparency and accountability to regulate the number and duration of FACs.

Transparency and accountability are a very important part of FACA training, FACA applied anytime you meet, must have a signed charter every other year. Must have a DFO present during a committee or subcommittee meeting.

**When does FACA apply?**

FACA applies to all groups with at least one non-federal employee established or utilized by an agency to obtain advice or recommendations, unless an exception applies.

**What are Federal Advisory Committee requirements?**

- Signed/filed Charter,
- a Designated Federal Officer (DFO) assigned,
- public meetings with agenda announced in Federal Register 15 days in advance of the meeting and an opportunity for public to submit written comments,
- balanced membership,
- records maintained and available for public inspection.

Balanced membership in terms of skill sets, experience, and demographics. The committee must reflect its constituency-the Veteran constituency.

Records are kept, presentations are kept, and these are available to the public. Committees must be responsive to any request for information from the public.

**What constitutes a Federal Advisory Committee (FAC) meeting?**

- A published Federal Register Notice of Meeting:
  - Open, Closed or Partially Closed
- A Designated Federal Officer (DFO).
- A FACA Committee that:
  - Meets in-person, virtual or through tele- and videoconference.
  - Provides advice or recommendations.
- A quorum unless otherwise established in the Committee's charter or legislation.
  - Majority (more than one half) of the committee's authorized membership including ex-officio members (i.e., 50% plus one).
- An approved agenda.

**What constitutes a "closed" meeting?**

FAC meetings may be closed in whole or in part under limited circumstances, such as when discussion of trade secrets, personal information, and criminal matters.

Per FACA, there are three common exemptions to "close" a meeting:

- Discussion of classified information.
- Reviews of proprietary data submitted in support of Federal grant applications (i.e., research committee).

- Deliberations involving considerations of personal privacy (i.e., Veterans' PII, VA Medical Center tours, etc.).

How do you close a meeting? For the portion of the meeting to be closed it must be petitioned from the Chair concurring with the Board members, what they wanted to do, what they wanted to see and the purpose of that a petition had to be made to the DFO. The DFO would then send the petition to the Director VA Advisory Committee Management Office who would then confirm with the Office of General Counsel, showing them the reasons why the meeting was closed. And then you must inform the public when and why the portion of the meeting will be closed, this is part of the transparency.

**May FACs ever meet privately?**

According to the FACA final rule, FACs can conduct two types of work without a public meeting. Can meet privately – Prep work or administrative work.

**1) Preparatory work.**

- a) Two or more committee or subcommittee members gather to solely collect information, conduct research, analyze relevant issues, facts in preparation for a FAC meeting or to draft papers for deliberation by FAC; and
- b) Since this isn't a FAC meeting, a submission to the Federal Register is not required.

**2) Administrative work.**

- a) Two or more Committee members gather to discuss administrative matters of the FAC.

**What are "Administrative" Calls?**

During an administrative call, the Committee members are allowed to discuss the following:

- ✓ Conduct FACA 101 training session.
- ✓ Conduct Ethics Training session.
  - VA OGC Ethics Training for Special Government Employees (<https://www.va.gov/OGC/docs/SGE/10.html>)
- ✓ Provide/Obtain the SGE Self-Certification Statements from members.
- ✓ Review, discuss, complete Financial Disclosures from 450s, if applicable.
- ✓ Vendorize Committee member in VA systems, if needed.
- ✓ Discuss research (i.e., what to include on the agenda, SMEs, topics).
- ✓ Finalize meeting agenda.
- ✓ Finalize meeting logistics (i.e., date, location, number of days).

When meeting privately – do not talk about reports or recommendations, this is a FACA violation.

**Can Committee members testify/speak on Federal Advisory Committee matters?**

- You can do this as a private citizen.
- You cannot express the opinion of the board; you are not a spokesperson for the board.
- If facts show that you did speak on behalf of the board, you will be dismissed from the board.

**Permissible**

- If asked to testify, you may speak about FAC matters only in your personal capacity.
- Your testimony should clarify that you are providing your personal opinion and are not speaking on behalf of VA or FAC.
- As a courtesy, inform the FAC's DFO if you are going to testify

**Misconduct**

- Federal Advisory Committee members do not have authority to testify on behalf of the Committee and do not speak for the VA.
- Since you are acting in your personal capacity if you testify or speak, VA cannot reimburse you for expenses or pay a stipend.

If in doubt talk with the DFO, VA Advisory Committee Management Office, and Office of General Counsel.

**VA Federal Advisory Committee Best Practices** - Bringing management efficiencies to the board.

Master the calendar – what are the best times for the board to meet in order to have a quorum (ideally plan out 18 months).

Know your role – annually read the charter and the VA committee members handbook (ethics, other committees in VA, term limits, etc.). Two-year term limits, if going to another committee you can serve only one year on a second committee once you leave your current committee role.

Subcommittees – formally established these groups do the “heavy lifting” on research and assist with drafting recommendations.

Meeting Mechanics – dedicate meeting time to discuss individual presentations and how they connect to the Committee's advice/recommendations.

Cross Committee Collaboration – reach out and engage with other FACs.

SMART template – use the template to achieve better results, (i.e., how to write a recommendation).

VA Library Services – use this service for data and information searches.

Subject Matter Experts – recommend stakeholders for the Committee to engage.

Annual Field visits – do field visits and Capitol Hill meetings to better understand Veterans, caregivers, survivors, stakeholders, and the VA employee's challenges.

Mr. Moragne wanted to make a footnote that this committee needs to go to Washington DC at least once every other year to meet with people in central office.

FACA and Ethics questions reach out to your Designated Federal Officers for guidance.

Questions:

Mr. Allman question/comment: on slide two it notes the quorum and exoficio members which are non-voting members are part of that group. Is that true?

Mr. Moragne response: They are committee members. As long as you have the appropriate number of committee members, voting and non-voting members, to make up a quorum.

	<p>Mr. Allman question/comment: asked about committee members term limits and that there are a couple of members that are on waivers. Could you discuss that?</p> <p>Mr. Moragne response: The Director of the Veterans Experience Office, my office and members of the Chief of Staff figure out what the best mix of skill sets, experience, demographics would be and make the recommendation to the Secretary, who makes the final decision, but moving forward we try to stagger those departures from the committee so it will occur over time. From time to time the Secretary will extend term limits in order to have a solid foundation of leadership, skill sets, experience, and demographics on the committee.</p> <p>Mr. Begland question/comment: He concurred with the suggestion of travel to Washington DC. Does the VA have any newly created Federal Advisory Committees?</p> <p>Mr. Moragne response: The VA has 26 Federal Advisory Committees, 17 of which are for statutory this committee is one of those 17. One of those statutory committees is completed submissions and administratively inactive for 11 years. There are currently 9 discretionary meetings. Whether your statutory or discretionary, you are empowered to be a Federal Advisory Committee with a charter, mission, etc. The Secretary and senior leadership take your advice seriously because you are filling a gap in terms of skill sets, experience, it's an outside perspective into the way we do business, and it is very much valued.</p> <p>Mr. Begland question/comment: Is the two-year term across all FACA committees?</p> <p>Mr. Moragne response: Different committees will have different term limits. Some will have 2 years, scientific research has 4-year terms. Your term limits are 2 years and that is set in your charter.</p> <p>Mr. Begland question/comment: This committee has a long-term effort.</p> <p>Mr. Moragne response: It is required that FAC does have term limits, they want to refresh inputs and ideas. They are very diligent about giving individual waivers for high performers and for unique skill sets. From time-to-time high level VA officials visit, today the Chief of Staff is with us and is here to learn and understand the committee's insight.</p>
<p>Technical issues addressed and Public Comments rules of engagement reiterated</p>	<p>Mr. Skinner informed the group that with this hybrid approach the feedback from the satellite location is that they are having difficulty hearing so another microphone will be put in place and asked the speakers to be very deliberate when speaking into the microphone and to identify themselves.</p> <p>The slide with the WebEx information, (meeting link, number, join by phone information), was shown again for those individuals that may have missed it as well as the lineup for the public comment.</p> <p>He reiterated the information regarding the public comments:</p> <ul style="list-style-type: none"> <li>• Each speaker will be allocated 5 minutes.</li> <li>• In the event that someone does not use all their time we can use the balance of their time to invite perhaps one, two or maybe three other individuals.</li> <li>• Individuals are invited tomorrow to give their public opinions in-person.</li> </ul>

	<ul style="list-style-type: none"> <li>Individuals will be invited into the room to provide their public comment and then they will depart, and the next individual will be brought in for their public comment.</li> </ul>
Break	10-minute break (Technical crew conducting sound checks for satellite location)
Administration	<p>Mr. Skinner informed board members that they would need to complete a Temporary Access Agreement and Release of Claim sheets, if they had not done so electronically, and that they would be collected by Ms. Elder.</p> <p>Mr. Skinner turned the meeting over to Lt GEN (R) John D. Hopper.</p>
Opening Remarks Committee Chair	<p>Lt GEN (R) John D. Hopper Jr., Chair</p> <p>Acknowledged and remember a previous board members passing. A member of the founding family of this legacy, the Soldiers Home. Christine is here now to continue with her family's legacy.</p> <p>Guests from the VA staff Reps from the OGC, Office of Legislative Counsel OAEM.</p> <p>Grateful for the efforts of the Secretary and staff. We are making significant steps in our overall goal of housing the Veterans.</p> <p>Our Charter we are dedicated to helping the Secretary in this endeavor, we continue to make progress albeit it seems agonizingly slow, it is moving forward.</p> <p>There will be several presentations/recommendations discussed during the second day.</p> <p>We are grateful to the members of the public. As we continue to move forward, we anticipate the work to accelerate to do that it will require a concentrated effort.</p> <p>Things that this committee can do to help the Secretary, offering sensible recommendations to make things move faster and make them better.</p> <p>The tour this afternoon will be the first time most of the board members, that do not live here, will see the progress. For those that live here and have toured the site we appreciate them keeping their fingers on the pulse of this project.</p> <p>Tomorrow we anticipate a crowded agenda and areas that will require considerable engagement.</p> <p>Introduced Dr. Harris and Mr. Boerstler.</p>
Introduction VA GLA Leadership	<p>Mr. Boerstler: Introduce the VA Chief of Staff Tanya Bradsher a retired Army officer, she served as an executive at the Department of Homeland Security, served on the National Security Council, the White House but she has been an incredible leader for our department.</p> <p>Chief Bradsher: Thanked the board for allowing her to participate. This is a great opportunity for her to listen and hope that with the tour she can see what progress has been made particularly 205 and 209. She is hopeful, they can start to see ribbon cutting ceremonies, and focusing on the remaining project.</p> <p>Unfortunately, L.A. leads in the number of homeless Veterans and where they lead and what they learn will be transferred across the nation.</p> <p>Secretary McDonough has been supportive and is forward thinking so once you set a goal he will then ask "Okay, now what's the next one" he is someone who drives forward. That is exactly what he did when he set the goal to house 500 Veterans experiencing homelessness in West L.A. last year. And he has set a national goal of housing 38,000 homeless Veterans by the end of 2022. When dealing with the</p>

numbers in the middle of COVID-19 and now Omicron there have been some setbacks, the month of January was very challenging across the nation and is not where we want to be. But that does not mean the number will change, it means that we're going to have to get more creative by working with HUD and work with our partners nationwide to achieve our goals.

Mr. Boerstler: Secretary McDonough has asked Chief Bradsher to oversee all these goals nationally and how critically important Los Angeles is and why Dr. Keith Harris will be speaking as the expert.

With the pandemic they have not met in-person for roughly 2 years, so he thanked the team that made this all happen and made everything happen throughout the pandemic, General Hopper as the Chair, Mr. Mangano as the Vice Chair, the incredible staff with Eugene Skinner as the lead, Chi Szeto, Toni Bush Neal, and Janet Elder.

Chief Bradsher: Tomorrow the Secretary will be having a press conference and the opening of the press conference will be an update on where we are in Veteran homelessness across the nation. He'll be joined by Monica Diaz at the podium, so we are not just highlighting it when we get asked, we are actually pushing the information out. And so, for tomorrow, we'll have an update from where we are in our national goals as well and will continue to keep everyone updated.

Mr. Boerstler: Introduced Dr. Harris and explained how he will help to oversee a lot of the implementation of the master plan and how we move toward those national goals.

LT GEN (R) Hopper asked if there were questions.

Dr. Bamberger question/comment: Board members wanted to see change; Congress has done their job in getting us a sufficient number of vouchers but we're not doing what we need to do to get those vouchers to the people that need them. Also, the demographics of Veterans has changed dramatically with Veterans getting older and sicker. How are you trying to break through some of these administrative barriers? How to get Congress to deliver on actions for the Veterans living on the streets in Los Angeles? How can we find a way to use the data that we have, so that the housing that is going to be built on this parcel is going to reflect the needs of the Veterans that we have today?

Chief Bradsher response: Vouchers are a nationwide issue. Some of the challenges:

- Finding landlords who are comfortable renting,
- the market price.

Los Angeles does have vouchers but that is not the case across the country there are some areas with utilization and having to get more vouchers. There needs to be a partnership with the community because we will not be able to do this by ourselves. We will need to rely on the community as well as help from this committee to get this done.

There is a hiring challenge across VA.

- They are doing the PACT Act which is meant to bolster the VA's workforce.
- They will get 20 additional presumptives and the way that impacts here is that they have six workforce changes that would be made permanent with the PACT Act, a couple are:
  - direct hiring authority
  - dual compensation

These are a few things that help increase the number of personnel not just the number in the hospitals but also the number across the board in VA.

Additional things they are working on addressing:

- Contract that will help with HUD-VASH,
- caring for older Veterans nationally,
- the increase in women Veterans' homelessness.

Unfortunately, the economy has had a tremendous impact and they will continue to collect data and adjusting as they need to.

With the PACT Act the VA is anticipating that an additional 3.5 million Veterans will be eligible for care within the system.

Good News

We'll be able to provide more care to more people.

Challenges

Getting them processed in

Getting through the backlog

Getting them into the medical system

If they do have some homeless Veterans that are dual, that are able to get some of the burn pit, toxic exposure presumptives that are out there that will also increase the healthcare that they are eligible for these hit the Vietnam and 911 generations, along with hypertension which is added to the list.

Dr. Bamberger question/comment: What is different in Los Angeles than Houston, Charlotte, Troy, Fort Lauderdale where the number of homeless Veterans decreased by 25% of what they were prior to COVID? The data for Los Angeles probably is not out yet but you're not going to see as much of a big change. What's different? What are you doing? What's the Secretary doing to get Los Angeles like these other communities that have almost ended homelessness? What's next for Veterans, which is something else? We have to do this; it is a national embarrassment. We have the resources, knowledge, ability, we have examples all over the country. What do you see is different here? And how can you help?

Chief Bradsher response: This is why we hired Dr. Harris pulling him out of the homeless program office to help resolve that and help us figure it out along with the team here at GLA. She did not have an answer but they are putting as many resources as possible so they can get to an answer.

Mr. VanDiver question/comment: There are challenges here in California with our building and many are due to the state laws, and I do think we need to engage the community. Are there working groups or interagency groups working with other agencies like HUD, HSS and other groups where there are opportunities for us to engage and perhaps bring some of our state and local teams along to try to build out a solution that would work? Property value in California has increased tremendously over the past few years making it difficult for the disadvantaged to live here.

Chief Bradsher response: Regarding the view of the future communication from this board very important, Jeff had come to L.A. to see the program, he is doing this nationwide. Kim Mitchell who previously worked on San Diego homelessness is now our lead for VSOs and they are also looking at bringing in other experts.

Mr. Mangano question/comment: Expressed his appreciation regarding advancements that have been made since they first met and the commitment from the Secretary. On the issue of the vouchers and working with landlords, which is difficult work. The Governor has created a Home Key Program:

- They are in the process of announcing another 13000 units specifically targeted for homeless people.

- The Governor and his staff have indicated they want to work with the VA and HUD to utilize under-utilized HUD-VASH vouchers in the Home Key Program.
- There will not be a negotiation with the landlord because it had already been done.
- The units are specifically targeted, and they have a preference for Veterans
- Next year there will be another 14000 units available in California.
- They would be eager to work with local communities. They would be willing to work with HUD and VA.
- What is needed now is housing affordable to homeless Veterans, this would increase the number of actual units that Veterans could occupy.
- The marrying of underutilized HUD-VASH vouchers and what the Governor has announced would help fulfill the promises made in the communication from the VA Secretary and Secretary Fudge.

An announcement regarding the advancements made would be beneficial.

Chief Bradsher response: She hopes to make movement without having to make an official announcement as the Secretary is constantly traveling which makes this difficult. She is tracking the announcement from the Governor and trying to figure out those pieces and parts. She worries that trying to get two members of the Cabinet here at the same time would be difficult and does not want that to hold up their ability to go forward.

Mr. Rosenfield question/comment: This property is perhaps one of the most visible properties and progress has been made to define the purpose of the property after the lawsuit a few years ago.

- A master plan has been developed and continues to evolve.
- Selection of one of the best principal developer teams.
- Involvement of people from the local community.
- Progress on housing.

Mr. Allman question/comment: The last VCOEB meeting we learned the VA obligated \$20 million to upgrade the water infrastructure on campus which was one of the biggest breakthroughs for housing. This campus suffered from a lack of utilities and without that investment there would be no housing.

He thanked the COS, the Secretary and leadership for making that come online this year.

Change to the final master plan 2022, there has been a huge focus on housing.

- We also need to look at how do we improve workforce development? So, then Veterans can afford to live in areas like Los Angeles.
- Conceptual area B addresses this, so while we are looking at housing, we also need to look at ways to prevent homelessness.

Ms. Stanley question/comment: There is a VA in Georgia that has been able to use the HUDVASH for Assisted Living facilities. Is it possible to get more information on that and try to bring that model here?

Mr. Boerstler response: Explained that would be one of the recommendations that this committee could make to the Secretary as it is critically important to look at key advances. However, there is nothing stopping us from pursuing it now – the local team to develop it and the national office has an arrangement with Geriatrics and Extended Care (GEC) program to promote these models. There is also an opportunity for each VISN to assign a new staff person that would be Network-wide that would also help develop these types of pilot efforts with geriatric Veterans in HUD-VASH the pathway is open to that already.

Dr. Bamberger question/comment: It is not one of our recommendations, residential care facilities Dr. Braverman is working on the report.

Lt Gen (R) Hopper: Asked if there were any other questions. Hearing none. He turned the meeting over to Dr. Harris.

Dr. Harris: Acknowledged that this is our first meeting since master plan 2022 was signed and that it may not be perfect efforts of this nature rarely are, but they appreciate the board's input on it and the public comments. Whereas the first draft of the master plan was aspirational in nature, master plan 2022 is more operational. Details of the plan will be discussed over the next two days and shared some items with the group that he felt were reasons for optimism:

On the Land side:

- Some success in fundraising part of the principal developer.
- Additional statutory flexibility coming in the PACT Act that will impact the EUL.

On the services side: There are thousands of unused HUD-VASH vouchers in L.A. and as many homeless Veterans. There are many efforts underway to fix that.

- Building out the ability to provide housing search navigation support for Veteran voucher holders seeking housing.
- The housing search contract has four different agencies that will be pulled to perform that specific activity.
- Part of the HUD-VASH team has been reassigned to perform housing search as part of the intake process for voucher holders.
- Medical Centers are looking into DEMS, which is an emergency response ability to send staff quickly. Bringing an army of people to help Veterans seeking housing.
  - Targeted burst of effort to perform some very specific tasks such as driving Veterans to look at units.
  - Landlord engagement and relationship efforts built into that housing search.
  - Getting landlords to dedicate units for Veterans.

There should be optimism that we will see an increase in the number of voucher holders moving into housing.

- Targeted effort on project-based units which are dedicated units where Veterans are not competing with anyone else for those.
- They have seen the vacancy rate go down in project-based units meaning the occupancy rate has gone up.
- Location specific housing data – the principal developer team is looking into that with building 207, as this will be targeted for aging Veterans which is the single, largest sub-population they need to focus on. Over half of the Veterans in the HUD-VASH program are ages 55 and older.
- They need to be cautious when setting the criteria for carving out units for sub-populations so they do not overshoot and end up with people out in the street because they can't get in because they do not meet specific criteria.
- Working with LAHSA on data sharing. The team is building out a public facing dashboard which will bring visibility to the needs and resources available then we can target exactly the services needed to meet that sub-populations needs.
- Learning from other communities. Los Angeles is a unique place:
  - The number of homeless,
  - cost of living,
  - competition with other subsidies,
  - struggle with getting the emergency housing vouchers.

There are lessons learned that can be applied:

- GLA medical center has spoken with staff in Washington D.C., Detroit, Boston, Houston about their success.

- There is a great interest in adopting what has worked elsewhere that can be applied here.

Tomorrow's presentation:

- Team started working during the housing surge last fall.
- Conducted a 3-week deep dive assessment of the local program services for homeless Veterans.
- Targeted recommendations for deep transformative systems level improvement:
  - Development of a Veteran specific coordinated entry system. The current system is incredibly fragmented where it really depends on the point you touch as to what happens to you, what programming and support you have access to.
- The team has started meetings with VA staff and a large collection of community staff.
- Shared vision of what a system could look like and how that could ultimately meet the needs of Veterans much better than we do now.
- It is not an easy or quick process but when it is done it will have a real impact.
- They process mapped all the steps to get the HUD-VASH voucher and moving into housing and identified several bottlenecks. Eliminated those bottlenecks, moved things to where they were happening simultaneously instead of sequentially and they saw much more happening regarding move ins to permanent housing over the last two months.
- It demonstrates that we can identify problems, fix those problems, and see positive results.

Lt GEN (R) Hopper: Asked if there were any questions.

Dr. Bamberger question/comment: What works in Charlotte, Houston, Washington D.C., and Detroit has really been the curve around homeless Veterans, it's leadership. While this is a great step it takes leadership from the Secretary's office and while you follow the data it is like this constant scene to sit down on Monday morning and say how much headway has been made around homeless Veterans in Los Angeles this week, how do we know? Who are we following? How many people fell out of housing? Follow the data with credible precision and tenacity. And having a leader who says they don't want to be herded, we're working in the same direction, but I have not seen it yet.

Chief Bradsher response: She has an update every 2 weeks with the entire homeless program office. They do pull the data and track it; she has been to LA more than any other place. They are doing everything they can, she asked that Dr. Bamberger to hang on because she thinks that in the next 6 months, they'll be able to see all the work that has been going on behind the scenes.

She mentioned that when she first came out to LA the issue was water – water pressure. It's not quick, it's below the surface but "if you don't build the foundation, you can't get to the house." And they are still building the foundation. They will continue to move forward, keep updating, looking at the data and moving it as best they can.

Dr. Bamberger question/comment: Thank Chief Bradsher. He noted the opportunity to bring in the other parts of the homeless delivery system which he did not think that the VA had successfully reached out to. We are not leveraging that opportunity. Addressing homelessness is one of the governor's top issues a new mayor will be here in the next few months but how much work is the VA doing to reach out to both candidates to get ahead of the curve to try to work towards the Veterans homelessness issue.

Chief Bradsher response: We did have Representative Bass with us on a tour so she could see everything. We will continue to utilize our partnerships and keep going forward with it.

Dr. Bamberger question/comment: Just to give an example of leveraging partnerships Julia Hann in Hoboken is doing amazing things to end homelessness for Veterans and families because she brings all these people together.

He also mentioned that the housing being built on these parcels are representative of the data, but he has not seen the gap in the data and the type of housing that is being built. The housing that is being built seem to be lacking:

- There does not seem to be a room for a nurse.
- Specific sizes of the PT area for elderly people.
- A memory unit for people with dementia.

He claims this is not reflective of the data and what is happening with elderly Veterans. So, we know what the data is, but it is not translating into what the developers are developing. This is a critical gap that should be addressed now before the foundation is poured

Mr. Zenner question/comment: Spent seven months as a GP here and did case management on skid row for two years after returning from Iraq. He wanted to reassure the group that there is a lot of hope, his regular job duties he supervises 70 peers across L.A. County specifically around access. There has been great momentum, still work to be done with the access but he has seen a difference in the last couple of years. The leadership team here has been responsive, making connections with the community and leveraging the community as a feedback loop so the decision making is based on what is happening on the ground vs. someone sitting on the six or tenth floor making the decisions. It's really starting to create a foundation for strong leadership to come, bring in the players, and make this what it needs to be.

Mr. Allman question/comment: Addressed Dr. Harris.

- Anticipate 180 units to be online by the end of this year.
- Is it clear how Veterans will be placed in these units? A plan of placement has not been sufficiently discussed publicly.
  - Are placements going through an entry system?
  - Is the VA placing the Veterans?
- Tenant based vouchers is very different.
- Project based vouchers in the community is very different.

Dr. Harris response: He has not been part of the conversations but there is still deliberation on this:

- How to staff this?
- The team is in the process of developing a coordinated entry system.
- Refining the HUD-VASH processes specifically in terms of how many dismissed compared to the total of referrals.

A final plan has not been developed yet.

Mr. Allman question/comment: When you are dealing with other project-based development in the community not necessarily on VA property, to what extent is the VA involved in the placement for that Veterans? His understanding is that the VA is not as involved other than the approval for the HUD-VASH voucher but beyond that it is really a relationship between the Veteran and the project-based housing.

Dr. Harris response: That is what is being updated now VA is taking a much more active role in that and for the past couple of months he has seen the occupancy rates

	<p>going up. You need to have the case manager and housing navigator to be a part of that.</p> <p>Mr. Perley question/comment: He has been receiving his care here since December 2020 and wanted to say he has received excellent care and wanted to express that to the group.</p> <p>Mr. Boerstler comment: Put a plug in as the Veterans Experience Officer, "Take your surveys."</p> <p>Chief Bradsher comment: As they look at the PACT Act, she wanted the group to pay attention to those presumptives when they come out. The President should be signing it this week, there are 20 new presumptives and she encouraged Veterans to come out and get the benefits that they have already earned.</p> <p>No other questions.</p>
<p>Remarks Special Advisor</p>	<p>Mr. Mangano introduced Dr. Harris National Director of Clinical Operations in the Homeless Program Office for the Department of Veterans Affairs.</p> <p>He appreciated Dr. Harris being on board and that having him on board was the manifestation of one of the recommendations the board had previously made. They have a lot riding on the good work that Dr. Harris is doing, and they are appreciative of hearing about the advancements he had discussed earlier.</p> <p>Mr. Mangano question/comment: Is there data on recidivism? Homeless Veterans placed in housing then dropped out of that housing. In his experience traveling around the country, especially in large cities, the percentage of recidivism compromises some of the advancements that were made at the front end. We place a lot of people in, but a lot of people are falling out and they're replaced and "round and round it goes", it takes a lot of energy, and it demoralizes people.</p> <ul style="list-style-type: none"> <li>• Do you have data on recidivism in Los Angeles?</li> <li>• Is the consulting group looking at that and searching out what might be best practices?</li> <li>• What are the recidivism rates in large cities where community organizations are providing support services vs. the VA itself providing the services?</li> </ul> <p>Dr. Harris response: He believes the National Center on Homelessness among Veterans is planning the study, comparing contractors would be a step in HUD-VASH and outcomes between move out/recidivism as there is not a great deal of data on that and it is not as clean cut as some people may believe.</p> <p>Mr. Mangano question/comment: Years ago, at the Center they did do some studies and the results were that local NGO were better able to connect people with social capital in the community than VA people. While VA people had the best intentions, they did not have that connectivity into the community. It is not just a question of How many? but also a question of the ability to connect and create social capital.</p>

Dr. Harris response: Agreed, that makes sense. They have contractors that have been in their communities for decades and have the connections that VA staff may not. It is something that has been promoted in contracting with HUD-VASH for years. The medical center is in conversation with the local housing authorities to investigate recidivism, move outs and reasons for them, which was one of the recommendations from the board. He has seen data on move outs, recidivism which he clarified means returning to homelessness, and this level of granularity they do not have. There are months where there are as many move outs in HUD-VASH housing as there are move ins. So, there is a limiting factor in voucher utilization. Some of them are Veterans coming out of HUD-VASH, some are exercising their freedom to move and those are not recidivism. What they want to do is to drill down into the negative outcomes.

Resources are being put towards:

- Housing navigation – will free up HUD-VASH staff to provide more intensive case management.
- Team providers are focusing on the types of support dependency when they are in housing.

This is not unique to L.A., it is nationally.

Mr. Mangano question/comment: What is the data? What percentage of Veterans in housing recidivate? Loose their housing.

Dr. Harris response: That is what the Center is in the process of tracking.

Mr. Mangano question/comment: Given the years we have place on this, Veterans in housing, that no one has collected data on recidivism?

Dr. Harris response: Did not say no one is collecting this data he is just giving visibility into what they have, and the VA system does not have that data point – move out data collected by the housing authority. He is working with the housing authorities to get a read on this as it is something they need better visibility into.

Mr. Mangano question/comment: Whatever that data point is, it is unacceptable. In terms of Veterans being placed in housing, receiving the services, and then losing their housing and falling back into homelessness we would all have to agree that is not fine, but it is prevalent in large communities. As part of the portfolio of these consulting groups is that part of their mandate to look at recidivism levels and make recommendations?

Dr. Harris response: Strengthening case management support for Veterans in housing is part of the plan.

Mr. Mangano question/comment: He appreciated what Dr. Harris brings to this work as he has seen it across the country and the state of California. He did think it would be counterproductive to the Secretary if he was not to be aware of recidivism as it may undermine some of the efforts that are going on. If they are not supporting Veterans in their housing, then the question is: what is the constellation of the services of support that make it more likely to have successful outcomes?

Mr. Boylan question/comment: Important to remember what our Charter is, my understanding is about the reuse of land and following the master plan of the GLA area. We have been happy with the work that is being done on the West LA campus. There is no road map this has never been done before. Talking about homelessness, HUDVASH, etc., is going down rabbit hole. What is the system going to look like to get Veterans in homes? Housing first policies, what is happening on the campus is incredible and the progress that has been made is exciting. Los Angeles is unique in many ways particularly when you start talking about HUD-VASH, that is an entirely different conversation. Some of these challenges on the state level there is substantial efforts taking place. As a group it is important for us to focus on the actual efforts taking place on this campus and some of the infrastructure of the surrounding L.A. area that would affect the ability to get folks in these units effectively. It is important to remember this campus is larger than a homeless issue, this campus is part of a larger purpose. Representative of a place in L.A. for all Vets.

Dr. Braverman comments: Thanked all for coming to see what has been happening over the past few years.

He spoke about the challenges due to COVID and that there is a resurgence.

- They have 8 inpatients, 2 in the ICU.
- Three Veterans passed away during the summer surge all were unvaccinated.
- Small outbreaks in psychiatry and the domiciliary
- In March 2020, they set up a segregated COVID recovery unit in a nursing home location.
- Set up COVID psych units so they could continue to provide behavioral health care to psychiatric patients who had tested positive.
- Challenges continue where people come in undetected, sometimes they have the disease and don't test positive initially.
- Decision to make this meeting a hybrid event was based on limiting the number of people in the room as a precaution.
- Alternate satellite site was set up to accommodate people in the community who may not have had access to WebEx.
- They will also be doing a live stream of the site tour for the public to view.
- To be mindful of the number of people in the room, individuals that registered for public comments are invited to present in-person and will be escorted in the room and remain for the duration of their comment period then escorted out.
- Over the past two years a 25-bed mobile hospital had gone up and tents were set up for testing and vaccinations had also gone up and come down. Testing and vaccinations have now been incorporated into the clinics.
- Initially the hospital almost closed and everything was virtual. Now the healthcare system has about 30 virtual appointments.
- Four months ago, they opened their Tele Critical Care Units.
- The 2022 Master Plan was signed.
- They also have committed more than \$75 million in 2021 and 2022 to get the master plan back on track regarding housing.

- They are trying to expedite the renovation/building of these permanent supportive housing units; however, the infrastructure requirements were significant.
- Mr. Fisher, Network Director, was instrumental in compartmentalizing the funding to help with the master plan so funds did not come out of their health care budget.
- They are working on assisted living and the VA voucher program and how they can do that here.
  - Being able to breakdown the difference between what rent vs. services would cost.
  - Vouchers would cover the rent piece, services would be the responsibility of the individual Veteran, as of now.
  - Single occupancy vs. shared rooms.
  - They are identifying locations within their area that would be within an affordable range and then set up lease agreements.

Dr. Bamberger question/comment: Suggestion, the state has a Medicaid waiver of the home community-based waiver which provides a day rate for people who qualify for Medicaid/Medical for services in supportive housing or assisted living facilities. This should be explored. The VA tries to not tap into Medicaid funds for Veterans, but it is not forbidden. In this particular area raiding the state Medicaid service funding with what the VA can offer plus, the HUD-VASH voucher would get you to that level to be able to serve the medically frail elderly Veterans in assisted living. He did not think they would get to that level unless they bring in all these different graded services. Most homeless Veterans are very low income and will never be able to afford assisted living in Los Angeles.

He also mentioned that he has heard staff say that “housing is not what the VA does”, he would like to hear over the next year “we believe that we provide housing as a healthcare treatment.”

Lt GEN (R) Hopper: Asked members to introduce themselves with a short biography.

Christine Barrie: Represent the family that deeded the land and the 1887 fund.

Larry Vazquez: Navy Veteran, Director Military and Veterans Affairs.

Kristine Stanley: Airforce retiree, in L.A working on pain points for Veterans experiencing homelessness.

Jim Zenner: L.A. County Department of Health, Army Veteran.

Jennifer Marshall: Navy Veteran, tries to use her platform to advocate for Veterans issues.

Josh Bamberger: Family physician, worked for the VA in San Francisco, is a professor of family medicine at UCSF and worked with Obama at the end of his first term on the Council on Homelessness.

John Hopper: Chair of the committee, this project has been a labor of love while he has not experienced homelessness it is a threat to many.

Phillip Mangano: Vice Chair of the committee, much of his work is in Southern California much of his work is on scaling the units we need for all profiles of Veterans.

Rob Begland: Real Estate lawyer in Los Angeles, Army Veteran, having a father who was a disabled Veteran these issues are very dear to him.

	<p>Anthony Allman: Army Veteran, returned to L.A in 2003 and has been a part of the Veterans community since then specifically working on the redevelopment of this campus since 2015.</p> <p>Dan Rosenfield: Local real estate developer and investor, expertise in land use planning and development.</p> <p>Jim Perley: Vietnam Veteran, very familiar with the HUD-VASH vouchers and thinks this work is excellent.</p> <p>Shawn VanDiver: Navy Veteran, works in Orange County, San Diego helping Veterans nationally, state-wide, and locally.</p> <p>Keith Boylan: Deputy Secretary Veterans Affairs for the Veterans Services Division at the California Department of Veterans Affairs. Army Veteran, has been in the Veterans service space for about 20 years, worked with nonprofits in San Francisco. Oversees programs for the state of California, outreach, housing, mental health, etc. The governor approved \$60 million dollars for community-based resources that provide health services to build it out and make it more robust.</p> <p>Lt GEN (R) Hopper: Turned the meeting over to Mr. Skinner.</p>
WLA Campus Tour	<p>Mr. Skinner addressed the group:</p> <ul style="list-style-type: none"> <li>• Signatures needed on the liability release forms.</li> <li>• Safety gear will be issued (hard hat, safety goggles, vests, etc.).</li> <li>• Closed toe shoes must be worn.</li> <li>• Bus assignments will be provided upon return from lunch.</li> <li>• The room will be secured during the tour so people can leave their belongings.</li> <li>• For those people on WebEx the tour will be livestreamed on the GLA Facebook URL.</li> </ul>
Group Photos with Leadership	Group photo session with VA Leadership and board members.
Wrap-up	Returned from WLA Campus Tour will reconvene tomorrow June 22 <sup>nd</sup> .

**Department of Veterans Affairs**  
**17<sup>th</sup> Veterans and Community Oversight and Engagement Board (VCOEB)**  
**Federal Advisory Committee (FAC)**

**DATE: 22/06/2022**

**VCOEB Board Members Present**

Shawn VanDiver  
Larry Vasquez - online  
Jim Zenner  
LTG (R) John D. Hopper Jr. (Chair)  
Phillip Mangano (Vice Chair)  
Anthony Allman  
Dr. Joshua Bamberger  
Christine Barrie  
Robert Begland  
Keith Boylan  
Jennifer Marshall  
Heidi Marston  
Jim Perley  
Dan Rosenfield  
Kristine Stanley  
Dennis Tucker  
Hamilton Underwood

**VCOEB Board Members Absent**

Dr. Mark Wellisch  
Joseph Sapien  
Sara Serrano

**VA Employees and Staff Present**

Chihung Szeto  
Janet Elder  
Reymundo Arellano  
Darryl Darden  
Eugene Skinner Jr.  
Rika Brown  
Russell Teall  
Ramon Montenegro  
Roberto Marshall  
Toni Bush Neal  
Matt McGahran  
Lori Moore  
Kayla Heltzel  
Daniel Tsoi-A-Sue  
John Boerstler

Dr. Steve Braverman  
Chief Tanya Bradsher  
Chelsea Childress  
Jeffrey Moragne  
Pamela Westbrooks  
Dr. Keith Harris  
Kristin Grotecloss  
Jason Melten  
Marilyn Broner  
Robert Davenport  
Fiona Hwang  
Christina Mooring  
Alan Trinh  
Jeff Tenner  
Matthew Rutter  
Charlma Quarles  
Larry Reinkemeyer

**ECS Contractor Support**

Margaret Walsh  
Cyndee Costello (Voyage Advisory)

**Public Attendees**

Alfred Areyan  
Davis Echavarria  
Ryan Thompson  
Gennifer Yoshimaro  
Kyle Hoshide  
Tony DeFrancesco  
Jeb Banks  
Parisa Roshan  
Brian D'Andrea  
Steve Peck  
Jordan Pynes  
Reb Reynolds  
Francisco Juarez  
Eric Bare  
Lawrence Laughlin  
Jessica Miles  
Abe Bradshaw  
Kenisha Roberts  
Diego Garcia

**Virtual Attendees**

Scott Hathaway  
Kenitha Roberts  
Janet Turner  
Dick Southern  
Richard Valdez  
Kyle Orlemann  
Jerry Orleman  
Christy Hagen  
Jennifer Amo  
Larry Vasquez  
Catalina Villegas  
Betty Moseley Brown  
Abe Bradshaw  
Howard Hernandez  
Iljune Pham  
Lindsay Unders  
Mathew Millen  
Chanin Santini  
Cynthia Cordova  
Dustin Koonce  
Jelessa Burney  
Austin Harvill  
Mohammed Huda  
Samatha Yu  
Chelsea Black  
Lori Allgood  
Kevin Esposito  
Jose Torres  
Matthew Slater  
Deborah Carter  
Blake Coddington  
Jordan Han  
Lauren Bolanos  
Charles Mitchem  
Tess Banko  
Juan Hernandez  
Parisa Roshan  
Austin Harvill

Attendance, Call to Order	Lt GEN (R) John D. Hopper Jr., Chair; Mr. Eugene Skinner Jr. Designated Federal Officer (DFO)  DFO Skinner welcomed everyone to the meeting and reiterated the rules of engagement.
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**Rules of engagement:**

- To the greatest extent possible please hold all questions until the presentations are complete.
- The Chair will ask for questions and/or comments throughout the meeting.
- Turn your name card vertical to signify to the Chair your desire to provide comment or ask a question.
- Allow DFO/VCOEB Chair to yield the floor to you prior to speaking.
- These sessions are being recorded and we have those who will be taking notes and documenting action items so please identify yourself prior to speaking.
- Allow the DFO support team to provide a microphone to you prior to speaking (we have a WebEx link to the alternate facility).
- Public comments today will be in-person, for those that would like to provide public comments via WebEx that capability will also be available.

DFO turned meeting over to Lt GEN (Ret.) Hopper.

**Lt GEN (Ret.) Hopper welcomed committee members.**

Thanked Alan Trinh for coordinating yesterday's tour of the construction sites. Asked any of the sub-group members if they wanted to comment or if they had questions regarding the tour.

Mr. Rosenfield comment: Very impressed with the quality of the units and we should take pride in progress of the housing units. He had three suggestions:

1. Special emphasis on women Veterans and children should be made.
2. Idea of a revolving fund for the pre-development and construction to reduce cost by shortening the time and producing the financing.
3. Lessons learned/best practices regarding obtaining the permits and working with different government agencies.

Dr. Bamberger comment: He agreed with prioritizing women Veterans and children and that they need to make sure 2-bedroom units are available. They also need to be thoughtful about how they are bringing civilians in the space. There is value in intermingling the civilian and Veteran population for transitional purposes from the military to civilian life.

Overall, he was impressed with the progress seen on campus.

Ms. Marshall comment: During the tour it was discovered that there were no targeted units for women Veterans and their children. The developers explained that they have 2-bedrooms units but not designated for women Veterans and their children. She explained that this has been an issue having enough housing for female Veterans that are in the original plans and somehow disappearing. She thanked all that have been supporting this effort.

Dr. Bamberger comment: It was an exciting day. He had a few points to share:

	<ul style="list-style-type: none"> <li>• Encourage linking the CTRS to permanent housing vice going into another transitional housing. <ul style="list-style-type: none"> <li>○ CTRS stays of 90-120 days is sufficient time to get people from the tiny home to permanent housing.</li> </ul> </li> <li>• The developers don't seem to talk to each other, there are different successes and challenges that each have achieved they should be communicating best practices.</li> <li>• It seems that the developers have not been exposed to new ideas of architecture for supportive housing. <ul style="list-style-type: none"> <li>○ Two buildings in San Francisco are specifically designed to have nursing spaces on the ground floor.</li> </ul> </li> </ul> <p>It's an extraordinary opportunity for someone living on the streets for many years to live in one of these units with the arched windows and other amenities.</p> <p>Chief Bradsher comment: She was impressed with seeing the project move from water pressure to actual living units with walls, ceiling fans, etc. was a great opportunity. She agreed that there is still work to do but they are off to a good start. Something she is struggling with is that Veterans that are 100% disabled would not qualify. Most would fall below the poverty line so she does not fully understand how they would not qualify. She has already made a call to D.C to see what opportunities they have for that perhaps a different funding stream or tax credit, but we should be able to offer 100% disabled Veterans with permanent housing.</p> <p>Ms. Stanley comment: She wanted to point out that a lot of the data basis coordinated around the country and often women come to the VA for support and are turned away or there is no solution. Better engagements with those in the community that support women Veterans directly may provide a better picture of what is needed in the permanent supportive housing market.</p> <p>Mr. Begland comment/question: The progress on buildings 205,208 and 209 is remarkable and he hopes the VA finds a way to publicize this success and will it be one of those opportunities to change the perception of the campus in Los Angeles in the near future?</p> <p>Lt GEN (Ret.) Hopper: Thanked everyone for their comments. And asked Mr. McGahran to begin the Community Engagement and Reintegration Services Overview presentation.</p>
<p>Mathew McGahran, Chief, Community Engagement and Reintegration Service (CERS) VAGLAHCS</p>	<p>Mr. McGahran: Introduced himself – Chief, Community Engagement and Reintegration Services. He thanked everyone that went on the tours yesterday and thanked them for the comments particularly about Women Veterans and 100% service-connected disabled Veterans not being eligible due to their income, which is not that great.</p>

- He explained the uniqueness over the past two years due to the COVID pandemic and that in 2020 CTRS consisted of 25 tents in the parking lot and outside the campus there were about 60 tents then grew to 100 tents.
- In October of 2020, once they received the first of the tiny shelters, with the help of the community partners, they were able to pay some of those Veterans in the tent city to come onto the campus which is now 140 tiny shelters.
- During the pandemic there was a decrease in the transitional housing programs across the community.
- There were approximately 1200 available beds in their transitional housing, Grant & Per Diem, and the healthcare for homeless Veteran's housing programs.
  - During the pandemic they were about 50% full.
  - Some were closed to admissions due to outbreaks at their own sites.
  - Today, the census of those programs is still at about 50%.
- HUD-VASH utilization continues to be low.
  - They do have more vouchers this year than last year.
  - Eliminated some of the staffing challenges which has been a chronic problem.
  - Social Work staff is a problem across the county, it is hard to higher these positions.
  - They increased their staffing by about 10% over the past two years.
  - While they've been able to maintain the staff the staff is new, so their productivity is not great.
  - Many of the previous staff have moved on to other opportunities.
  - They are still catching up with the newer staff in getting the experience in order to be more productive.

He provided an overview of the program.

- Community Engagement and Reintegration Services (CERS):
  - Service area covers 5 counties, catchment area of 20,000 square miles.
  - Purpose reducing the nation's largest Veteran homeless population.
  - Over 400 staff positions and an annual budget of \$150 million.
  - Approximately 16,000 Veterans receive homeless services annually with over 160,000 visits with patients.
  - About 10% of all homeless Veterans seen by VA area at GLA.
  - Yearly Point in Time (PIT) Homeless Counts over the last several years were shown. Last year's PIT count was not done out on the street, it was only for sheltered homeless. The PIT counts usually include sheltered and non-sheltered homeless. He discussed the trend and in 2017 there was an increase, then the numbers went down. The PIT count is due to come out sometime in January.

- They anticipate a 6% increase in the Veteran population over the 2020 numbers.

Mr. VanDiver comment/question: Do you think the 2021 number is accurate?

Mr. McGahran’s response: He felt the 2021 numbers were most accurate because they only included those in shelters and the other PIT counts use an algorithm for counting homeless persons and predicting how many of those are Veterans. Those are the best numbers we have.

Ms. Marston comment/question: So, the red line on the graph is what we sheltered from 2021 for those regions? Would it be better for comparison to have the sheltered counts from 2016 vs. unsheltered counts? It’s misleading to say it went from 71,000 to 21,000 overall.

Mr. McGahran’s response: Okay, he explained that those are filtered numbers rather than total. They do have the PIT count from Ventura County, and Kern County and those are much lower overall numbers for Veterans. For Ventura County in 2020 there were 94 homeless Veterans and they have increased to 120 over the past

2-years. In Kern County in 2020 there were 108 homeless Veterans and they decreased to 95.

Mr. McGahran went on to discuss how expensive the area is:

- Zillow Rent Index (ZRI): \$2,922/month.
- Overall ZRI increased 14% from May 2021 to May 2022.
- Median rent in LA County has increased 39% since 2014, (14% of that increase happened this past year), while household income has only increased 8% (adjusted for inflation). The value of the HUD-VASH voucher does not keep pace.
- LA County has the highest poverty rate in the state (25%).
- Gap of 509, 404 new Affordable Housing units for low-income renters (decrease of 72,419 affordable homes since 2018).
- Estimated Veteran population: 261,724.

Ms. Marston comment/question: What is the data source for the median rent?

Mr. McGahran’s response: Zillow Rent Index (ZRI) for L.A. County.

Mr. McGahran discussed the GLA Bed & Unit Capacity for Programs Targeting Homeless Veterans:

<i>Housing Type</i>	<i>Beds</i>	<i>Occupied</i>
VA Domiciliary	212*	110
CTRS	141	108
Grant & Per Diem/Healthcare for Homeless Veterans Residential Treatment	1,089*	575
<b>Permanent Housing</b>		
VASH Allocations (including vouchers attached to project-based programs)	8,228	5,184

<b>PBV Veteran-specific apartments in the Community</b>	1,221	968
<b>Total All Beds and Units</b>	<b>9,528</b>	<b>5,977</b>
<small>*Capacities adjusted due to COVID Social Distancing/staffing</small>		

The domiciliary residents stay between 90-120 days and there is substance abuse treatment, PTSD treatment, sexual trauma treatment and there are around 7-8 women Veterans in that program at any given time.

CTRS has 108 Veterans in those homes along with 3 or 4 significant others that are also allowed to stay onsite with their spouses/Veteran partners.

Grant & Per Diem/Healthcare for Homeless Veterans Residential Treatment due to COVID social distancing and staffing they have 1,089 beds but typically they would have 1,200 beds. The current occupancy is 575, so there is a lot of vacancy in these programs.

Our VA supported housing program which is the voucher program they have 8,228 available vouchers they are only using 5,184 of those which is about 63% utilization rate their goal is a 90% utilization rate for those vouchers. The highest they have reached was 80% in 2013 or 2014. They had an increase in the number of vouchers received which impacted their numbers as well.

Project-based units where the Veterans can use their vouchers for units that are specific for Veterans in buildings in the community. Currently, there are 1,221 of those available and 968 occupied, they have another 535 units that will be available by the end of this year. The goal is to have 90% occupancy within the next few months.

Ms. Marston comment/question: The VASH allocation is 8,228 is it fair to say that the backup 1,221 Veteran apartments in the community is a sub-set and it is project-based vice tenant based, correct?

Mr. McGharan's response: Yes, it is a sub-set. He explained the difference between project-based units which are specifically for Veterans in the building and the voucher stays with the unit. The tenant-based voucher belongs to the Veteran, and they use that to find a private landlord and it could be any landlord.

Dr. Bamberger comment/question: He wanted to point out that the number of transitional units is about the same number of homeless Veterans in the entire county with more units coming available in the near future. So, why are there homeless Veterans in Los Angeles? This is an opportunity that is an administrative challenge, correct?

- Not finding units and staff to engage people.
- Not finding units the Veterans want.

Mr. McGharan's response: He agreed. They are concentrating on their project units because they do have more coming online, including the units here on campus.

- Another 500 units, including 180 on this campus, will be online by the end of the year.
- Then in 2-years another 500 units coming online, so all together over the next 3-years another 1000 units.
- The goal is to fill these units with a 90% capacity, however, there are some issues with income requirements, and they are exploring options to see whatever they can do to relax those requirements.
- The real challenge is not so much of the standard engagement, although that is a challenge, but the housing availability to housing stock in L.A. County.
- There are some drawbacks to renting to a person with a voucher, such as timeliness.
  - Technical assistant teams are looking for ways so the landlord can hold onto the unit while the Veteran is going through the process.
  - It can take 30-60 and sometimes 120 days to process the voucher so they have the voucher.
  - They want to be able to get that done within 90 days so they will be able to engage the landlords.
  - They have a housing locator contract which will help them engage more landlords.
- They will have assistance from the Disaster Emergency Management Team that will be out in July to assist with moving Veterans into these units that they have already identified.
- Technical Assistance team training the current staff to improve their housing locator capabilities.

Mr. Allman comment/question: Asked for clarification regarding the data and the availability of vouchers. VA references their data in terms of catchment area which is 5 Counties not just L.A. County. Difficulty with the data, for example, the subset of project-based vouchers in the community we're looking at 1,221, I don't know where that is. He believes that if they were to talk to each of the public housing authorities to get their project-based numbers we could see a different number. He encouraged VA that when assessing the supply there should be a direct "line of sight" with the public housing authorities that are in that catchment area.

Mr. McGharan's response: They do get the numbers from the public housing authorities.

Mr. Allman comment/question: When VA is presenting these numbers is it representative of every housing authority in the catchment area?

Mr. McGharan's response: All of these public housing authorities are in the L.A. catchment area.

Mr. Allman comment/question: There is no project-based voucher programs for Veterans outside of L.A. County?

Mr. McGharan's response: Not on this specific list.

Mr. Allman comment/question: He believes it's a persistent issue the way the federal government, specifically VA, has a different way of capturing and looking at data.

Mr. McGharan's response: That is a challenge entering of the data from the housing authority and the VA, they have different systems which is challenging in the "data marriage" so that they are all speaking the same language. They do have regular meetings with the housing authority and reconcile data it is cumbersome and time consuming.

Mr. Allman comment/question: When you say the housing authority you are specifically talking about the City of Los Angeles housing authority, the County of Los Angeles housing authority because there are 8 or 9 different housing authorities in L.A. County alone.

Mr. McGharan's response: They have about 13 altogether.

Mr. Mangano comment/question: We simply cannot just look at the number of units being full without understanding within the context of how many newly homeless Veterans are coming in the front door. Is there data in the system over the past 5 years how many new homeless Veterans there were then and now and how many were housed during that same timeframe? This would allow us to examine if we are getting ahead of the problem or falling behind.

Mr. McGharan's response: That data is the PIT data that is tracked with new Veterans that are coming in, they do not have the names, but they do have the numbers. They do try to keep an up-to-date "By Name List" with their County partners, Veterans get entered into the Homeless Management Information System, they track if the Veteran is new to them or if they are returning to them and if they were housed through their programs and exited from their programs, "it is almost like treading water" because they receive as many Veterans into their programs as leave their programs.

Mr. Mangano comment/question: Do we have data over the last 5-years how many new homeless Veterans entered the system and how many moved out of homelessness into housing? And what the recidivism rate is? This would be useful in planning purposes for the importance of partnering with the Home Key Initiative which could have the potential for adding a considerable number of units and the potential for utilizing the un-utilized HUD-VASH vouchers.

Mr. McGharan's response: Data is a challenge it would be beneficial to account for all exits and entrances to see if there was progress. He emphasized that progress is very individual in these cases too. Veterans are housed and Veterans successfully leave the programs where they no longer need subsidies.

Mr. Managno comment/question: Do we have those numbers for at least 5 years? How many Veterans we're housed? How many Veterans lost their housing?

Mr. McGharan's response: They do have those numbers.

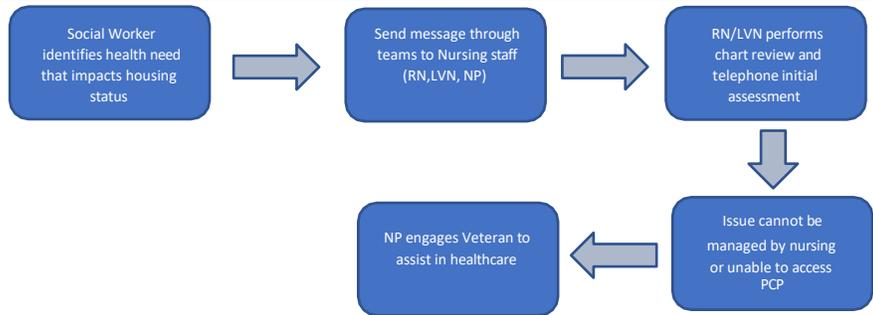
Mr. Mangano comment/question: Could those numbers be forwarded to them? They look at the campus and are trying to understand what they're responsibilities are, the numbers would be very helpful for them to know how they are doing and how to plan for the future, whether or not they are creating enough units.

Mr. McGharan's response: They have 8 years of data they could share with the committee that would provide information on the number of newly homeless Veterans, how many Veterans were housed, and how many Veterans lost their housing.

Mr. McGharan: Reviewed the demographics of the Veterans that are in the homeless programs and Veterans accounted for in the By-Name-List (BNL).

- Veterans currently in CERS programs:
  - Most of the Veterans are male (90%),
  - 62% are in the 41–65-year-old range,
  - 70% are white
- It does not identify how many of these Veterans have children.
- There are a number of project-based communities that do cater to families.
  - Currently, they have 4 project-based units in the community,
  - there are approximately 30 vacancies now for families in the community,
  - there is the potential for families on campus, but they do have resources in the community for permanent housing with project-based adoption.
- Veterans have certain conditions that are prevalent among the homeless population, substance abuse, addiction, mental health conditions.
  - Care Assessment Needs (CAN) Scores are done to predict the frailty of a human being to see how much care a person might need in the future.
  - the CAN scores range from 0 – 100,
  - the higher the CAN score the more care a person needs,
  - a quarter of the Veterans in their service programs, (independent living), have a CAN score over 90,
  - they have 30 Nurses (RN, LVN) and 8 Nurse Practitioners (NP) that work in the community with the Veterans that live in the community,
  - the same model may be used visiting the Veterans in the buildings on campus,

Nursing Referral Workflow



- they currently have a homeless primary care team with approximately 2700 of their Veterans enrolled in primary care,
- there are more Veterans in the community that the primary care team is a temporary primary care team which is meant to engage the Veterans when they first come into the system before they are assigned a regular primary care team.
- they have primary care offices on campus, downtown L.A., Sepulveda,
- looking into a mobile medical unit van so they can engage with the medical needs of Veterans on-site, see if they can only engage in their own homes or if they need assistance to get to their medical doctor.

#### Nursing vs. Nurse Practitioner

Nursing	Nurse Practitioner
Care coordination (i.e., care check-ins, managing appointments).	>2 no-shows to PCP office
Medication reconciliation	Has not seen PCP in >1 year
Physical assessment (RN only)	Veteran leaves hospital AMA
Lab draws	Hospital post-discharge visits
Vaccines	Veteran is not paneled to a provider and refusing to go to VA clinic
DME orders (i.e., grab bars, shower chairs, etc.).	Assist in clinician section for IHSS paperwork

- If the Veteran is unable to live independently, they have the following resources:
  - Nursing Home Care Unit - CLC on campus. Veterans are high on the CAN score levels, so they are not able to take care of themselves.
  - State Veterans Home which is a large facility on campus they typically have more vacancies.

	<p>Dr. Bamberger comment/question: What is the number of people you serve that do well with permanent housing support and people who need to be in a Nursing home? What are their needs? How can they be served? What type of housing do they need? What type of services do you provide them?</p> <p>Mr. McGahran’s response: When we identify homeless Veterans that have medical needs the nurse and nurse practitioner will engage with these Veterans to determine their service needs.</p> <p>Dr. Bamberger comment/question: There are models out there.</p> <p>Mr. McGahran’s response: He appreciated what Dr. Bamberger was saying with regards to the model where there is a nursing unit on the site, “we don’t have that”. He further explained that they are trying to get this mobile medical unit, in the meantime he explained that what they are doing has been successful.</p> <p>Dr. Bamberger comment/question: He would like to see some data on not just the CAN score but how many people are failing permanent supportive housing due to medical, psychiatric and substance abuse disorders that could be held on this campus or elsewhere in Los Angeles. There are models available in other cities.</p> <p>Mr. McGahran’s response: He apologized that this discussion did not cover Dr. Bamberger’s concerns but offered to have a discussion at another time.</p> <p>LT GEN (Ret) Hopper: “We can probably try to handle this.”</p> <p>Mr. McGahran: Explained the project-based housing criteria.</p> <ul style="list-style-type: none"> <li>▪ There are 37 projects open with 1,221 Veteran specific units (79% filled).</li> <li>▪ they have been working on the funding for the public housing authority using the HUD-VASH vouchers to pay for the assisted living,</li> <li>▪ there are 3 candidates that are interested in doing this with them, so they are working through the process.</li> <li>▪ The first part of all of these projects is the Area Median Income (AMI): <ul style="list-style-type: none"> <li>○ Household size in the Los Angeles County area the AMI is \$56,000,</li> <li>○ one person household \$24,850,</li> <li>○ if a Veteran makes over \$24,850 either through service connection, or social security disability, they will not qualify for the portion of these units,</li> <li>○ in addition, there are other criteria some of which are stricter than they would like such as: <ul style="list-style-type: none"> <li>▪ criminal history checks going back 4 – 7 years,</li> <li>▪ 5-year misdemeanor checks,</li> <li>▪ felony checks</li> </ul> </li> <li>○ They are working with the county to see if these requirements are in compliance with the fair housing laws. The HUD-VASH requirement for vouchers does not require such a stringent background check. They want to make sure that it is uniform wo</li> </ul> </li> </ul>
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when the Veteran does apply for these projects it is easier for them to get in.

Mr. McGahran continued to explain the GLA Veteran Homeless Goals. By the end of calendar year (CY) 2022, with assistance from its community partners, GLA will:

1. Place at least 1,500 Veterans experiencing homelessness into permanent housing. This represents an 18% increase over the number of permanent housing (PH) placement in CY 2021.
2. Increase the percentage of Housing and Urban Development – Department of Veterans Affairs Supportive Housing (HUD-VASH) vouchers under lease to at least 75%. This would be the highest voucher utilization rate since 2018.
3. Increase the percentage of Veterans admitted to HUD-VASH who are housed within 90 days to at least 50%. This will be measured month to month rather than cumulatively, with the goal of reaching 50% no later than December 2022. This would be the highest rate since starting the measure in 2014.

Researching these would mark GLA’s highest collective level of performance in several years and would represent clear and substantial improvement on Veteran homelessness locally.

Historically, the placements go down each year especially last year with the pandemic issues, staffing issues, etc. They’ve been working with their technical assistance team to work through some of these problems to make them more efficient.

- They are currently at 30% of their goal of 1,500,
- December 2020 the utilization was at 71%,
- utilization has gone down they did receive more vouchers, so they were at 67% in January 2021,
- through process mapping they were able to increase the speed in which Veterans got housing,
- in May they were able to house Veterans within 90-days,

#### Goals and Causes

- Permanent Housing Placements
  - HUD-VASH placements for April 2022=51; FY average=57,
  - lack of housing availability,
  - L.A. County moratorium on eviction in effect since March 2020 and extended to December 31, 2022,
    - Residential tenants and mobile home space renters protected under the County’s COVID-19 Tenant Protections Resolution for nonpayment of rent due to COVID-19 financial hardship.
- Voucher Utilization
  - 71% at the end of FY 21, with 7,256 vouchers,

- 64% April 2022, with 8,198 vouchers, 12% more vouchers and a 7% drop in utilization,
- CY 22 had 141 HUD-VASH move-in; 218 left the HUD-VASH program (21 negative discharges).
- Speed to Move-In
  - Increase speed for April due to increased coordination between VA and Public Housing Authorities; specifically beginning paperwork/document search earlier in the process and removing duplicative screenings.

Action Plans

1. Design and implement a coordinated entry process for Veteran dedicated housing resources. The process of identifying Veterans through various access points across the catchment area. The most basic is street outreach, next is Veterans self-presentation, then identification through community partners.
  - 3600 Veteran on By-Name-List get identified and are entered through HMIS into a “By-Name” list,
  - currently data on the By-Name list has been corrupted by a system error with the LAHSA Coordinated Entry System. Unclear if the 3600 is accurate, 6 months ago it was 2200. The By-Name list includes:
    - 574 Veterans in the GPD programs, 110 in CTRS and 85 in the Domiciliary. All are being matched to community housing resources or PBVs.
2. Plan frequent system-wide housing sprints to accelerate housing placements.
3. Increase housing search capability by awarding a housing locator contract, awarded June 2022.
4. Create and implement property management engagement strategy.
5. Increase the skills and capacity of staff to house and stabilize Veterans in permanent housing.

Expected results of some of these strategies:

- Currently there are 417 Veterans on a HUD-VASH interest list, 299 have vouchers.
- Awarding a Housing Locator contract expected result 500 Veterans housed this year (contract pays per lease up).
- Increasing HUD-VASH Housing Navigation Capacity to house 100 more Veterans housed in three months through increasing housing search capacity, initially (depending on when HUD-VASH takes on the role before housing navigators start).
- Enlist DEMPS staff, targeted July 18. Expected to result in 150 more Veterans housed in six weeks.

	<ul style="list-style-type: none"> <li>• Create and implement property management engagement strategy <ul style="list-style-type: none"> <li>○ Use 4201 flexible funds to provide incentives to landlords</li> <li>○ Advertise incentives on social media to recruit landlords</li> </ul> </li> <li>• Increase the skills and capacity of staff to house and stabilize Veterans in permanent housing. <ul style="list-style-type: none"> <li>○ “Housing First” training being scheduled in each of the Service Planning Areas VA teams.</li> <li>○ Revising UCLA/VA Center of Excellence research and training operations.</li> </ul> </li> <li>• Staffing vacancies: CERS is now 77.8%. Total vacancies – 97 <ul style="list-style-type: none"> <li>○ 42 announcements posted,</li> <li>○ 4 preparing HR posting,</li> <li>○ 33 in an on-boarding status,</li> <li>○ 3 positions interviewing,</li> <li>○ 7 positions in pre-recruitment status,</li> <li>○ 5 PD/FS being reviewed,</li> <li>○ 3 not currently recruiting.</li> </ul> </li> </ul> <p>Lt GEN (R) Hopper: Due to the time, the board members with any questions were asked to write them down and submit them to the DFO. He proposed a working lunch. He then turned the meeting over to Mr. Trinh for the master plan presentation.</p>
<p>Alan Trinh, Chief, Office of Strategic Facility &amp; Master Planning GLAHCS</p>	<p>Mr. Trinh thanked the group for the invitation back to provide and update on the master plan. And provided some background on the plans to socialize the final product.</p> <p>Background of Draft Master Plan (DMP) 2016</p> <ul style="list-style-type: none"> <li>• Was developed to revitalize West Los Angeles (WLA0 Campus into a thriving community for homeless and other at-risk Veterans and their families.</li> <li>• The DMP initiative was launched in 2015 with significant participation and collaboration from various stakeholders.</li> <li>• Over 1,000 public comments were received and incorporated into the DMP.</li> <li>• The Secretary of VA (SECVA) adopted the DMP in January 2016, sealing VA’s commitment to the “framework” expressed in the DMP.</li> </ul> <p>Building Input for Master Plan 2022 (MP2022)</p> <ul style="list-style-type: none"> <li>• Per DMP, updates would be every 3-5 years,</li> <li>• VAGLAHCS continued forward with the MP 2022 seeking feedback.</li> </ul>

Goals – Plans to Socialize Final Product

- Master Plan 2022 Communications Goals
  - Build trust between Veterans and VA departments responsible for carrying out Master Plan work.
  - Ensure transparency and accountability in land use and other campus-related decisions by engaging Veterans and stakeholders.
  - Align Master Plan communications efforts with all stakeholders.
- New Patient Strategy to Socialize the Master Plan
  - Increase communication of programs available to Veterans and their families to maximize engagement.
  - Communicate on the progress of work done toward the Master Plan more actively and frequently to maximize stakeholder support.
  - Maintain and increase VA Senior Leadership’s awareness and support for plans and efforts in service of the Master Plan.
  - Increase awareness of VA activities and initiatives.
  - Communicate resources available to Veterans, families, and caregivers.
- Approach to socialize final product
  - Provide multiple avenues for community participation.
  - Provide ongoing engagement tactics for corresponding stakeholder groups, (web, media, email comms, campus tours, external outreach, signage).
  - Provide stakeholders encouragement to assist in “peer-to-peer” engagement to help spread the word, sharing information.
  - Initiate and maintain regular and ongoing contact and collaboration with decision makers.
  - Primary stakeholder targets:
    - VSOs,
    - Veterans residing or active on the WLA campus,
    - Veteran community across the Greater Los Angeles area.
  - Secondary stakeholder targets:
    - Elected officials & legislators (local, state & federal) within VAGLAHCS jurisdiction,
    - VAGLAHCS staff,
    - Veterans Integrated Service Network, Veterans Health Administration, & VA Senior Leadership,

	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Community based organizations within the VAGLAHCS jurisdiction,</li> <li>▪ Media</li> </ul> </li> <li>• Pointing to MP2022 Key Messages <ul style="list-style-type: none"> <li>○ Design with significant public participation and comment from a wide range of stakeholders.</li> <li>○ Modernizes and reorganizes the WLA Campus to provide more permanent supportive housing that meets the needs of vulnerable Veterans.</li> <li>○ Provides direct assistance to Veterans who are experiencing homelessness with issues that led them to be homeless, including job resources, legal assistance, and medical and mental health services.</li> <li>○ VA is committed to the engagement of homeless Veterans and Veterans at risk of homelessness and a variety of programs supporting the Housing First model and working to end Veteran homelessness across the 5-county VAGLAHCS jurisdiction.</li> </ul> </li> <li>• Methods <ul style="list-style-type: none"> <li>○ Socializing using online and multimedia <ul style="list-style-type: none"> <li>▪ Send quarterly e-newsletter (Master Plan E-Mailer) to GovDelivery Master Plan stakeholders email list.</li> <li>▪ Post video segments of current and future Master Plan construction sites to VAGLAHCS social media channels and Master Plan website.</li> </ul> </li> <li>○ Socializing onsite at WLA Campus <ul style="list-style-type: none"> <li>▪ Host tours of Master Plan sites to the public, local Veterans groups, elected officials, and media (with care to COVID-restrictions).</li> <li>▪ Train VAGLAHCS staff to use opportunities while serving Veterans across our jurisdiction and while meeting with other key stakeholders to promote engagement.</li> </ul> </li> </ul> </li> <li>• Communications <ul style="list-style-type: none"> <li>○ Weekly Tactic #1: Articles, videos, and content <ul style="list-style-type: none"> <li>▪ Objective: Highlight MP2022 construction and progress, showing what these efforts mean for the Veteran community on the WLA Campus.</li> <li>▪ Platform: VAGLAHCS Website story articles, Vantage Point articles, Master Plan Website.</li> </ul> </li> <li>○ Weekly Tactic #2: Provide social media posts on Community Engagement and Reintegration Service (CERS) &amp; Strategic, Facilities &amp; Master Planning (SFMP) Program</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Objective: Provide information on current activities and successes, alternating between CERS &amp; SFMP programs/activities.</li> <li>▪ Platform: VAGLAHCS social media vehicles.</li> </ul> </li> <li>○ Monthly Tactic #1: Master plan success stories and updates <ul style="list-style-type: none"> <li>▪ Objective: Provide 1-2 monthly success stories highlighting MP2022 construction progress how these efforts and individuals impact the WLA Campus Veteran community.</li> <li>▪ Platform: VAGLAHCS website, Vantage Point blog, Master Plan website, social media vehicles.</li> </ul> </li> <li>○ Monthly Tactic #2: CERS success stories <ul style="list-style-type: none"> <li>▪ Objective: Provide 1-2 monthly Veteran-interest stories highlighting Veterans in CERS programs and services and/or Veterans who are or have used CERS programs and services.</li> <li>▪ Platform: VAGLHCS website, Vantage Point blog, Master Plan website, social media vehicles.</li> </ul> </li> <li>○ Quarterly Tactic #1: Care Treatment Rehabilitation Service (CTRS) &amp; Master Plan Quarterly Town Hall Meetings. <ul style="list-style-type: none"> <li>▪ Objective: Provide an overview of CERS and SFMP programs with general questions &amp; answers.</li> </ul> </li> <li>○ Quarterly Tactic #2: CERS &amp; SFMP Master Plan update eNewsletter. <ul style="list-style-type: none"> <li>▪ Objective: Share repurposed content from published stories, social media, images, and other updates and informational content to inform stakeholders.</li> </ul> </li> <li>○ Ad Hoc Tactic #1: WLA Campus Tours <ul style="list-style-type: none"> <li>▪ Objective: Preplanned tours to show approved visitors SFMP activities, on-campus initiatives, and other campus activities that support the Master Plan.</li> </ul> </li> <li>○ Ad Hoc Tactic #2: Press releases, media advisories <ul style="list-style-type: none"> <li>▪ Objective: Provide specific activity/event information of interest to the Veteran community to include grand openings, ribbon cutting ceremonies.</li> </ul> </li> <li>○ Website <ul style="list-style-type: none"> <li>▪ Background: Existing DMP URL will be phased out, eliminating the term “draft” from the web address (<a href="http://www.westladraftmasterplan.org">www.westladraftmasterplan.org</a>)</li> </ul> </li> </ul>
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- Interim Plan of Action: Both web addresses currently lead to the same landing page of the existing website, and load from the same server.
- Migration to [www.westlamasterplan.org](http://www.westlamasterplan.org) will be completed in 2023.

Next Steps for continued engagement:

- Utilizing engagement meetings and Town Halls to collect feedback and data to incorporate input into the next Master Plan iteration: in 3-5 years.
  - Receive input from stakeholders (VCOEB, WLA Master Plan Integrated Project Team (IPT), Governance Board, CVEB, VAGLAHCS Executive Team, and Veterans).
  - Incorporate input into the next Master Plan iteration.
  - Communicate the incorporated feedback with the stakeholders.
- Mr. Trinh discussed the upcoming June, July August and September meeting schedule which consisted of a number of Veteran Town Halls, Employee Town Halls, VSO Town Halls, etc.
- FY 21 EUL Infrastructure projects
  - B156 and 157 – 110 Veteran units - project completed due to be turned over in August,
  - B205 and B208 – 120 Veteran units,
  - Lot 48 – 72 Veteran units – slated to be turned over in October,
  - Lot 38 – 118 Veteran units - scheduled to be turned over in September,
  - B207 – 59 Veteran units.
- FY 22 EUL Infrastructure projects
  - B300 – 72 Veteran units,
  - Lot 48 – 72 Veteran units,
  - Lot 38 – 118 Veteran units,
  - B210 – 41 Veteran units.
- FY 22/23 Projects Development from 1/31/22 through 4/28/26 was reviewed. He reiterated that there are a number of projects that are going on and the VA has invested substantially in these projects and making the commitment to provide resources.
  - 1/31/22 – PL38 Fill project,
  - 2/18/22 – B300 Deactivation,
  - 3/1/22 – B527 Renovation,
  - 4/30/22 – B210 Deactivation,
  - 5/27/22 – B220 Renovation,
  - 7/1/22 – B258 Steam boiler,
  - 10/15/22 – Upgrading fire & water distribution,
  - 10/31/22 – PL49 Deactivation utility reroute
  - 4/2/23 – B256 Deactivation,
  - 8/2/23 – PL18 Deactivation & Utility reroute,

- 9/1/23 – Storm drain & sewer improvement,
- 1/2/25 – PL20 Deactivation & Utility reroute,
- 4/28/26 – PL21 Deactivation & utility reroute.
- He reviewed the timeline Actions/Results – Cumulative Veterans housing Units Online.
  - B209 EUL – 54 Veteran units,
  - B205 & 208 EULs – 120 Veteran units,
  - B207 EUL – 59 Veteran units,
  - MacArthur Field Phase I – 74 Veteran units,
  - Parking lot 38/B402 sublease – 118 Veteran units,
  - Parking lot 48/B404 EUL – 72 Veteran units,
  - B156 & B157 sublease – 110 Veteran units,
  - MacArthur Field Phase II – 74 Veteran units,
  - B300 EUL – 43 Veteran units.

Mr. Underwood comment/question: In 2016 there were 1,000 inputs for the Master Plan, what was the number in 2022?

Mr. Trinh’s response: He thought roughly 500 but he would send the exact number. They actually went to residents that were living on campus such as the domiciliary and CLC and felt that since they were living on campus and familiar with the campus would provide valuable information.

Mr. Underwood comment/response: Asked if he know why there was a drop off in responses from 2016 to 2022?

Mr. Trinh’s response: The 2016 master plan, since it was the first master plan there was a lot of public interest. With the 2022 master plan those inputs received from both the 2016 and 2022 are still relevant.

Mr. Underwood comment/response: There are a lot of opportunities for employees that work here and individuals working with Veterans scheduled for their feedback as well.

Mr. Trinh’s response: We plan on connecting with them as well for input. As we go out and ask for feedback, we will also be sharing the master plan progress.

Mr. Underwood comment/question: Is there a place we can view the feedback?

Mr. Trinh’s response: They can look at building a data/comments depository that can be shared. Some comments and feedback that may be applicable today, next month or next year may not be applicable two years from now. The master plan is evolving every 3 to 5 years.

Mr. Allman comment/question: Thanked Mr. Trinh and looking forward to the updates over time particularly those slides that show the phasing by building and enhance use leases. While the 2016 DMP was developed to revitalize the WLA campus into a thriving community for homeless and other at-risk Veterans and their

	<p>families, this is not the only purpose. To create a safe, secure, sustainable campus that is not fully reliant on VA funds for development and operations of housing to engage the Veteran population throughout all of this area.</p> <p>Mr. Trinh’s response: They can include in the background information that the master plan includes investment in healthcare.</p> <p>Ms. Hamilton comment/question: She asked about outreach and informing the public and she has not seen an increase in those using Facebook or twitter from 2016 to 2022. What are they doing to ensure that Veterans living in L.A. County and other counties who are not on the lists receiving information about the campus?</p> <p>Mr. Trinh’s response: They do outreach and engagement not only in L.A. County, but other counties and in the metropolitan area. They share with a wider audience from Facebook and twitter.</p> <p>Mr. Zenner comment/question: He thanked Mr. Trinh and appreciated the stories of those that were homeless and are now working for this program. We can’t be so focused on housing and service without bringing civilians on.</p> <p>Ms. Marshall comment/questions: Recognizing that there is information missing about the current state of the population. Why did the VA move forward with publishing this update without waiting until the new homeless account numbers come out in July?</p> <p>Mr. Trinh’s response: Since there will be units coming online soon it was important to get the word out to the public.</p> <p>Lt Gen (R) Hopper: Thanked Mr. Trinh.</p>
West Los Angeles Veterans Collective	<p>Principle Developer update to include Town Center plans.</p> <p>Mr. DeFrancesco – They are a partnership of 3 L.A. based organizations. They are founded by and lead by Veterans. They have worked closely with the VA and community partners like the City of Los Angeles County, the state of California along with our Veterans stakeholders to advance the vision of the original draft master plan which has now been updated.</p> <p style="text-align: center;">Mission Statement</p> <p>The Veteran’s 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.</p> <p>This has inspired our planning, thinking and development in and around the town center. They initiated their planning efforts by thing about a set of guiding principles:</p>

- ✓ Home – Holistically assemble services, amenities and housing that anchor our residents in home.
- ✓ Nurture – Support residents’ mental, physical and emotional health, and connectivity within and beyond this community.
- ✓ Opportunity – Embrace Veterans, stakeholders, and partners with shared values and respect.
- ✓ Restore – Serve as a responsible steward for the historic built and natural environments of the campus.
- ✓ Outstanding – Build monumentally modest neighborhoods for Veterans.
- ✓ Sustain – Ensure the long-term fiscal health, viability, and success of the community.

They have established a set of Urban Design Strategies that guide their development thinking and actual work.

- ✓ Establish Order – Create sense of hierarchy, orientation, and monumentality across the community through organization of structures and landscape.
- ✓ Connect to Context – Foster physical connections both within the VA community and beyond into the surrounding community. Create meaningful gathering places where community can be brought together.
- ✓ Build Critical Mass – Cluster development, uses, and infrastructure improvements to build critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out and utilized.
- ✓ Create Monumental Modesty – Enhance the civic design and architecture of the West L.A.-VA community through historic preservation, new construction, monuments, public art, and landscape design.
- ✓ Assemble Harmony – Preserve the architectural heritage of the community and integrate new construction within the existing community.

Mr. DeFrancesco turned it over to Mr. Peck

Mr. Peck is the President & CEO of U.S. Vets they have been around since 1993 and have been working with the WLA VA since 1993. We were engaged to not only build housing but to build a community.

Town Center

- ✓ Over 90,000 sq ft of non-residential commercial space around a network of outdoor spaces and supportive housing to provide Veteran-serving amenities, recreation, arts spaces, employment, vocational training and socialization opportunities for resident Veterans and regional Veterans. Housing both intermixed and outside Town Center based Veteran needs.
- ✓ Includes a town green, mobility hub, main street with resources, transportation, and amenities.

Building 300 (Wellness Center) & building 13 (Town Hall)

- ✓ On the North side of the campus, building 300, is the service center for the campus that would provide a variety of services and amenities, including a food bank, legal services, peer navigators, VA staff and our own staff as well as the homeless prevention programs.
- ✓ The U.S Vets operates the one-stop service center in downtown Los Angeles, where we have mental health programs, employment programs, women Veteran outreach site and we intent on bringing all that here, so not only will we be housing the Veterans who are homeless, but hopefully at that site they will be preventing Veterans from becoming homeless in the first place.
- ✓ Building 300 has a grand hall where they can do:
  - job fairs, celebrations, lectures, etc.,
  - there is a community kitchen to provide meals or do culinary arts programs in there,
  - they envision a store as well as a food bank, there is a lot of food insecurity among the Veterans that they serve.
- ✓ Building 13 anchors the Town Center
  - In the 4 buildings surrounding the Town Center there is floor space for all types of activities and entrepreneurial activities, arts programs, etc.

Veteran services will include:

- ✓ Housing units' wellness services
  - Veteran-Centered Services including Mental Health, Substance use counseling, career, specialty services for target populations,
  - case management,
  - tiered levels of need,
  - appropriate caseload ratio,
  - scheduled appointments,
  - individualized service plans,
  - after hours availability,
  - tenant responsibility.
- ✓ Housing units' wellness staff
  - Case managers (per capita, HUD-VASH, and U.S. VETS),
  - Veteran services coordinators,
  - safety and wellness checks,
  - monitor Activities of Daily Living (ADL),
  - VA navigation,
  - supports Veteran resident council,
  - coordinates volunteers,
  - liaison between clinicians & property management,
  - leveraging existing staff & programs.

	<ul style="list-style-type: none"> <li>✓ Building 207 is dedicated to the aging population 62 and older which is a fast-growing population among the homeless Veterans.</li> <li>✓ Building 210 they will replicate the women’s program they have in Long Beach which has been operational since 2001. They will be putting up a 20-bed program for that population. They are investigating whether they will need to dedicate a single building for women Veterans, there is clinical evidence to support that.</li> </ul> <p>Community-Building Progress</p> <ul style="list-style-type: none"> <li>✓ The backbone will be a 501c3 with community development &amp; administration function.</li> <li>✓ WLAVC is currently a member of the West L.A. Services Collective and already doing joint work with the VA and community partners in service to the community.</li> <li>✓ Building the structure of the community is crucial. Administration, property management and safety are key components, as well as community rules and other systems designed to manage effective function and residential and visitor experience.</li> <li>✓ What do Veterans need and how can we be jointly effective? <ul style="list-style-type: none"> <li>○ Inaugural Annual Report being created,</li> <li>○ inaugural community newsletter launched,</li> <li>○ social media has been activated,</li> <li>○ community web portal is in development.</li> </ul> </li> <li>✓ President councils in each building to keep an eye out for what is going on and what may be needed.</li> <li>✓ Monthly open Town Hall meetings where all Veterans on campus are welcome.</li> <li>✓ Metro will provide Veteran’s access to the larger community.</li> </ul> <p>2022 – Continued Systems Design, Implementation and Feedback Loops</p> <p>Metrics are an important part of this work, looking for that information as we are opening building content, women’s programs, different demographics that will be served. Looking at the current data for the opening of the initial buildings they knew that the aging Veteran population is one of the fastest growing demographics they will be serving.</p> <ul style="list-style-type: none"> <li>✓ Community Development Success <ul style="list-style-type: none"> <li>○ Creation of housing and tenant integration and flow,</li> <li>○ core values upheld, joint property management &amp; safety standards, tenant selection housing mix, accessibility to remove roadblocks, solid systems.</li> </ul> </li> <li>✓ Community Success</li> </ul>
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- Breadth & depth of community services, supportive fabric, integration of residents and visitors, safe and thriving community with critical opportunity for Veterans, families, and caregivers,
- well-administered community,
- successful stakeholder and resident groups & collaboration.
- ✓ Services Success
  - Joint coordination,
  - trauma and developmentally informed care, strengths-based, solution focused,
  - best practices and evidence base
  - safety, trustworthiness, choice, collaboration, empowerment.

Ms. Parisa Roshan (Thomas Safron Assoc)

Discussed the Housing Development Phases:

- ✓ **Phase 0** – 237 homes (including Shangri-La) – Building 205,208,209...all coming on-line the end of this year.
- ✓ **Phase 1** – 682 homes (including Core)
  - Building 404 – Type: New Construction
    - Unit count: 73 units (72 Veteran + 1 Manager)
    - Target Population: Homeless Veterans
    - Construction Start: Q4, CY 2022\*
    - Construction Finish: Q3, CY 2024\*
  - Building 300 – Type: Adaptive Reuse
    - Unit count: 44 (43 Veteran +1 Manager)
    - Target Population: Homeless Veterans
    - Services + Amenities:
      - Clinical services and clinical case consultation, including substance use treatment,
      - SSVF, family services, senior services, women Veteran services,
      - peer mentoring,
      - clinical and non-clinical human services classes and groups,
      - employment assistance,
      - career guidance,
      - telehealth,
      - coffee shop and food bank,
      - transportation coordination,
      - activities coordination.
    - Construction Start: Q1, CY 2023\*
    - Construction Finish: Q1, CY 2025\*
  - Building 402 Update – Type: New Construction
    - Unit Count: 120 units (118 Veteran + 2 Manager)

- Target population: Homeless Veterans
- Construction Start: Q4, CY 2022\*
- Construction Finish: Q3, CY 2024\*

\*Timeline based on the award of competitive CY 2022 funding.

- Building 156 + 157 Update– Type: Adaptive Reuse
  - Unit count: 112 (110 Veteran + 2 Manager’s units)
  - Target population: Homeless Veterans
  - Construction Start: Q2, CY 2023\*\*
  - Construction Finish: Q1, CY 2025\*\*

\*\*Timeline based on award of competitive CY 2021 funding.

✓ **Phase 2** – 470 units + Town Center

- Building 207 – Type: Adaptive Reuse
  - Unit count: 60 units (59 Veteran + 1 Manager)
  - Target population: Homeless Veteran Seniors (62+)
  - Breakdown: 53 studios, 6 one-bedrooms, 1 Manager unit
  - AMI Levels: all levels @30% AMI
  - Rent limits: \$591 studio/\$633 one-bedroom
  - Construction completion: CY 2022, Q4
  - Funds: \$8.2M of funds from City, \$5.7M funds from County, 59 PBVASH Vouchers from County.
- Building 210 Update – Type: Adaptive Reuse
  - Unit count: 38 units (27 PSH, 1 Manager’s unit, 10 transitional units for women)
  - Target population: Homeless Women Veterans
  - Construction Start: Q2, CY 2024\*\*
  - Construction Finish: Q2, CY 2026\*\*

\*\*Timeline based on award of competitive CY 2021 funding.

- ✓ **Phase 3** – 254 homes,
- ✓ **Phase 4** – 98 homes,
- ✓ Cumulative total 1694 homes.

She noted that while they are closing out Phase 0, they are actively preparing for Phase 1.

- ✓ they just received full funding on 3 of the projects for Phase 1,
- ✓ we’re applying for additional tax credits for the second tier of Phase 1,
- ✓ the VA has been a tremendous partner in building up infrastructure.

Mr. D’Andrea - He wanted to briefly go over Phase 2 again. This area begins with housing and builds out from there surrounding more than 400 units of housing with a comprehensive array of services and amenities that are appropriate for the Veterans community. When this is completed, it will be home for 3,000 Veterans,

they will have 5,000 staff members working here, there will be families and friends of Veterans visiting this place to gather, grab a cup of coffee, have a meal, etc.

There are three primary elements of the Town Center:

- Town Green place for throwing a frisbee or reading a book,
- Town Square place for meeting a friend and playing a game of chess,
- Town Hall where they can attend job fairs, take an art class, etc.

The Urban design fosters activity and engagement.

- The historic walk terminates at the Clock Tower,
- Mobility hub where a Veteran can catch the trolley, or pick up a scooter or bike to cross campus,
- More than 90,000 square feet of flexible space, retail, amenity support service space sprinkled throughout all these buildings.

They've been charged with creating a community granting neighborhood scale of what they have proposed and to adapt this to the master plan. The plan is that the neighborhood scale is about creating a safe affordable housing community.

✓ **Phase 2** – 470 units + Town Center

- Restoration and adaptive reuse of Buildings 13, 199, 210, 256, and 258.
- Construction of new buildings 407, 408, 409, 410.
- Creation of over 470 new permanent supportive homes.
- Relocation and restoration of Trolley Depot (B66) to Transit Plaza.
- Conversion of Dewey Ave. into a pedestrian space in Town Green.
- Development of Museum Gardens, Café Plaza, and Welcome Plaza.
- Complete street enhancements to Grant and Bonsail Ave.
- Realignment and complete street design of Pershing and Grant Ave.
- Building 207 – Type: Adaptive Reuse
  - Unit count: 60 units (59 Veteran + 1 Manager)
  - Target population: Homeless Veteran Seniors (62+)
  - Breakdown: 53 studios, 6 one-bedrooms, 1 Manager unit
  - AMI Levels: all levels @30% AMI
  - Rent limits: \$591 studio/\$633 one-bedroom
  - Construction completion: CY 2022, Q4
  - Funds: \$8.2M of funds from City, \$5.7M funds from County, 59 PBVASH Vouchers from County.

He discussed the milestones they achieved since being selected late in 2018, he also mentioned that they were not able to move forward until environmental clearance was achieved.

- 2018
  - Selected by VA in November

- Team onboarded
- Community Planning effort began
- 2019
  - Community outreach
  - Infrastructure assessments: dry, wet, streets
  - Community planning underway
  - PEIS Record of Decision: NEPA Clearance
  - Wadsworth Chapel leased to Wadsworth Chapel Heritage Partners
- 2020
  - PD/EUL negotiations
  - Community outreach
  - Broke ground on Building 207
  - Broke ground on dry utility trunkline
  - Financing and voucher applications
- 2021
  - PD/EUL negotiations
  - Community outreach
  - Financing and voucher applications
  - \$20 million commitment from the State of California
  - Passage of West LA VA Campus Improvement Act
  - Publication of Community Plan
  - Master Plan published
  - Dry utility trunkline construction substantially completed
  - CEQA clearance achieved
  - Backbone entity formed
  - Director of Community Development hired
- 2022
  - Community outreach
  - Financing applications
  - Tax credit allocations pending for 402, 404, and MacArthur A (Core)
  - \$188.7 million “The Veterans Promise” capital campaign launched
  - Tunnels to Towers major gift
  - Continued state and federal advocacy
  - PD/EUL submitted to OMB and Congress (NOIE)

In terms of funding commitments,

- they have raised more than \$500 billion, this has come through various sources, including federal government through the VA, which has invested close to \$100million in site preparation, infrastructure, and other capital contributions projects.
- The state of California has invested more than \$78million, including a \$20million allocation from last year’s budget with CALVET that was a critical resource and has helped to accelerate phase 1 and will allow us to include phase 1 development activities.

- More than \$77million in philanthropic capital, including the landmark hit from the Tunnels to Towers foundation that will help accelerate phase 2.
- They have requested from the state of California an additional \$75million for resources to help accelerate phase 2 around the Town Center.

In the year ahead there are some impediments/barriers that they are facing. There is a volume cap at the federal and state level, but they intent to continue engaging in pre-launch activities on the next round of projects, including projects like building like 158, 400 and the Town Center.

Ongoing activities:

- Predevelopment activities for B300, 158, 400 and Phase 2,
- continued advocacy regarding West LA VA Campus Improvement Act 2.0,
- the Veterans Promise Capital Campaign,
- implementation of collective impact effort.

Next steps:

- June 2022 – Allocation of credits/bonds for building 404 (73 units), building 402 (120 units), and MacArthur A (75 units).
- July 2022 – Publication of updated Community Plan, execution of PD/EUL.
- August 2022 – Application for credits/bonds for building 156/157, completion of domestic and fire water improvements.
- December 2022 – Completion of building 207 (60 units), completion of buildings 205 and 208 (122 units), groundbreaking for building 404 (73 units), building 402 (120 units), and MacArthur A (75 units).

Constraints:

- State & Federal Affordable housing financing:
  - Funding limitations:
    - Amount,
    - timing,
    - competitiveness and uniqueness of West LA VA.
  - Bond volume cap, continue to advocate with the industry to reduce the 50% test to 25%.
  - Project-based VASH vouchers, will need more from the local housing authority.
- Campus Infrastructure:
  - Aging wet utility infrastructure (water, stormwater, and sewer).
  - Aging transportation infrastructure (streets, sidewalks, parking).
- Legislative Needs
  - West LA VA Campus Improvement Act 2.0 which will address some of the uses of the Town Center.
  - Appropriations for extraordinary capital needs.

How can you help?

- He explained that they need help with appropriations, in the most recent federal budget they understand the capital contribution budget for the VA may be cut back. That capital contribution is an important mechanism to help the VA do all the site preparation, infrastructure work that is predicated to the work that they are doing.
- Support with fundraising.
- Share the progress that is happening on campus.
- Provide feedback on community naming at [surveymonkey.com/r/wlava](https://surveymonkey.com/r/wlava).
- Share inspiring stories, photographs, or artifacts relating to your experience with the West LA VA.
- Volunteer your time in support of our Veterans at the West LA VA campus.
- Support the Veterans Promise campaign.
- “Like us” and follow us on social media.
- Support legislative needs such as including Leasing Act changes and VASH voucher case management.

LT Gen (Ret) Hopper: Thanked Brian and ask for questions.

Mr. VanDiver comment/question: There has been a lot of work regarding security on the construction sites. We do have a barrier that he hoped to possibly get support from VA Central Office but there seems to be an administrative process that does not allow them to put Veterans on psychiatric holds and convert them out of the justice system into treatment. He felt that moving forward that team is going to play a very big piece in maintaining safety and security, most importantly making sure that Veterans that are suffering from mental health issues receive treatment vs. going into the justice system. He also felt that UCLA needs to be involved in that conversation as well.

Mr. Begland comment/question: They recently learned that the developer was going to seek an amendment to the West LA Leasing Act to engage in the Town Center and activities. He had a few procedural questions:

- Building 300 will be the main hub for support services on the North end of the campus and for the residential population, correct?

Mr. D’Andrea response: That is correct, the Health and Wellness Center that will serve the totality of the campus but is centered in the phase 1 area.

Mr. Begland comment/question: Had also recalled that the Office of General Counsel had told them that they were confident that between the existing Enhanced Use Lease Authority for things they might do unilaterally they can then come up with a leasing structure that will support the vision you have for B300, right?

Mr. D’Andrea response: That is their understanding.

Mr. Begland comment/question: So, the company's decision to seek this amendment to the West LA Leasing Act is for the purpose of implementing the Town Center, right?

Mr. D'Andrea response: We believe the Leasing Act can be interpreted in such a way to allow for the uses we envision in the Town Center. Others don't see it in the same way, so in an abundance of caution they are working with their advocates and legislative leaders to make that clear.

Mr. Begland comment/question: So, it is correct to say "others" is the VA Office of General Counsel?

Mr. D'Andrea response: That is correct.

Mr. Begland comment/question: Believes that within this board there needs to be a health debate about whether or not it is correct at this time for the Vets Collective to take over the Town Center. He reads the existing MOU between Vets Collective and the VA to be adequately clear that the purpose is to deliver supportive housing. There is a secondary purpose of doing a community plan, but he did not read it as extending beyond that. He appreciates the beginning of the discussion of what could be possible for the Town Center, but he felt they should hold off on meaningful pre-development activities for the Town Center until they get clarity on who should take that over.

Mr. D'Andrea response: He respectfully disagreed with Mr. Begland. From their perspective the MOU very clearly established as a mandate to create a holistic community and if you go back to the RFQ it specifically calls out the Town Center. So, from their perspective and work with the VA they have been proceeding and investing in movement across all of the phases. They have secured phase 2 funding from the build profit sector to move those projects forward.

Mr. Allman comment/question: He did not disagree that the principal developer was selected to build a community neighborhood plan. It appears to be clear in the MOU. He wanted to go back to the draft master plan, and it indicated there would be 5 different neighborhoods and one of those neighborhoods would be specific to serving the residents, Veterans who are at risk for homelessness. Your company was selected before the programmatic, environmental impact statement VHO's alternative B, did alternative B contemplate housing in the town center? Because his reading of the alternatives, housing was not contemplated in the town center.

Mr. D'Andrea response: They supported the process, there were multiple alternative studies, he did not remember specifics.

Mr. Boyland comment/question: With all the moving parts how is that coordinated with all the additional developers? What does that framework look like when you move forward?

Dr. D’Andrea response: There is the coordination amongst the providers that will happen through the convening authorities and powers of the Veterans Collective. Beyond that they are also establishing a Master Association, that is not too different from a Homeowners Association, where the developers will be subject to a set of CCNRs that will provide for the payment of the common area maintenance fee that will allow for the upkeep of the common area grounds, security – roving security that will work with the L.A. police department and VA. And so, the cohesion will be through that Master Association and those functions will be held within the Veterans Collaborative entity, this 501C that they are establishing. They see this as the backbone of the North campus bringing people together to communicate in ways that are currently not happening. Organizing community events, noting advocacy, cataloguing impacts and successes through a publication of an annual impact report, these are things they have 25 years of experience doing this in Long Beach which they are going to adapt to this new environment in West L.A.

Ms. Banko response: Much of this work is already going on, they are working in conjunction with the CCE to create a joint events calendar not just for service providers under the Collective but also for residents, resident counselors, giving Veterans a voice with respect to how things have been built.

Mr. Mangano comment/question: The VA was forwarding the notion that the VA had the ability to replace the provider who was specifically named in the winning application. Has that been resolved?

Mr. Peck response: That has not been resolved. This would need to be done under separate legislation, they are working with the COR group at this point, there is a different interpretation of language.

Mr. Mangano comment/question: In the selection procedure is that any weight given to who the provider is? If you remove the provider that could change the scores for tall of the applicants, it would require re-doing the entire Note for Process.

Mr. Peck response: The assumption is “yes”, that the RFP specifies the developer and because of their experience and track record this helped secure that RFP. However, that does not translate to a single source contract.

Mr. Mangano comment/question: So, the status is you are waiting to hear as to whether you would be the provider in the project?

Mr. D’Andrea comment/question: There is a distinction between the supportive service provider identified and the provider that will provide HUD-VASH case management. U.S. Vets has been named to be the supportive service provider HUD-VASH case management is a separate part in this application, they identified the VA as the provider.

	<p>Mr. Mangano comment/question: Were there any points allocated to that application by virtue of Steve’s organization being part of the application process?</p> <p>Unknown: The VA is not replacing anything. There are two different things in the application; the support services provider and, the HUD-VASH case management that needs to be determined in each case, the application itself identified the VA.</p> <p>Mr. Mangano comment/question: So, the organization has not need to be concerned about possibly being replaced?</p> <p>Mr. Peck Response: They are aware of that, and he has had these technical conversations with Keith before. Their intention was that because there were many vouchers and the challenges with hiring case managers that the VA would do a better job of that then they could. But they have been unable to resolve this.</p> <p>Mr. Mangano comment/question: So, is it you’re understanding that you will not be replaced?</p> <p>Mr. Peck response: It is their understanding they will not be replaced, but it is possible for a side contract – open bid contract to be put out to bring in someone to assist with the voucher case management that is possible.</p> <p>Unknown comment/question: The legislation that is going to be passed will probably need you to be the developer for the Town Center? Why is the legislation needed?</p> <p>Brian/John/Jack Response: The legislation will make clear that the types of uses we envision on the ground floor, sprinkled throughout the housing developments are allowable uses under the leasing act. Absent of the legislation we are still proceeding with the housing development. The legislation is not serving as an impediment to our pre-development.</p> <p>Unknown comment/question: You will become the default developer for the town center if the legislation passes, will it go out for bid, or will others be involved in the town center?</p> <p>Brian/John/Jack Response: The town center is what would be called phase 2 and part of our charge of what we were hired to do for the VA and deliver on. It is part of the housing continuation.</p>
Public Comments	<p>Mr. Francisco Juarez: “The VCOEB is more than the egregious land racket that we know exists giving 99 years... to non-Veteran special interest. Our advocates spent 4 years trying to revive and perpetuate the specified permanency of 134 years history of this National Home for Disabled Veterans a government fact substantiated in 2021, by the non-Veteran Secretary...at the illegal Purple Line manifestation and makes us declare that here and whatever the mission act is privatizing...there are people guilty of perpetuating civil and human rights violations on housing disabled</p>

Veterans that are equal to the atrocities of the 1960's. This board has been formally and informally informed of the wrongdoing and the segregation that the policies ... and chronologically assembling our, an HTTPS.net repository. This documentation proves the "who's, who" in terms, and names like UCLA, ..., Brentwood schools, Century housing, hidden beach front property, et cetera, et cetera, et cetera. The boards is behavior driven by bits advocacy that was created by non-Veteran federal specialist attorney Ron Olsen has not been able to produce one member with enough integrity to challenge: (a) the details of our obligations, (b) the fake authority of the DVA, (c) the disingenuous master plan while sitting her entertaining a town center. Veterans are boxed in plastic; one advocate was assaulted by a high ranking ... bureaucrat and not one of you has said a word or brought this to each other's attention. Therefore, I call upon you to respect the memories of six Veterans who died unnecessarily on Veterans Row. The two Veteran why they are in prison because of a murder caused by preventable reported mental meltdowns. The 4,000 unhoused Veterans in the streets of L.A. and the surrounding counties. The 63,000 unhoused Veterans across our nation, the 22 Veterans that are still committing suicide every day and the countless number of people like Steve Palmer who passed away advocating to save his home for the genuine, key word genuine, care of Veterans. I share in this moment of silence. The VCOEB is not a planning or problem-solving board, now President Biden is now..., he can...or he can keep it going."

Lt GEN (Ret) Hopper: Thanked Mr. Juarez.

Mr. Rob Reynolds: "The first thing, it's really frustrating to see all of you sitting in here a lot of faces I don't even know, and I think that you should excuse yourself around this room and allow the Veterans on this property to come and speak. I think it's absolutely ridiculous to have them sitting in another room, you can hear them yelling out there that they are upset, and they should be upset. You had hundreds of Veterans throughout the course of 2 years during the pandemic sleeping on the sidewalk and dying on the sidewalk. While Director Robert W. McKendrick was negotiating a deal with UCLA. We have the recording from the Veteran advocates, don't let them find out. We have not. We have a recording from Secretary Robert Wilke in 2019, talking about Brentwood school taking land, UCLA taking land. But it's taboo, you guys never want to talk about it or acknowledge the truth. You sit here and defend lies, this board is a joke, in my opinion, I don't know what any of you do. You guys bring this many people in this room, and you can't fix these problems. You can't solve Veteran's homelessness, there are 60,000 homeless people in Los Angeles, and you can't even solve Veteran homelessness which is 4,000. How pathetic is that? Everyone needs to seriously take a long look at what's going on here. This is unacceptable, this land has been taken it's been defrauded there has been corruption here for years. Ralph Tillman and Richard Scott, they were indicted by the FBI defrauding \$13 million out of a parking lot, where the hell is the oversight? Where's the oversight, oversight committee, oversight work? Where is it? Yeah, exactly what I thought this needs to change

because this is a national embarrassment and it is ridiculous, what is going on. There is no one in their right mind that takes a look at this and learns the history of the property and can't say this is awful and this is ridiculous. I will say that I am happy the Veterans have been moved off the sidewalk and there's CTRS and there is 24 hr. access to emergency shelters that's a step in the right direction, but the housing needs to be built, a 10-year timeline to build housing, 120 units a year. Are you kidding me? Is that the best the federal government has? No, because if you look at the history of this property it's always delay the housing. In a couple of years, you build a couple of more units, public outrage will die down, people will forget about this, and then the other housing units will not be built. But what will be built is a town center, a train, baseball stadiums, Brentwood school, and any other private...that wants to see on this land and that's the problem. The actions of a few of you bring discredit on upon them. The actions of a few of you bring discredit and disservice the majority there's a lot of good VA employees here I enjoy my healthcare benefits and am very thankful for that and I talk to those employees, and they are upset about what is going on, as they should be, because this is happening from the management level, this is happening from our members of Congress, and it needs to stop. And whatever needs to be done to get that housing built, get it done. You need a budget request, put in the request, get the money. No more excuses. And also, what I don't like is, why did we have to give public comment prior to the VCOEB submitting their recommendation, what if we want to have comment on the recommendations that you're submitting? So maybe, it's time for everyone here to start listening to what the Veterans on the property are saying and stop listening to these private groups that are trying to take the land and get the right thing done by everyone. Enough is enough, I'm fed up everyone is fed up all the Veterans out there should be in this room addressing all of you right now not coming in one-at-a-time."

Mr. Eric Bare: "So, my mom said that you should not judge somebody unless you walked 1000 paces in their shoes, according to Native Americans. And today I'm kind of in between, so I'm with the Veterans that I serve with as a volunteer and then also with the people here, as a fellow man. Had some good times here with the VA people that I have been able to interact with. So many of you I don't know but one thing I'd like you to do is please entertain for a moment the thought if I were you. If I, were you this is what I would do? If I were in your shoes, this is the decision I would make? As a person, I would have the mindset of saving Veteran American lives there's 22 suicides every single day of Veteran Americans, we have the greatest population of homelessness here I would try and rescue those men and women. They went through the battlefield, they went through things that you and I have not had to, but they did it morally to preserve our freedom, for your and my freedom. They were willing to give the ultimate sacrifice, their life. Please have some compassion and make these things happen so that they can be rescued. Yes, maybe they made some mistakes we have all made mistakes, right? So, that's what I would do there. Second, okay the Supreme Court ruling, I can't believe there's any discussion on this. I mean, the Supreme Court is the ultimate authority here in the

United States. Why are we even arguing what they said? They said it's the Veterans land, but why are we still arguing about that? That one I don't get at all. I'm thinking if this does come out, who's going to jail? I mean, jails not fun I've never been there, but I'm sure it's not fun. Where is all that money going? Where's all that stuff going? And somebody's doing that should just come clean and so you know I just want to get things right. God, I want to make things happen and I want to protect Veteran Americans and help them. As Rob said it's in you plan, it's way too long. It should be one year. We can easily, with the budget you have, put Veterans on the land, get the other people off the land and provide housing for them. Stability, because how are we going to create stability, then we can work out the drug problems and the other things there and the instability problems and give them the psychological and spiritual help and things for them to do here. Um, interesting fact at the VA right now, the gopher population has exceeded the Veteran population. If you go on the lawn where Matt and I were throwing the football, there's so many gopher holes out there you have to watch where you're walking whereas you're going to twist your knee on these gopher holes. I mean the property has not been maintained properly at all. I mean, I can't hardly imagine that we got one more minute? There's a lot of clean up that needs to be done and I think that UCLA, Brentwood school and the oil fields, which are all taking from American Veterans should be off the land. The Bible says shout out the judge of all the earth do right and I think that one day we're all going to appear before the judge of all the earth. Let's stand up their plea, Lord Jesus, and the God of Israel we pray that you be with these board members, we pray that you be with their families, we pray with open hearts today view the Veterans call them down as well. May this meeting go very smoothly and peacefully but may there be...in Jesus' name and the God of Israel, Amen."

Mr. Larry Loughlin: "...Gracious...I just hope I can read my writing. In 1888, some 800 acres of land was deeded to the federal government for disabled Veterans today only some 300 still exist for this purpose and the land now is known as West L.A. VA Medical Center. Why is the Brentwood school and UCLA on Veterans land? Only by book and crook, up until 1970 there was some 500 homeless Veterans occupying brick buildings on their land. Why is it that today there is some 125 homeless Veterans on the CTRS compound in 8 X 8' aluminum boxes called tiny houses? Why aren't they housed in nearby building 220? A brick, 3-story building occupied by some 4 people connected to UCLA. The rape of homeless Veterans of their rightful home is a disgrace to the Department of Veterans Affairs and the United States of America. I belong to the NHDVS which stands for the National Home for Disabled Volunteer Soldiers. This is the name that is on the deeds that gave the land to the federal government for disabled Veterans. In military service we protect and support each other so the mission is accomplished. Now as Veterans, we still do the same. We supported the homeless Veterans when they were on the Sanvensante sidewalk and street. We advocated for the West L.A. VA to bring them in within the wire. We never thought they would wind up in tiny boxes when there are some 50 brick buildings to house them. No, instead the homeless Veterans are yards away from some 8 mobile showers, from some 12

porta-potties and from one washing machine. And they are not even fed by the Veteran Affairs. I had a tour of this compound by Matt McGahran who told me he was in charge of homeless Veterans? The homeless Veteran who is disabled using a walker or a wheelchair can't manipulate himself on these grounds. I don't know if you've been on the compound, but the houses are built, and in between these rows of tiny houses is dirt and I was there one day when it rained this was before they put up all these security people around the compound to keep their supporters away and call the Veterans in the program "patients", I'd hate to be a patient there. Is this how you would like to live? I don't think so. I know I wouldn't. They have already been exposed to these exposés from CNN and Fox News you might have seen them on television and there will be more. We will not stop our advocacy until our homeless Veterans are properly housed and fed. We will not stop our advocacy until our homeless Veterans are properly housed and fed by the West L.A. VA. These Veterans are barely treated well, while our land is illegally used. I support a bifurcation; the medical center should be administered by a medical board and the land administered by a real estate board will overhaul illegal users of Veteran's land and comply with the intent of the landowners. The board should have a majority of Veterans on it, I bring to your attention that land at the ocean in Santa Monica was also deeded to Veterans and Santa Monica is claiming that land and has reaped it's benefits for years as a parking lot. On June 28<sup>th</sup> the Santa Monica City Council has this issue on their agenda. Please send someone to fight for the land that belongs to Veterans. De nada. I frankly think Mexico would do better."

Ms. Jessica Miles: "My name is Jessica Miles I am a 2-year Army Veteran. May 2007, I became an official Veteran. The Army dismiss you; they don't provide you any resources and for 10-years annoyingly we struggled. I came here in 2019, January, and immediately oh, wow, oh for the people that sacrificed their mind, body, and soul for you all to have this luxury. I immediately realized having this discrimination against female Veterans throughout this entire city. What I hear more and more is that this is for male Veterans only and I'm trying to find the logic in how that's acceptable. Then you all put us in these tiny sheds right, and I had no clue that for 6-years you've been illegally leasing this land, land that was given for Veterans, because when the military throw you to the side, we have no where to go. It changes who you are as a human being. So, for the treatment we receive through the system, Patient Advocate at this building discards complaints. You take it to Dr. Braverman, and they immediately say "oh, we don't have anything on file". We'll I have copies of these points; they still do nothing. I'm 5'1" and 94 lbs., if I'm struggling in these tiny structures Imagine a man 6'4", 6'5" 200 lbs. If I'm walking into the wall finding it hard to navigate daily, imagine what your male Veterans are going through. Already mentally disabled but now you're putting us in living conditions that are unbearable. And who can we go to? Patient Advocate? They don't even file the complaint, don't even follow-up with a complaint even after you put it in writing. It's very clear what we want you all have been allowing people to illegally lease on our land and then continue to grow. But then when you look at the

Veterans we continue to struggle. And I don't see, I fail to understand how people can say they support Veterans. Knowing all well that people are taking from Veterans that have sacrificed for you all. I don't really have much more to say, been going on long enough that a conclusion should have been drawn. We don't need 99-year leases, you don't need 10-years to put the 5,000 Veterans you put out back on land given to Veterans not UCLA, not Brentwood and nothing they do compensates for taking land from Veterans. I get it I'm Jessica Miles a 2-year United States Army Female Veteran and female Veterans need to be acknowledged proper accommodations, acknowledgement of our children, acknowledgement of the incidence of sexual harassment that goes on daily and not just by other Veterans, by employees, by security. So, what are we going to do to ensure that when our soldiers come back as Veterans that they know they have support? Because that's what it's supposed to be about. Support for those who sacrificed their lives for you a blessing."

Mr. Mike Williams: "Um, let's start at the beginning, Um. I think I might be able that a tiny home might make life more comfortable, have reason to be grateful, but it's hard to be grateful when I see the CTRS, uh, come down as a reason to further the aims of those with an agenda taking the property away from those who need it most. Um, um, when I go into the military as a young man, I didn't know who I was, and the military made me into someone they needed me to be. And then I left there, and I didn't know lots of people and were surrounded by people who didn't understand me. I struggled all my life to be a man, so to speak. But all the time I ever fit, felt, fit in anywhere is when I came here. Um, if that is me that no one speaks on my behalf that's employed by the VA. And the land was donated for a reason, the VA was established for a reason because people saw a need for both. And yet, um, I don't matter, money matters, Brentwood matters more than me. This is not federal land over on federal land do they plug school, plug a post office or baseball field...I ain't disappointed by everyone...and employees of the VA because...the mission statement of the VA is "care for the needs of Veterans." I'm a self-sufficient man, I can take care of myself, but I struggle because I've never made it back to how I used to feel in society, I'm not okay. I've seen death, I've seen combat Um, I was part of a unit that, you know, was like family. And what I do when my service ended, I lost all that, and ... for the rest of my life, a place I can go and I'm comfortable and I'm around those, they don't have to be friends but they understand where I'm coming from right now and why I am who I am because they are the same, the same problems that lead to all the other problems within our lives. Um, um, I once asked my tiny house staff about keys to the tiny home and she told me the first time that we can't be trusted, the second time she told me they have to get a locksmith to come out and make keys. How do you all see us? That's what I want to know. Like, who are we to you all? Why can't a Veteran on the streets just walk in that gate and pitch their tent on the ground without being harassed by the police without having to go through pre-procedures and rules that no one knows about, all they know is there is land there ... Without being harassed and told to get back on the streets and come in and do it right. I mean it's not right,

you as a military person you going to suffer the ultimate loss or pay the ultimate sacrifice or you going to sacrifice something of yourself you can never get back. I have time, um, I got a lot to say, I don't have the words, but I want to get with this. You all are failures to me because you are failing the Veterans. No one is here standing up for Veterans or is going down for Brentwood on the grounds ... a lot should have been done by not and it's not been done. You're lying to the public ... and ... I disagree ... and a lack of concern to those who really need help to be able to pay for Ms. ... in building 402, she's not here now and I'm lost without her... I really don't want to leave...I want to be where I'm comfortable. I accept accountability for myself and at this point you have a lot of Veterans that don't but at the end of the day we need those employed by the VA...picking obstacles in our way not considering us. I mean, what the hell does GLA need with another shopping center? Veterans need homes...you don't and continuing to speak, Okay, have a great life man, you all sleep well at night and I hope when you die you can take your money with you, you know what I mean, because that's what you all are about. You're not about us, you're not, you can say it but it's your actions that I see and that's what I'm speaking to F\*ck ya'all."

Ms. Kenitha Roberts (WebEx): "Hi, yeah, I'm here. Can you see me and hear me?"

Lt GEN (Ret) Hopper: We can hear and see you, once you start you have 5 minutes. They're getting hard copies of you implementation plan distributed.

Ms. Roberts: "All right, so let me go ahead and jump right in. Um, so first I am a formerly homeless Veteran I currently work for the VBA and my goal we're talking about to you guys about is a pilot project that I would like to have implemented on the campus at West L.A. If you guys are looking at the handout, I'm sure you see the tittle of the project, and so the focus of it is about integrating the serviced in one location on campus to provide services across the VA for Veterans who are homeless, um, as a result with this study, it'll take 2 to 5 years for this longitudinal study. The outcome will be about addressing the physiological psychological and socioemotional development in homeless Veterans. Alright, so quickly about my background and why I think this program is ideal is because it follows the journey that I has as a homeless Veteran. I served in the Army for 10-years as a combat engineer. When I got out, I went to school, used my G.I. Bill, I got my PhD. From the University of Alabama in cognitive psychology lifespan development and so I was working as a professor hear in California, Grant writer at UCLA, and there was an economic downturn and so once I lost the funding for my program, I lost my financial income and as a result I was homeless and at the time I had a 12-year-old daughter. And so, over that time I went to the VA Hospital where I started receiving medical treatments that's where I first hear about filing disability benefits, but I had to go to the VBA over at the federal building. Nevertheless, I did that, my VHA case manager he connected me with HUD-VASH case manager who helped me with my case to file for disability. I'm currently service connected and as a result of that process, even though in my program I describe it as "hand holding" it's important.

Well first of all, we're not children even though it sometimes feels like we're treated like children...Almost usually that gets missed, but anyway, I received my voucher after waiting...I slept in my car 'til it was repossessed, I slept in a storage unit, and once I finally was able to get employed at the VA, I was able to reach financial stability. So that brings me to where I am today, if you guys will flip over to the page that talks about Fort Honor Veterans Community that's what the project is called. And again, it would be housed on the VA on the West L.A. campus. You see there are VBA services, VHA services for healthcare, HUD services and then of course our partners and program supporters. Additionally, this program would include project coordinator, program coordinator, and all these different components in order to help Veterans who are transitioning from homelessness. Help them get every single thing that they need including from VBA, you're looking at disability claims if you're a homeless Veteran, and you file for disability, you go in you check a box that says, "I'm a homeless Veteran", and your claim is automatically goes to an expedited process. Okay, so I see I'm running out of time, you guys go to the sheet that talks about the one stop shop center. This is the vision that I have to make sure that there is one location on campus where all of these service providers will be. This is not double dipping because we would be doing the job that we already did. Um, next you'll see the affordable housing this is an example of what a \$45,000 house would look like, and it is a one bedroom next, I show you guys what the community would look like next, I talked to you about square footage that's needed. I also talk to you about the amount of money in order to get this started. It would be \$623,000 and that would include the one stop shop center. Two transitional apartment complexes and the first 100 studio apartments. So, I ask that you guys look through this if you scroll through and I know I'm out of time but this is important, the slide that shows you the tiny shelters in my project is in the middle and then you have the master plan 2022 what's important about this slide is that my program would cover housing for that 5 to 7 year, 5 to 10 year gap where the master plan is focusing on the overall building of the campus. So, I hope that you guys are able to see that...Please reach out to me Dr. Braverman, I have contacted your office to request a meeting. Thankfully, I have been able to talk to Dr. Harris. This is a serious program, you said "think outside of the box" that's what this is. So please contact me so we can talk about the program. Thank you."

Lt GEN (Ret) Hopper: The next presenter is Mr. Bradshaw.

Mr. Abe Bradshaw (WebEx): "My name is Abe Bradshaw and I'm a Navy Veteran. I appreciate all you time today and thank you for allowing me to speak. I understand that your task is monumental, and stretches over a wide variety of servers, extremely important subjects that I'm extremely passionate about. I'm using my time today to make a public comment about two buildings that are already sitting on the West L.A. VA campus. The Brentwood theater and the Wadsworth theater. Although, I'm speaking to you on this WebEx from Ohio I have been a proud resident of Los Angeles for the past 14-years and so, I could not be there in person

with you today. Since I moved to Los Angeles in 2008, I've been in Awe about the beauty and potential of the West L.A. campus. Very early, during my time there I was walking from the bus to an appointment in building 500 and became overwhelmed with a feeling I wanted to dedicate part of my life to giving back to Veteran services because I felt so grateful for all the services and care that the VA has provided for me. I've been a volunteer for dozens of VSO and I was lucky enough to find my tribe in a small nonprofit that was created by two formally enlisted soldiers called Veterans in Film and Television or VFT which has since been updated so much more encompassing Veterans in Media and Entertainment. I enthusiastically became a member and then a staff member in the volunteer staff that is all made of Veterans. Although the name Veterans in Media and Entertainment may sound like simply like a hobby organization that exists just for fun. We pride ourselves at being a very professional organization that has worked tirelessly to educate and develop skills that have led to hundred of jobs and careers in one of the biggest industries in the world, especially in Los Angeles. VME has worked over the years, developed relationships and partnerships with all the biggest production companies and studios in the world and have moved mountains and changing the perception of what a Veteran is within the entertainment industry and beyond. As I said, I'm here to talk today to make a public comment regarding the future plans of the two buildings that are already standing on the West L.A. campus, the Brentwood theater, and the Wadsworth theater. I was lucky enough to attend productions in both of these beautiful theaters when they were still in working order. I fell in love with them, and I wanted to see if I could help produce more events in these incredible spaces and it's so much potential. I did some online research and reached out to all the contacts I could find and offer my services to help these two theaters in any way that I could. As you probably guessed, I didn't hear back from anyone, but my dream has lived on. Both of these structures are in urgent need of some immediate care to help maintain their condition and structural integrity before they get cast aside as fire hazards, both of these theaters are already built and are sitting on your campus and they are brimming with potential and can provide hundreds of opportunities for hundreds may be even thousands of Veterans if they are brought back to operating order, the possibilities are endless. I would love to get involved in future conversations regarding these two forgotten treasures, regardless of what your future plans end up being for these buildings. I am humbly offering my services in any way that I can to make sure that these buildings can at least survive and thrive regardless of who takes responsibility for them down the road and what their purpose ends up being. On top of all this Veterans Media and Entertainment has grown to over 5,000 members and I know that there are dozens of other Veterans within our organization who join me in preserving and utilizing these tremendously valuable theaters if we're given the chance. We have the skills readily available to save these forgotten assets that you already have sitting there rotting away, run by Veterans, and helping Veterans. Thank you for your time."

Mr. Diego Garcia: "Thank you, thank you everyone that's here. I was kind of hoping for a minute of two trying to compose myself and gather my, uh, chicken scratch, you know to make some kind of goal here, uh, in front of everyone, right. But one thing you guys can all probably guess is I'm better at just wondering anyone else here a Veteran, combat Veteran, how are ya? West L.A. native? Beautiful maybe one other, two other. I say native because I wasn't born here, I was born in Mexico I was brought over what people consider a dreamer. I was brought over when I was one and one half, I was illegal 'till I was about 16 when I figured out it was illegal, and then you know we fixed our papers and became a citizen. But I grew up in Culver City, uh, grew up in what I call the West side, which is, uh, South of the 10, West of the 405, North of the 90. I never really left my little West side. Um, anyway, as a combat Veteran from the West side, I kind of hold this land a little, pretty dear, and near to my heart. Specifically, since I got out 2005 I came to this land seeking services and I was not afforded the services I needed it took me a very long time to get the services that I needed. This land was not prepared when I got out in 2005, which is very unfortunate, because the VA has been in existence for a very long time. And you guys have studied for a very long time so you guys should know us very well. And it just seems like, you know us so well, that you know ignore, delay, deny and hope we die. I have three brothers that I deployed with that killed themselves. Two of them on their way to the VA as they killed themselves. I would rather that he came to this VA to seek services but he was told he's not in crisis mode so he can't get services. We sit here at this meeting where civilians are talking about how we need community space. How we need places to run, we need places to walk, how we need recreational space. And I'm telling you guys what...we don't need that. We need a home. This, this land is actually the Pacific Home for Disabled Volunteer Soldiers, it's a home for disabled volunteer soldiers. So, I really wish I had that home in 2005 before I came here. I'm on my second divorce right now, I've got two little ones. I really wish I was not in this situation; I really wish in 2005 I had brothers when I came here and they would have taught me, they would teach me instead of coming here and they were telling me "They can't help me" and now we're just left to our own devices. But I'm one of the lucky ones because I'm functioning, I actually don't anymore, but I'm a high functioning one. Bought my mom a house out of the...projects, got myself a house a very good career. Started a non-profit and now I want to do is help other Veterans. If you people would take anything away from today's meeting is that we do not need recreational space. We just need a home for Veterans to help Veterans. We do not need recreational space with...and promenades. Thank you, guys."

Mr. Alfred Areyan: "Thank you again, it's a pleasure and an honor to be here. I've been part of the program the master plan, the draft master plan and whatever else master plan that you guys continue to do after 7-10 years. It's a pleasure to speak here to let you know at least speak on behalf of disabled, homeless Veterans. You all know what we're here for and that reason is to see results, not 132-year results. So, I have a little stuff that I wrote some notes, and I don't like writing notes because what I say comes from the heart what I break down it, it really hurts me to

see that I didn't even get a bottle of water coming here in another group to be part of this master plan. It was a disgrace, because I was really thirsty...thank you for offering...Okay, anyway I'm going to read something that I thought was a real value to me and I hope is going to be a value to you. And I hope you take this for what it's worth because there are Veterans dying in the streets because of what you are doing right now...Okay, I'm saying that the master plan I have, the draft master plan down the road will be the community master plan our Veterans are dying in the streets waiting for the West L.A. Greater L.A. Department of Veterans Affairs care system, 7 years have passed, 10 years have passed, 130 years since that land was deeded to our disabled Veterans at the time it was called the National Homeless Disabled Veterans Soldiers Home, in my opinion, the way things are looking to me it's going to take forever to build 1600 homes for transitional housing for our homeless Veterans. Our elected officials will not even look we have all the evidence we have by talking about paper trails for every question on 10/2021 you published the 205-page master plan for public review and comments, comments made almost entirely by persons employed, forgive me man, Okay,...Okay, so made almost entirely by persons employed in the business with the private developers, attempting to take over the West L.A. Soldiers home. On 4/22/2022 you already approved the site that master plan despite no notice of such in the Federal Register. The private website boom and operated by private entities using proxy service to hide their identity which is the only location which USVBA claims all DVA soldiers home master plan for access 2021 uh, replace 205 pages master plan that was noticed for public review and comments on 10/18/2021 to 404 pages final master plan with the same title. My question, who broke it and what is added on the 450 pages. I will leave you all with this for over 132 years counting the government West Greater L.A. has mismanaged the national land for decades. That land has been abandoned, neglected for decades, we have pictures to prove it. We hear you all talk a lot but no results on improvement of that land for decades. We have non-profits like Brentwood school, \$40,000 - \$45,000 per year per student tax right-off per year. Fifty years, never take on that land but nothing to show for our Veterans like transitional housing and other things some things with UCLA tax write-off around 50 years multi-million-dollar non-profit business, no donations for transitional housing. Other things, nothing, we have corporations and contractors 50 years, 75 years and in 2022 they just passed the curve ball over 99-year leases. It's a disgrace to leave our land, the land that was given in 1888 to the National Disabled Veterans Soldiers Home only to have our government West L.A. Greater L.A. VA, elected officials, overseers of that land again, is a disgrace to our soldiers, our fallen heroes, our Gold Star mothers and fathers who will never see their loved one members again and we speak on behalf of all our honorable soldiers who are coming home and we the National Disabled Veterans coalition are speaking on behalf of our homeless, disabled Veterans and that land is our land. Get your own land, remember all your families past, present that never made it home. We are the voice for all our fallen heroes and their families. P.S. We at the National Coalition

want to hear for all representatives Do me a favor and forestall, truth, evidence, we have the evidence now enforce it. So, thank you for your time.

Mr. David Echeveria: "If you can't say it, leave it at David E, no problem I don't expect you to know if the first time you've probably heard it, but it won't be the last time, Sir. I am David Echeveria, I am a Veteran with a service-connected disability. I pray to God that I don't have to depend on services at the VA. But if I do, I hope and pray that its here. But the way I look and see you folk, especially Mr. McGahran here you can give a sh\*t about Veterans. You're shaking your head, when was the last time I seen you on the road? When was the last time I seen you at the encampment? In fact, it's worse than POW status. Our Veterans who are homeless, you have them living in tiny metal boxes. They have less resources, less assets than prisoners in our state and federal penitentiaries, in fact, even in the county jail. And yet you proclaim to have advocated health for Veterans. When was the last time any of you engaged a Veteran? Veterans Community Outreach Engagement Board, but I look around many of our board B-O-A-R-D because today is probably an inconvenience for you. In fact, how many of you don't live in the L.A. area. Probably got paid to come here, right? And get per diem, get put up in a nice hotel. A lot better than what all those Veterans are living in, right now. But yet for the last 2 years we've heard about 1200 units of transitional housing, it gets voted in and doesn't happen. Now, we're at the...for 1200 units. So, can someone tell me is it 1200 is it 2400, 3600 or 4800? Because whatever the amount you're going to fall short. For all those Veterans in the county of Los Angeles there is a solution called the Veterans Home right here where we're at. When you look around nobody is building anything for Veterans. Put up tiny homes, tiny homes provided by who? Developers, why because they want to do everything, they can to keep us off. Keep us out, and for every Veteran we put in a hotel, a HUD VASH, not a hotel but in apartments on the economy, we put someone who perhaps is not a Veteran they get later on the list, they get lower on the list for housing. And first of all, we look at L.A. in California, there's no housing for anyone even got money to buy a house. But or Veterans there's a solution, I look at all you folks here and I wonder why we don't have a solution in place yet. But knowing your names and knowing who you are, this guy here is probably texting his girlfriend, not listening to what I am saying, very disrespectful. My question is when do you serve Veterans? I happen to be at the commissary earlier, and even on the cups they put this propaganda my purchased of \$1.25 for lemonade supports Fisher House, beds for Vets, Operation Song, disaster relief efforts, substance abuse cessation center for women Veterans, next price is suicide prevention, homeless Veterans program, national rehabilitation events, war the sole main program. Well, that sounds impressive, but I have not seen one of these damn things here at the West L.A. VA. I'm a resident like Diego, I was born and raised in Venice, people say I'm down with HIV home in Venice. I'm blessed, I'm fortunate, but not every Veteran is. They come here because this is supposed to be our home but it's not. You allow them to change it to make it a national Veterans Park that you allow outsiders to come, and they get better treatment than Veterans. This meeting is supposed to be open to the public I don't see much of the public here, when the public was here yesterday, they were escorted out. So much for being open to the public. I can understand Matt, I apologize, I know his hands are full and I know some of the situations are new

maybe its something he didn't learn about in school. Maybe, overall, his hands are tied. Because I'm convinced the people that are hired to work here, the people that he's hired to work here are the best for the job you want to do. To discourage Veterans from getting, uh, their services. To disparage Vets, especially women Vets every chance you have and to make it so that Veterans will not show up for services and when Veterans don't show up for services here or at other VA facilities you start saying "there underutilized" and then you start to trade off the land. Look around you does anyone question why the purple line is going up faster than the Veterans homes? Why the Merchant Care Towers went up faster than the Veterans homes. But you care about Veterans, what about our homeless brothers and sisters? And we're talking about 20 years of a war in Afghanistan, don't you think that sooner or later they're going to start paring down how many Veterans, how many combat Veteran soldiers they don't want to serve anymore? How many Veterans get bad paper because they don't get the proper treatment in service. And then they just qualify for services outside. Yeah, 5 minutes is all I get but you get the rest of your life to screw us over, right? ... I know you people have been out here...Disgusting, disgusting, we're not going away either...There'll be more of us if you don't take care of it now."

Mr. Ryan Thompson: "My name if Ryan Thompson, a guy, a resident of Brentwood and I have more integrity than everyone in this room. As you are not standing up for human rights, you aren't standing up for federal law. This is a public meeting; it's being held in an open session. We have officers eating cake, pushing out the public from this meeting yesterday while you sat here and enjoyed yourself. You're ignoring all the laws that were broken, you're ignoring the fact that the developers were noncompetitively awarded these deals in secrecy are heavy donors to the President, Secretary of Transportation and to the Vice President. Remember Bradley Thomas...two \$28000 a plate events for...the parking lots being torn down from the hospital right in front of your eyes. Many of you are lying about being motivated Veterans to get these plastic boxes that have no sinks or toilets or 4 sq.ft. less than what the human right of a maximum-security prison in the state of California. While you again, are all liars, it's disgraceful. These Veterans are being segregated from even hearing what the developers have to say. And what the developers have to say changes all the time. At first, it's the VA can't build housing, the VA can't feed Veterans they can't do what they've been doing for 135 years here. Only private developers can, then they say they're going to build all these housing units for Veterans. When you look at the bond finance documents, all the applications, they barely ever see the work effort. Or they say it's affordable housing for people making 50% of the average median income of a Brentwood resident. Now, your gonna have a party about getting a town center. And all the Veterans that don't exist, they can't wait for it to happen. While people like me, neighbors, just regular people, Veterans are saving the lives of people, Veterans who were done. And the gate and these plastic boxes, do you have no remorse. In fact, is worse than no remorse because you laugh, you laugh about it, and you know what you guys are doing and the thing is this is a very critical time for a lot of you. Because you are trying to get a Berkley bill through, it has a section 705 amendment to gut just about every entitlement a disabled Veteran has with an enhanced use lease. So, then the developers can start on construction, building

	<p>downtown Brentwood and the UCLA campus expansion. And because of your experience on national security issues, I'm sure that comes in handy here for public relations. You know yesterday I was watching you Tanya Bradsher speaking with...construction and you said, "the president is giving a press conference tomorrow" What do you want him to say? Is that what's on the ... Tanya? That public corruption all the way to the President, public corruption from the standpoint of faking a pandemic emergency to say you can segregate disabled Veterans because of it. Who wants to stand up and not do this anymore? Who wants to stand up and not do this anymore? Who want to stand up and be human? Who's brave enough to be human? Who wants to stand up against this seditious unremorseful federal crime? Does anybody want to say anything? Is my time up Eugene? It's under one minute, Okay. Let's talk about 205, 208 and 209. In 209, Congress appropriated, right, back in 2011 about \$35million dollars and the VA, built, renovated 209 and the VA put in the...building and then in 2016...those homeless Veterans...if you're looking for job program and then they were also being kick out of that building. Because step up and Shangri La...wanted to put in there Veterans that had disability and disability income and vouchers so market rates...like a slum and these Veterans cried, they died, they turned to drugs and drinking because you don't listen to them, you don't help them, you don't give a f*** about anything except money and being a coward. Thank you."</p> <p>Mr. Howard Hernandez (document with comments submitted):</p>  <p>VCOEB FAC Day 2 June 22, 2022 - Public</p>
<p>OIG Report Overview</p>	<p>Lt Gen (Ret) Hooper introduced Matt Rutter, Office of Inspector General (Audit) and Charlma Quarles, Office of Inspector General (legal)</p> <p>Mr. Rutter walked through the reports they released first in 2018 and 2021.</p> <ul style="list-style-type: none"> <li>● <b>OIG REPORTS ISSUED</b> <ul style="list-style-type: none"> <li>○ VA's Management of Land Use under the West Los Angeles Leasing Act of 2016 (Published September 28, 2018). Focused primarily on the menu on campus, identifying all the agreements separate place and activities on campus.</li> <li>○ VA's Management of Land Use under the West Los Angeles Leasing Act of 2016: Five Year Report (Published September 29, 2021). Focused more on the implementation of the draft master plan</li> </ul> </li> <li>● <b>Why did the OIG need to do these audits?</b> <ul style="list-style-type: none"> <li>○ The West Los Angeles Leasing Act of 2016 required the following: <ul style="list-style-type: none"> <li>▪ "Not later than each of two years and five years after the date of the enactment of this Act...the Inspector General shall submit...a management by the Department of the use</li> </ul> </li> </ul> </li> </ul>

	<p style="text-align: center;">of land at the Campus, including an assessment of the efforts of the Department to implement the master plan.”</p> <ul style="list-style-type: none"> <li>• What did the OIG Review? – The management and land use at the Campus       <ul style="list-style-type: none"> <li>○ 2018 Report:           <p>The OIG reviewed all land use agreements (not just leases) that were:</p> <ul style="list-style-type: none"> <li>▪ In place or planned between September 29, 2016, and May 1, 2018, and,</li> <li>▪ Of a duration of one year or longer.</li> </ul> <p>The OIG also reviewed land use arrangements where:</p> <ul style="list-style-type: none"> <li>▪ An entity was operating on the WLA campus under an expired land use agreement, or</li> <li>▪ An entity was operating on the campus without an agreement.</li> </ul> </li> <li>○ 2018 Findings:           <p>The OIG identified 40 land-use agreements that met these criteria. These land-use agreements included:</p> <ul style="list-style-type: none"> <li>▪ Enhanced Use Leases,</li> <li>▪ Real Property Leases,</li> <li>▪ Real Property Leases to the University of California Regents,</li> <li>▪ Land Sharing Agreements,</li> <li>▪ And other land use instruments not specifically named in the WLA Leasing Act, such as Revocable Licenses.</li> </ul> </li> <li>○ 2021 Report:           <p>The OIG reviewed all 41 land-use agreements. These land use agreements included:</p> <ul style="list-style-type: none"> <li>▪ Leases,</li> <li>▪ Enhanced-use leases,</li> <li>▪ And revocable licenses created or amended from September 28, 2018, through May 31, 2021, (the period since the prior 2018 OIG report).</li> </ul> <p>Of the 41 land-use agreements: 28 were new agreements or amendments since the prior audit.</p> </li> </ul> </li> <li>• Land Use Criteria used by the OIG       <ul style="list-style-type: none"> <li>✓ Enhanced Use Leases Sec. 2 (b)(1): to provide supportive housing that principally benefits Veterans and their families.</li> <li>✓ Real Property Leases 2 (b)(2): for a term not to exceed 50 years, to a third party that provides services to principally benefit Veterans and their families and are limited to one of the following purposes:           <ul style="list-style-type: none"> <li>○ Health and wellness, including nutrition and spiritual wellness,</li> <li>○ Education,</li> <li>○ Vocational training, skills building, or other training related to employment,</li> </ul> </li> </ul> </li> </ul>
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- Peer activities, socialization, or physical recreation,
- Assistance with legal issues and Federal benefits,
- Volunteerism,
- Family support services, including childcare,
- Transportation,
- Services in support of one or more of the preceding purposes.

Mr. Rutter turned the presentation over to Ms. Quarles.

Ms. Quarles encouraged the group to read the OIG reports if they had not already done so because there is a lot of detailed information in the reports that they will not have time to go over today.

The established criteria make their job a little easier because they did not have to come up with the modality as to how to look at these agreements and determine whether they complied, because the law set it forth for them.

- Land Use Criteria (continued)
  3. Real Property Leases to the regents of the University of California Sec. 2(b)(3), for a period not to exceed ten years, which is consistent with the DMP. While providing services to Veterans is the predominant focus of the activities of the Regents at the campus during the term of the lease, additional services will be provided at no cost to VA and not compensated through an existing medical affiliation agreement; the services may relate to medical, clinical, therapeutic, recreational, and legal activities and must principally benefit Veterans and their families.

Although the UCLA lease would be the same as the other parties, it was quite different. There were nuances.

4. Land Sharing Agreement Sec. 2(c), that provide additional health care resources and benefit Veterans and their families beyond producing revenue for VA.
5. Easements Sec. 2(e), pursuant to requirements found in 38 U.S.C. §8124 easements or rights-of-way on, above, or under lands at WLA campus to (A) any local or regional public transportation authority...and (B) the State of California, County of Los Angeles...or any agency or political subdivision thereof, or any public utility company...

When they looked at the various land use agreements on campus, the facts surrounding those agreements, the criteria set forth in the law, and they applied those facts to those criteria and came up with their determination as to whether they comply, or whether they found them non-compliant.

The following definitions are highlighted:

- The law defined “principally benefit” as services provided by a person or an entity under a lease or Land Sharing Agreement that are:
  - ✓ Provided exclusively to Veterans and their families; or
  - ✓ Designated for the needs of Veterans and their families as opposed to the general public; and
  - ✓ Excludes services in which the only derived benefit to Veterans is revenue to the VA.
- Land Use Criteria – Real Property Leases to the Regents of the University of California have different requirements:
  - ✓ The lease must be consistent with the Draft Master Plan.
  - ✓ The provision of services to Veterans is the predominant focus of the activities of the Regents at the campus during the term of lease.
  - ✓ The Regents must agree to provide additional services and support that the VA Secretary considers appropriate and that are not compensated or through an existing medical affiliation agreement that:
    - Principally benefits Veterans and their families
    - Consist of activities relating to medical, clinical, therapeutic, dietary, rehabilitative, legal, mental, spiritual, physical recreation, research, and counseling needs of Veterans and their families; or
    - Any of the purposes specified in 2(b)(2)(A)-(I)

Lt Gen (Ret) Hopper comment/question: The Land Use Criteria “Excludes services in which the only derived benefit to Veterans is revenue to the VA.” Is that referring to the lease revenue to the VA?

Ms. Quarles’ response: No, that is not referring to the lease revenue fund.

- Land Use Criteria – Land use instruments not specifically named in the WLA Leasing Act.
  - The OIG did not limit its review to the five types of land use agreements specified in the WLA Leasing Act because the act requires the OIG to report on how VA is managing the use of land at the WLA campus.
  - Therefore, the OIG reviewed all types of land use agreements found on the WLA campus and land use where no agreement existed. This included:
    - 22 Revocable Licenses,
    - 1 Memorandum of Understanding (MOU),
    - 1 VA Service Contract,

- 4 instances where there was no documented land use agreement in place.

They developed the criteria by which they would review the revocable licenses.

- Land Use Criteria – Land use instruments not specifically named in the WLA Leasing Act (cont.).

The OIG’s approach to determining whether these instruments were consistent with the Draft Master Plan, and other federal law consisted of the following assessments:

- ✓ Whether the instrument was Veteran-focused.
- ✓ Whether land use agreements were consistent with the Draft Master Plan objective to revitalize the campus and provide not only health care and benefits, but education, socialization, recreation, culture/arts, and interaction opportunities with the community.
- ✓ Whether the land use agreements violated any federal law besides the WLA Leasing Act.

Agreements were considered Veteran-focused if they resulted in additional healthcare, benefits, services, or resources being provided directly to Veterans and/or their families on the WLA campus.

*Monetary proceeds paid to VA alone would not have constituted an acceptable agreement, nor would agreements that only benefited the public at large.*

Ms. Quarles explained the process they used to conduct the audit:

- ✓ Reviewed the land use agreement documents and supporting files,
- ✓ Researched other applicable federal laws and authorities to determine compliance with these laws and authorities,
- ✓ Posed questions to VA when clarification was needed,
- ✓ Reviewed VA responses to OIG questions,
- ✓ Performed site visits to confirm land use complied with the Act (e.g., principally benefit Veterans and their families and consistent with the Draft Master Plan requirements). Due to COVID they made efforts to conduct virtual site visits going to the different locations as best they could.

This is the methodology used for the first and second audits, so it was applied consistently.

Ms. Quarles turned the presentation over to Mr. Rutter.

Mr. Rutter explained the timeline to develop housing that was in the Draft Master Plan this is their starting point, and they realize that this is evolving over time.

- Initial-Phase Development
  - 12 months – 60 total permanent supportive housing units on campus,
    - B209

- 24-30 months – additional 150 units, 210 total permanent supportive housing units on campus,
  - New construction
- 30 months – additional 280 units, 490 total permanent supportive housing units on campus,
  - B206
  - B208
  - B156
  - B157
  - B158
- Mid-term Development
  - 4-5 years – additional 280 units, 770 total permanent supportive housing units on campus,
    - B206
    - B207
    - B210
    - B256
    - B257
  - 6-10 years – additional 430 units, 1,200 total permanent supportive housing units on campus.
    - Buildings TBD

He reviewed the highlights from the first report: What did the OIG find?

- 2018 report found:
  - 11 of 40 land-use agreements did not comply with the West Los Angeles Leasing Act, the draft master plan, or other federal laws.
  - 14 non-VA entities were operating on the campus with either an expired agreement or no documented land-use agreement.
  - Additional Veteran input would have helped the healthcare system ensure land-use agreements comply with the act.
  - VA lacked clear policies and procedures to make certain that land-use agreements are compliant. There were 3 agreements that had fair market value assessments but no rental value for those portions of the campus. They found that the negotiated agreements were below fair market value estimate, they did not see documentation as to how the pricing was determined. They recommended to update the policy so that any deviations from fair market value is documented per negotiation.
  - The healthcare system did not keep an accurate inventory of land-use agreements.

- 28 of the 40 land-use agreements reviewed by the OIG were not documented in GLAVAHS' Capital Asset Inventory.
  - VA was behind on draft master plan implementation milestones for permanent supportive housing. At that time, they had not selected a Principal Developer and there was a delay to the initial construction of the first 490 units, the Environmental Impact reviews were required by had not been planned for in the original timeline and estimated delay in construction by 18-24 months.
- 2021 report found:
  - As of September 2021, VA had only completed 55 out of 1200 permanent supportive housing units. Reasons for the delayed housing development included:
    - Environmental Impact Study Requirements,
    - Unfinished infrastructure upgrades – lack of Wet Utility Plans,
    - Delay in acquiring a Principal Developer – Acceptance of Community Plan.
  - The OIG identified five new land use agreements and two carry-over agreements from the first report that did not comply with the West L.A. Leasing Act or the Draft Master Plan.

He reviewed the recommendations they made in both reports. What did the OIG recommend?

- 2018 report recommendations:
  1. Implement a plan that puts the West Los Angeles campus in compliance with the West Los Angeles Leasing Act of 2016, other applicable federal laws, and the Draft Master Plan.
  2. Ensure all non-VA entities operating on the West Los Angeles campus with expired or undocumented land use agreements established new agreements compliant with the West Los Angeles Leasing Act.
  3. Create a process to allow the Veterans and Community Oversight and Engagement Board and opportunity to provide input to the executive leadership on West Los Angeles campus land use.
  4. Create documented policies and procedures for Leases and Revocable Licenses to govern their use, management, and pricing to ensure fair value is received and negotiations are documented.
  5. Ensure VA's Capital Asset Inventory accurately reflects all land use agreements six months or longer on West Los Angeles campus.
- 2021 report recommendations:
  1. Implement a plan that brings the five new noncompliant land-use agreements into compliance with the West Los Angeles Leasing Act of 2016, the Draft Master Plan, and other federal laws.

2. Ensure VA's capital asset inventory accurately reflects all and-use agreements lasting six months or longer on the West Los Angeles campus.

Ms. Marston comment/question: Ask for a process clarification. Could we assume that a finding on the 2018 was resolved if it was not on the 2021 report?

Mr. Rutter's response: In the 2021 report they did report on how those findings were resolved.

Ms. Marston comment/question: Does the VA "concur" or "not concur" on some of the recommendations?

Mr. Rutter's response: There were some recommendations that they did "not concur".

Ms. Quarles' response: There was a mixture on some of the recommendations some were "concurred", "concurred in part" some "not concurred". It was dependent on the recommendation.

Mr. Mangano comment/response: There is a lot of public concern about the Brentwood and UCLA buildings. Earlier it was mentioned that the UCLA lease was unique and that did not apply to the Brentwood School lease.

Ms. Quarles' response: The only land instrument that has specific language for it was UCLA. So, Brentwood falls under the general language for all leases Section 2(b)(2).

Mr. Mangano comment/response: So, in the 2021 OIG report the Brentwood School lease was not in compliance with federal law. The basis for this determination was that:

1. The lease did not principally benefit Veterans,
2. the non-monetary consideration offering for this lease payment was not recognized.

Brentwood pays \$850,000 in cash each year and \$918,000 in income. The way he understands the OIGs view is the only way you can measure their performance under this lease is the \$850,000 for money each year, correct?

Ms. Quarles' response: OIG found that under 38 USC, generally says that on leases on federal property the consideration must be monetary only. However, there is an exception that does allow in kind consideration if the lessee is a public, non-profit entity may provide for the maintenance, protection, or restoration by the lessee of the property.

Mr. Mangano comment/question: The VA is allowed under procedure to respond to the OIGs findings and then you are entitled to respond to the VA if you decide to adjust your audit.

	<p>Ms. Quarles' response: Theoretically, yes.</p> <p>Mr. Mangano comment/question: The VA made their argument why they think the Brentwood lease is compliant with the federal law and those arguments did not persuade the auditor.</p> <p>Ms. Quarles' response: Yes, VA's response was considered and in Appendix E explains how some of the conclusions were erroneous, in their opinion. And in Appendix 4 the OIG responded to that.</p> <p>Mr. Mangano comment/question: Did you have an opportunity to interview VA leadership on the leasing?</p> <p>Mr. Rutter's response: They did interview leadership.</p> <p>Mr. Mangano comment/question: Were they able to identify anything they could come up with that would make the lease compliant?</p> <p>Ms. Quarles' response: We did interview but as mentioned earlier that as part of our review, we gathered facts so our questions to the department about certain things concerning the leases and other instruments. The department responded with that information, so we considered all of that.</p> <p>Mr. Allman comment/question: He thanked them for the most recent report and for pointing out the wet utility investment it was helpful to have the auditors point that out as well. He wanted to ask about the three general leasing authorities in the 2016 meetings, there is section 2(b)(1) purpose of supportive housing, correct?</p> <p>Ms. Quarles' response: Yes. The enhanced use leasing authority which is widely detailed so that is what the supportive housing goes to.</p> <p>Mr. Allman comment/question: The supportive housing within the enhanced use lease program as defined?</p> <p>Ms. Quarles' response: Yes, even though not in the West L.A. Act, it references enhanced use lease authority so all that would be there.</p> <p>Mr. Allman comment/question: The understanding is that an enhanced use lease is specifically for the purpose of providing housing to Veterans, or their family members that are either at risk of homelessness or are homeless, correct? Could you execute enhanced use lease for Veterans who are not at risk of homelessness?</p> <p>Ms. Quarles' response: She was not the expert on that.</p> <p>Mr. Allman comment/question: You had mentioned that execution of the draft master plan was limited, can you explain how you came to those findings?</p> <p>Mr. Rutter's response: There really is no schedule in the master plan that outlines specific projects that are going on, so we just reported on the activity that existed in</p>
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	<p>the 5-year point. And outside of zones 1 and 3 there was not a lot of activity to report.</p> <p>Dr. Bamberger comment/question: Is there anything the Brentwood school can do to remedy being out of compliance?</p> <p>Ms. Quarles' response: The underlying lease must be principally for the Veteran.</p> <p>Dr. Bamberger comment/question: So essentially there is nothing the Brentwood school can do to be compliant from your assessment of the law?</p> <p>Ms. Quarles' response: Based on the language of the law, based on the purpose of the lease it impressively benefits Veterans and their families as set forth in the law, it would not be compliant and that is based on what the law says here. The methodology used is applied across the board and to every single instrument.</p> <p>Dr. Bamberger comment/question: So, what do we do as the board?</p> <p>Mr. Allman comment/question: Is happy to address that brief. He believes that there is a potential for the lease of a structure to be principally benefiting the Veteran and family. He would like to think there is a way to make it work he thinks Brentwood does have meaningful alliance interest, but they also need to honor the clear text of the Congressional law. Maybe an athletic pavilion at the North end of the campus just for Veterans, maybe a restructured lease around something like that. As a board this is an urgent matter there has been a lot of public concern for a long time and two OIG reports. The OIG recommended that the VA create a plan to bring these land uses up to compliance and he believes the board can help.</p> <p>Dr. Bamberger comment/question: He agrees that they need to proactively address this and do everything they can do to bring this into compliance.</p> <p>Ms. Marston comment/question: The UCLA lease is different because they are written into the West L.A. Leasing Act in such a way, she asked for clarification as to what makes the difference in terms of how one looks at the UCLA agreement vs. the private school agreement and what that distinction is.</p> <p>Ms. Quarles' response: She asked that the board look at Appendix E and F of the 2018 report because it talks about the language of the leases. But for the general lease, it states that the lease must principally benefit the Veterans and that same language is not in the UCLA lease. It talks about the activities that UCLA does on campus and that the predominant focus of it must be Veteran focused.</p> <p>Lt GEN (Ret) Hopper: Thanked the OIG and introduced the Brentwood School presentation.</p>
Brentwood Schools	Ms. Gennifer Yoshimaru, Assistant Head of Brentwood School

The school has a long-standing relationship with Veterans families and the West L.A. VHA. Over time the relationship became more formalized from irrevocable license and through an enhanced lease act to the lease we currently have. They have used that instrument to delineate very clearly the ways in which Brentwood School through the Veterans Center for Recreation and Education (VCRE) can provide direct benefits to Veterans and their families in areas of:

- recreation,
- wellness education,
- vocational services,
- fundamental needs.

The VCRE is the vehicle by which they deliver all those services and benefits. The lease itself buckets into several categories, the first is the monetary consideration, then there are 4 In-Kind considerations that we measure and report to on an annual basis.

- In-Kind Consideration Categories
  - A – Operation, Maintenance, and Upkeep,
  - B – Special Programs and Events,
  - C – Capital Costs and Improvements,
  - D – Athletic, Recreational, and Educational Programs.

Take a look at how Brentwood School has done in terms of meeting or exceeding its obligation over the last 6 years since the inception of the lease:

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- Annual Lease Obligation: \$850K Rent + \$918K In-Kind = \$1.76M Total

	RENT	In Kind	Total
Year 1	\$850,000	\$962,695	\$1,812,695
Year 2	\$850,000	\$1,049,523	\$1,899,523
Year 3	\$850,000	\$1,233,914	\$2,083,914
Year 4*	\$871,250	\$1,494,971	\$2,366,221
Year 5*	\$871,250	\$1,614,958	\$2,484,208
Year 6	TBD	TBD	TBD

\*Audit in process

The In-Kind number of \$918K has been exceeded considerably, another thing to note is that the lease has language that there is an automatic increase in rent at the 3<sup>rd</sup> anniversary that is why there is an increase in the rent. It also says that when we exceed our In-Kind obligation, we could reduce our cash payment but that is something the school has never done and does not intend on doing.

Lt GEN (Ret) Hopper: Who is the auditor?

Ms. Yoshimaru: It is a third-party auditor, that the VA has contracted. The lease states that the two parties, each pay 50% of the auditing fee.

Lt Gen (Ret) Hopper: So, it is an independent auditor.

Ms. Yoshimaru: Yes, it is. She continued with one of the question the board asked her to address:

- What is the value that we offer Veterans?
  - Fitness & recreation
  - Program Support:
    - Domiciliary
    - 209
    - CTRS
    - CDCE
    - New Directions
  - Transportation
  - Basic needs:
    - Meals, food & water
    - Clothing
    - Toiletries
    - Bedding & Shelter
  - Education

She discussed the opportunities and resources that exist in the realm of fitness and recreation for Veterans.

- The 22 acres they term the Veterans Center for Recreation and Education are all the programs and resources that they operate as part of their partnership with the VA.
- One of the enhancements has been the addition of a full-time Veterans fitness coach and trainer. He also works with recreational therapists in group situations.
- Veterans have exclusive access to the resources that are available on-site 8.8 hours/day, 7 days/week.
- The most popular space is the “work out tent”.
- VCRE membership has increased:
  - Registered members:
    - Year 1 – 350
    - Year 2 – 554

Based on feedback from Veteran advocates between years 1 and 2 they enhanced their registration service by implementing an online registration system that has been well received.

- Year 3 – 852
- Year 4 – 903

- Year 5 – 998

Note: year 4 and 5 were both COVID years, year 4 had only four active months of access before the shut down in March 2020 and continued through most of the year 5 before they were able to reopen in 2021.

- Year 6 – 1326; the way the lease works year 6 has only been in play for six months.

Through feedback collected from comment cards and focus groups the gym and workout tent area allow Veterans to reconnect. One of the success stories is they have a Veteran who started as a domiciliary resident and now works as a support specialist employed by the VA.

- VCRE Usage – does not include group access or special events
  - Lease year 1 – 1,159 visits to VCRE,
  - Lease year 2 – 1,168 visits to VCRE,
  - Lease year 3 – 1,830 visits to VCRE,
  - Lease year 4 – 1,711 visits to VCRE; November 2019 to March 2020 COVID closure April – October 2020,
  - Lease year 5 – 1,875 visits to VCRE; COVID closure Nov 2020-May 2021, Jun 2021 to Oct 2021,
  - Lease year 6 – 2,591 visits to VCRE; November 2021 to May 2022

The next area of value discussed was all the different way through which they support programs.

- Program support: Domiciliary the pilot program started in 2015:
  - Regular recreational therapy visits to their facility – they come in 4 days/week in groups of 10-20 with the recreational therapist.
  - Computer labs – they actively maintain the 2 computer labs in the domiciliary program,
  - Weekly Yoga classes in the domiciliary,
  - Social activities and special events – Super Bowl parties, provide transportation to the golf course, softball tournaments and BBQs on a regular basis.
    - Due to COVID they were unable to conduct their cooking classes in the domiciliary kitchens indoors. They created outdoor kitchens and conducted outdoor cooking classes.
- Program Support: B209 they were with Village for Vets and partnered with other organizations.
  - They created moving kits and fully furnished all the residents moving in B209,
  - Provide cooking classes,
  - Provide holiday meals,

- Music,
- During the pandemic they provided monthly care packages to Veterans so they would not feel so isolated.
- They have launched new programs with 209:
  - Helping to rehabilitate their garden space and planting items they can then transition into their food chain,
  - Helped them with pet supplies,
  - Provide a weekly shuttle for them into Westwood Village and back allowing them to interact with the outside community
  - Social activities

Dr. Bamberger comment/question: How is Brentwood School helping the VA build housing faster? Is there anything Brentwood School is doing to help build more permanent housing on campus?

Ms. Yoshimaru's response: Brentwood School is not actively engaged in the development of the permanent housing; however, they are actively engaged in the creation and success at CTRS which is the first step in breaking down barriers for homelessness and they also provided 20 of the health and shelters that are currently in place, this was done outside of their lease. The actual development of the properties of the housing has been handled separately from the other ways in which the private school supports Veterans.

Dr. Bamberger comment/question: Is there a plan to expand beyond the 20 CTRS shelters? Are you going to add additional shelters year after year?

Ms. Yoshiharu's response: They would be happy to.

Dr. Bamberger comment/question: Are the families of Brentwood school actively engaged in this issue?

Ms. Yoshimaru's response: Yes.

Ms. Marshall comment/question: Spoke about her personal experience with Brentwood school and how in 2019 she attempted to enroll her son in the summer program, her initial email to the school went through but subsequent emails went unanswered. She and her husband had left a few messages that were unanswered. She wanted to know how many of the 120 slots available for children of Veterans are actually filled?

Ms. Yoshimaru's response: she asked if Ms. Marshall had applied for a VA summer scholarship to Brentwood or are you saying you just tried to enroll as anyone from the public?

Ms. Marshall comment/question: She had emailed the school with some questions and never received a response, and when she called inquiring, she never received a call back.

Ms. Yoshimaru’s response: she will look into that and explained the normal application process for a VA scholarship summer at Brentwood is an online application and is submitted by the interested family on a designated date that is agreed upon with the VA. The information is downloaded and put into the VA tier system. The communication is then sent out to the families.

Ms. Marshall comment/question: Most Veteran families live outside of the Brentwood school area, is there public transportation function that Brentwood has established?

Ms. Yoshimaru’s response: There is no public transportation, the school does have a series of shuttles that operate during the regular school year. However, they do help families establish carpools and they have also given gas vouchers to families who come from a long distance. She also pointed out the full-time enrollment for children of Veterans has also grown. They’ve committed \$345,000 in financial assistance to support those children of Veterans. They are also tracking those children of Veterans that have attended the summer scholarship program as well as those that enrolled in Brentwood school without attending the summer scholarship program and there is a total of 25 children of Veterans who will be full-time students at Brentwood school next year.

Lt GEN (Ret) Hopper: Asked if she could wrap up question 1 regarding the value to the Veterans.

Ms. Yoshimaru’s response: The other facets that she had articulated in terms of value to Veterans:

- Providing transportation. They were asked to assist in the effort of moving Veterans from “Veteran’s row” onto the property, that shuttle continues and is expanding.
- Basic needs both in support in CTRS in every way possible up to and including lunch and dinner 5 days/week since CTRS was founded.

Basic metrics they look at if there were increases, are there increases in participation and engagement, and what we can offer.

- VA Scholarships to Summer at Brentwood

Lease Year	Summer at Brentwood	Scholarships
1	2017	123
2	2018	128
3	2019	135
4	2020-COVID Virtual Learning	32
5	In Person Learning	184

Personal anecdotes: they have had Veterans involved with the VCRE leave the domiciliary:

- Grad student,
- Fisherman and Personal Trainer,
- Peer support specialist,
- Resident in 209,
- Welder.

There are several other success stories as well.

- Recommended improvement to current operations:
  - Add fitness facilitator and coach to evening and weekend hours,
  - Electronic membership ID/swipe cards,
  - Signage and wayfinding,
  - Promote awareness of facilities, services, offerings,
  - Shuttle to offsite locations,
  - Resume in-person instruction,
  - Increase adult education opportunities,
  - Plan now for daycare/childcare resources when family housing opens

Mr. Mangano comment/question: The board heard from the OIG report that the Brentwood lease does not comply with the federal laws, it does not principally benefit Veterans. Being good stewards, they need to tackle the issue “head on”, the VA’s response to the OIG is they disagree, and they feel the lease with Brentwood school does comply. The OIG has recommended that the VA and Brentwood school come up with a plan to bring the lease in compliance with the law. What brainstorming has been done to make the lease comply with the law.

Ms. Yoshimaru’s response: They agree with the VA’s assessment regarding the legality of our lease. They would also like to be a long-term partner and believe they have demonstrated their value and service to Veterans. In terms of looking at the long term how to find a path forward that both continues to serve Veterans and continues a positive and beneficial working relationship we have with the VA. The OIG, VA and Brentwood school need to work together in that partnership to define the path forward.

Mr. Mangano comment/question: It was mentioned that overtime Brentwood school plans to increase the In-Kind donations which is great except the OIG says In-Kind donations don’t count. He agrees with the OIG findings. Is there anything else that Brentwood school might do? Possibly access, good improvements on the property for the benefit of Veterans a new lease with those benefits...he encouraged Ms. Yoshimaru to think about that.

Mr. Allman comment/question: At the last briefing from Brentwood school and UCLA, August 2019, at the board meeting following the meeting there was a

recommendation that Brentwood school adopted a recommendation that the VA Secretary and the Brentwood school Secretary of Education implement a Veterans Upward Bound Program here on campus. He wanted to follow-up because he had recently received a briefing from the only Veterans Upward Bound Provider in L.A. County and had asked them is there was a need for additional Veterans Upward Bound Providers in L.A. County, and they said “yes”. He asked her to please investigate the Veterans Upward Bound Provider program. He felt that Brentwood school is uniquely positioned to provide this type of education. The program exclusively benefits Veterans and Brentwood school has the facilities and staff to provide this education.

Ms. Yoshimaru’s response: They did reach out regarding the program and unfortunately with the pandemic everything had stalled.

Mr. Zenner comment/question: Some of the feedback he has received is that Brentwood school does not aggressively benefit the Veterans. He had mentioned that his son had attended the summer program and he had a great time. Do you screen for the scholarship programs?

Ms. Yoshimaru’s response: The summer program is automatically 100% scholarship for children of Veterans. They do not offer financial support for the other areas. However, for those that are interested in attending Brentwood school full-time they meet with the family, and the \$345,000 in aid that the school is receiving it will fully go for support of those children of Veterans.

Mr. Zenner comment/question: He wanted to acknowledge the Brentwood school has provided on short notice assistance on several outreach and he appreciates all that they are doing. He would like to hear from the VA about possibly expanding the partnership with Brentwood school.

Lt Gen (Ret) Hopper comment: There is no one here from the VA that could address that at this time.

Ms. Marshall comment/question: After some rudimentary research she pointed out that 2022 to 2023 there were 17 students of Veterans enrolled in Brentwood there are 1210 students enrolled at this time. Tuition per student ranges from \$45,000 to \$55,000 and if you look at the amount of money Brentwood school is pulling in and the amount that they are spending on the lease she did not see how this principally benefits Veterans.

Ms. Yoshimaru’s response: Her time was up, but she offered to speak with Ms. Marshall on a call.

Lt GEN (Ret) Hopper comment/question: He informed Ms. Yoshimaru that it was a question the board might be interested in hearing and perhaps she could get back with them.

<p>UCLA Overview &amp; Report</p>	<p>Lt GEN (Ret) Hopper introduced Mr. Tony DeFrancesco, Chief Liaison and Executive Director for Veterans Relations Programs at UCLA</p> <p>He reviewed the components of the lease the requirements and corresponding mission.</p> <ul style="list-style-type: none"> <li>• Lease Programs &amp; Requirements <ul style="list-style-type: none"> <li>○ Veteran Family Wellbeing Center (VFWC) <ul style="list-style-type: none"> <li>▪ Mission: <ul style="list-style-type: none"> <li>✓ Provide resilience training and portal of services for Veterans and families regardless of discharge status.</li> <li>✓ Conduct outreach and provide support for various VA activities and events.</li> </ul> </li> <li>▪ 10-year Total Requirement <ul style="list-style-type: none"> <li>✓ \$5,000,000</li> </ul> </li> </ul> </li> <li>○ School of Law Veterans Legal Clinic (VLC) <ul style="list-style-type: none"> <li>▪ Mission: <ul style="list-style-type: none"> <li>✓ Address unmet legal needs of Veterans, particularly those living or accessing services on the West Los Angeles VA campus, and</li> <li>✓ Develop practical skills of law school students as advocates through individual case work and policy advocacy.</li> </ul> </li> <li>▪ 10-year Total Requirement <ul style="list-style-type: none"> <li>✓ \$4,000,000</li> </ul> </li> </ul> </li> <li>○ Center of Excellence for Veteran Resilience and Recovery (COE) <ul style="list-style-type: none"> <li>▪ Mission: <ul style="list-style-type: none"> <li>✓ Develops and promotes innovations in services that effectively engage Veterans who have experienced being unhoused, supporting their improved health, social outcomes, and person-centered recovery using a community-based participatory search approach.</li> </ul> </li> <li>▪ 10-year Total Requirement <ul style="list-style-type: none"> <li>✓ \$2,500,000</li> </ul> </li> </ul> </li> <li>○ In-Kind Services <ul style="list-style-type: none"> <li>▪ Provision in kind services (including salaries and benefits) supporting the lease programs directly and other VA programs.</li> <li>▪ 10-year Total Requirement <ul style="list-style-type: none"> <li>✓ \$2,000,000</li> </ul> </li> </ul> </li> <li>○ Athletics/Jackie Robinson Stadium (JRS) <ul style="list-style-type: none"> <li>▪ Mission:</li> </ul> </li> </ul> </li> </ul>
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- ✓ Payment of Rent and provide programmatic support including entertainment, enrichment, appreciation, recreational opportunities.
- ✓ Program to provide ongoing access to and use of the Practice Field for use by Veterans and their families (2<sup>nd</sup> amendment).
  - 10-year Total Requirements
    - ✓ \$300,000 plus 1% yearly increase/ (\$3,140,205)

He briefed on the first 5 years and the various associated components and requirements.

- They are doing well with the in-kind contributions that support the various programs,
- they also have some work to do in some of the other areas which all were impacted by COVID,
- the Center of Excellence is probably the most significant challenge in the remaining 5-years of the lease. It was the last program to be stood up in the Fall of 2018, so it was already behind when it got started,

What value do your lease/organization/service provide to Veterans?

- Veteran Family Wellbeing Center
  - Individual, couple, and family consultations, relationship-based wellbeing, and resilience services.
  - Referral to VA and community resources for additional individual and family needs.
  - Tele-Wellness Services.
  - Skill building and parenting groups.
  - Workshops and family events.
  - Services for women Veterans, combat Veterans, parents, caregivers, and grief & loss.
  - Provider training for those working with Veterans (e.g., Veteran Peer Access Network).
  - Services are offered regardless of military discharge service.
  - Flexible scheduling: Office open M-Th 8:30am – 4:30pm for in person and virtual appointments and Saturday and evening appointments available by request.
  - Office located in 3<sup>rd</sup> floor, room 316, Bldg. 220 (occupies 2319 sq.ft., 9.4% of bldg.).
- School of Law Veterans Legal Clinic
  - Any person who served in U.S. military, regardless of discharge status, length of service or era of service are eligible.
    - Priority to unhoused Veterans or at risk for being unhoused
    - Family members of former service members may also be eligible

	<ul style="list-style-type: none"> <li>○ Types of legal issues: <ul style="list-style-type: none"> <li>▪ Veterans Benefits: pensions and service-connected compensation benefits.</li> <li>▪ Citations &amp; Traffic infractions: Minor violations in traffic court, though not DUIs.</li> <li>▪ Expungements: Dismiss past criminal convictions.</li> <li>▪ Housing: assistance for tenants.</li> </ul> </li> <li>○ Limited legal assistance or referrals available for other issues to other community partners or legal services agencies.</li> <li>○ Office open M-F 8:00am – 5:00pm; for new client calls or walk-ins.</li> <li>○ Office located in 1<sup>st</sup> floor, room 127, Bldg. 206 (occupies 1064 sq.ft., 2.3% of bldg.).</li> <li>● Center of Excellence for Veteran Resilience and Recovery <ul style="list-style-type: none"> <li>○ Training in evidence-based practices that aims to improve core competencies among VA Greater Los Angeles homeless program clinicians and staff.</li> <li>○ Pilot funds for junior investigators to conduct research, quality improvement, and training activities relevant to improving services for Veterans who have experienced homelessness and who have behavioral health problems.</li> <li>○ Seminars for junior and mid-level investigators who are developing homeless-focused research and quality improvement projects.</li> <li>○ Veteran Engagement Group (VEG), a group of stakeholders who have experienced homelessness, partner and investigators who are developing research and quality improvement efforts pertaining to homeless Veterans.</li> <li>○ Post-doctoral fellowship program, to foster the development of junior researchers interested in research surrounding Veteran’s homelessness and/or behavioral health problems.</li> <li>○ Summer internship for Master’s in Public Health (MPH) students who seek to improve care for vulnerable populations.</li> <li>○ Quality improvement project that will evaluate and improve services within the care Treatment and Rehabilitation Services (CTRS). This project will inform the design of the planned street medicine service; and use rapid-cycle improvement methods to improve care provided to Veterans by this team and will partner closely with Veterans who have experienced homelessness and CERS leadership, iteratively seeking stakeholder validation of findings and recommendations.</li> </ul> </li> <li>● In-Kind Services <ul style="list-style-type: none"> <li>○ Village for Vets Meals Partnership Program (since 11/20 over 80,000 meals at cost over \$500,000),</li> <li>○ UCLA Campus Life Veteran Creative Writing Course (Word Commando),</li> </ul> </li> </ul>
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- UCLA Veteran Resource Center Garden events and programming,
- Healing Garden design and installation at the Domiciliary,
- UCLA Athletics events and activities.
- Athletic/JRS In-Kind Services
  - # of Veterans attending events at JRS (i.e., home baseball games with free admission),
  - Events hosted for Veterans (i.e., Golf Clinic, Jackie Robinson Camp, etc.),
  - Summer Camps for Veteran Children (#children attended),
  - Military appreciation events with free admission (4 tickets),
  - Free admission to various sporting events,
  - Recreation activities and events at the practice field,

No existing plans for any subleasing activities at JRS or the practice field.

- Veteran Education and Training (VET)
  - Success Academy Fall '19 (partnership with UCLA extension)
- UCLA Medical and Healthcare Programs
  - David Geffen School of Medicine at UCLA faculty and residents provide care to thousands of Veterans a year at the VA, including more than 7,600 in 2020,
  - 280 students rotate to the VA's medical, surgical, psychiatry, and sub-specialty subdivisions annually,
  - 378 VA faculty members have academic appointments at UCLA,
  - The UCLA School of Dentistry provides 350 patient visits a year to Veterans in Los Angeles County,
  - More than 150 social welfare students from the UCLA Luskin School of Public Affairs have trained and provided services at the VA.
- Operation Mend
  - The Operation Mend program has offered personalized treatment at no cost to more than 1,100 Veterans of recent conflicts struggling with symptoms related to PTSD, traumatic brain injury and physical injuries connected to military service.
- Student Veteran Resource Center (VRC)
  - The Veteran Resource Center provides caring and personalized support to over 1,000 military-connected students, including 294 current student Veterans receiving VA education benefits,
  - UCLA is the No. 1 public institution among the best colleges for Veterans, according to U.S. News and World Report.

How many Veterans do you serve? What is your current capacity?

Veteran Family Wellbeing Center	# Of services 1/20 12/21	# Of attendees 1/20 12/21	# Of services 8/17 opening 12/21	# Of attendees 8/17 opening 12/21
Outreach events	134	8753	487	25,953

Resilience Training & Consultation Sessions	1103	400	2861	1054
Educational Workshops	17	785	26	902
Skill-building groups	29	111	227	1130
<b>TOTAL</b>	<b>1283</b>	<b>10049</b>	<b>3601</b>	<b>29,039</b>

- Veterans Legal Clinic – He reviewed the data from year 1 through year 5, below is the overview with the total to date information:
  - Veterans Assisted; total to date >900,
  - # Legal active matters assisted; total to date >1300,
  - VA Benefits
    - Retroactive Benefits; total to date \$91,668,
    - Increased monthly benefits; total to date \$18,137,
    - Estimated increase in lifetime benefits; total to date \$6,095,319,
    - Citation fees dismissed by court; total to date \$24,484,
    - Housing relocation assistance; total to date \$35,000.
- Center of Excellence for Veteran Resilience and Recovery – they measure what they do based on collaborations and how many times they are able to collaborate with different providers/practitioners either at the VA or within the community.
  - They also started funding pilot research projects that were vetted by Veteran engagement groups,
  - special project a more global in-depth project,
  - post-doc fellows working on research,
  - Veteran Engagement Groups,
  - Provider workshops,
  - Collaborating with the CTRS quality improvement project,
    - Publication they have one pending, and they were informed that they received a new research grant.
  - Conference

Ms. Marston comment/question: Can you come back with more concrete information? What do you mean by collaboration? What is the actual output? And can you provide the information on how many people requested Legal assistance vs. how many received it?

Mr. DeFrancesco's response: The inquiries for legal assistance run between 25-30% that come in and that can be referred out to. There is also a subset of inquiries that come in that may be screened and assessed, but then decisions are made by the Veteran to go forward or not.

Dr. Bamberger comment/question: The things that prevents homelessness is almost always housing and education. It would be great if UCLA could begin a discussion to

set aside 20-30 slots/year for Veterans to enroll in the university, maybe those living on campus here.

Mr. DeFrancesco's response: There is more information in the next few slides regarding additional education opportunities for Veterans that they are looking at. They have had conversations with the Chancellor to look at some ideas around providing scholarships for Veterans and housing.

Mr. Tucker comment/response: How does this UCLA program differ from the Department of Defense vetted One Source?

Mr. DeFrancesco's response: This program grew out of the some of the work of Dr. Lester and did have some active grants over the past few years, but the focus has been outside of active duty.

He continued with the In-Kind services and engagement activities.

- UCLA Campus Life/Recreation
  - Word Commando Writing Classes
    - Veterans attended classes (not uniques); 398 (2019),
    - Attended online classes; 24 (2020 COVID),
    - Number of online classes; 90 (2018), 103 (2019), 105 (2020), 50 (2021),
  - Veteran Resource Center & Student Veterans Group
    - Garden Events; 6 (2018), 6 (2019),
    - Gardening hours; once weekly (2019),
    - Kayaking Events; 6 (2019), 1 (2020)
  - UCLA Facilities Management
    - Healing Garden (Domiciliary); Design & install (2018).
  - UCLA Athletics
    - # Veterans attending event at JRS; 1119 (2019), 174 (2020), no fans (2021),
    - Home baseball games; 31 (2019), 11 (2020), no fans (2021),
    - Veterans attending home games; 424 (2017), 876 JRS events (2018), 930 (2019), 99 (2020), no fans (2021), 359 (2022),
    - Events hosted for Veterans; 11 (2017), 6 (2018), 21 (2019), 20 (2020), 4 (2021)
    - Children attending summer camps; 11 (2018), 40 (2019), 0 (2020), 6 (2021), 37 (2022),
    - Military appreciation game admissions; 105 (2019), 0 (2020), 106 (2021),
  - Practice Field
    - UCLA Recreation Events; 9 (2022),
    - UCLA Athletic Events; 1 (2022),
    - VA Recreation Therapy Events, 1 (2022),

- VA Events; 1 (2022).
- Veteran Education and Training
  - Success Academy ('19); 15 students completed
  - Drug and Alcohol Abuse Treatment Counseling Certificate Program – Veteran cohort #1 (Jan'22) 20 students enrolled.

What metrics do you use to define success in what you provide to the Veterans?

- Veteran Family Wellbeing Center
  - Number of outreach events,
  - Number of resilience training and consultation sessions,
  - Number of educational workshops,
  - Number of skill-building groups,
  - Reductions in Veteran and partner anxiety and depression symptoms (GAD7, PHQ9),
  - Reduction in Veteran and partner PTSD symptoms (PTSD checklist military/civilian),
  - Improvements in family functioning, including communication and emotional relatedness (Family Assessment Device),
  - Veteran and partner satisfaction with VFWC programs,
  - Success stories from Veterans
- School of Law Veterans Legal Clinic
  - Number of Veterans assisted,
  - Number of legal cases assisted,
  - Amount of monetary benefits (VA benefits, fees, settlement agreements, etc.),
  - Case outcomes (benefits, cases dismissed, etc.),
  - Success stories from Veterans.

Mr. Allman comment/response: He asked for clarification on slide #8, regarding the UCLA lease and what VA requires; UCLA Medical and Healthcare programs, Operation Mend, and Student Veteran Resource Center (VRC), he did not think these were relevant.

Mr. DeFrancesco's response: He had mentioned that they were outside the lease, but they demonstrate the longstanding partnership they have with the VA.

Mr. Allman comment/response: He apologized as he did not hear that.

Mr. DeFrancesco continued with the presentation.

VFWC Key Resilience Programming Outcomes: Program Entry to Follow-Up:

- Significant reductions in Veteran and partner anxiety and depression symptoms,
- Significant reductions in Veteran and partner PTSD symptoms,

- Significant improvement in family functioning, including communication and emotional relatedness,
- High levels of Veteran and partner satisfaction with the VFWC programs.
- VFWC Key Resilience Programming Outcomes:
  - Mean Anxiety Symptoms (GAD-7): 110 Service Members from June 2017 – December 2021:
    - Pre 10.39 score
    - Exit 7.13 score
    - Showing improvement in those participants in the program.
  - Mean Depression Symptoms (PHQ-9): 58 Civilian Partners from June 2017 – December 2021:
    - Pre 7.26 score
    - Exit 3.79 score
    - Showing improvement in those participants

Ms. Marshall comment/question: What kind of outreach has UCLA done to promote their services to Veterans?

Mr. DeFrancesco's response: When he had gotten to the new position, they started a strategic planning initiative looking at how they were doing over the last few years, what opportunities, strengths, and weaknesses. Communicating the programs to the Veterans was a weakness, so outreach is our number one improvement opportunity moving forward. They just hired a new communication specialist that was starting this week to target to help improve their social media presence and public relations.

He continued to review the metrics used to define success in what they provide to the Veterans.

- Center of Excellence for Veteran Resilience and Recovery
  - Number of collaborations with other VA, UCLA, and community programs,
  - Number of pilot projects funded focusing on improving care for unhoused Veterans,
  - Number of special opportunity pilot grants to fund UCLA/VA investigator research augmenting existing research to include focus on homeless Veterans,
  - Number of post-doctoral fellows supported who focus on research for Veterans with behavioral health disorders who experience homelessness,
  - Number of Veteran Engagement Groups (VEG) conducted and associated projects,
  - Number of homeless provider stakeholder workgroups conducted and associated projects.
- In-Kind Services
  - Meals Partnership Program,

	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Number of meals served</li> </ul> </li> <li>○ Word Commando Writing Course,           <ul style="list-style-type: none"> <li>▪ Veterans attending classes</li> <li>▪ Number of classes provided</li> </ul> </li> <li>○ Communications support for programs,</li> <li>○ Contracts and grant support for programs,</li> <li>○ Athletics/Jackie Robinson Stadium,</li> <li>○ # Veterans attending events at JRS (i.e., home baseball games with free admission),</li> <li>○ Events hosted for Veterans (i.e., golf clinic, Jackie Robinson camp, etc.),</li> <li>○ Summer camps for Veteran children (#children attended),</li> <li>○ Military appreciation events with free admission (4 tickets),</li> <li>○ Free admission to various sporting events,</li> <li>○ Recreation, activities, events on the practice field.</li> </ul> </li> <li>• Veteran Education and Training       <ul style="list-style-type: none"> <li>○ Veterans enrolled and complete education and training programs (i.e., Success Academy, counseling certificate program, etc.),</li> <li>○ Success stories, testimonials.</li> </ul> </li> <li>• Veterans Affairs Relations and Programs       <ul style="list-style-type: none"> <li>○ VA Office of Inspector General and Annual Audits</li> <li>○ VA OIG reported September 2021 all programs in compliance with lease.</li> </ul> </li> </ul> <p>What more do you contemplate doing?</p> <ul style="list-style-type: none"> <li>• Veteran Family Wellbeing Center       <ul style="list-style-type: none"> <li>○ Additional 0.5 – 1.0 Resilience Trainer           <ul style="list-style-type: none"> <li>▪ Recruitment underway</li> </ul> </li> <li>○ Continue exploring grants and contracts to extend capacity</li> </ul> </li> <li>• School of Law Veterans Legal Clinic       <ul style="list-style-type: none"> <li>○ Add 1.0 staff attorney (services only and no support for education mission)           <ul style="list-style-type: none"> <li>▪ Recruitment underway</li> </ul> </li> <li>○ Add 1.0 Client Services Coordinator           <ul style="list-style-type: none"> <li>▪ Recruitment underway</li> </ul> </li> <li>○ Continue exploring grants and contracts to extend capacity</li> </ul> </li> <li>• Center of Excellence for Veteran Resilience and Recovery       <ul style="list-style-type: none"> <li>○ Provide additional seed funds from VAR Strategic Investment Fund for additional pilot grant,</li> <li>○ Collaborate with Veteran Engagement Groups (VEG) TO ASSESS Veteran education and training needs and wants.</li> <li>○ Develop and build infrastructure for program evaluation, research and quality improvement activities with key staff and data analyst capabilities.</li> </ul> </li> </ul>
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- In-Kind Services
  - Continue Meals Partnership Program with Village for Vets,
  - Explore partnership with UCLA Luskin School Urban Planning Institute of Transportation Studies for development of WLAVA campus Transportation Master Plan,
  - Collaborate with UCLA Facilities Management Services to develop Maintenance and Operation Plan for CTRS facilities.
- Athletics
  - Further develop and collaborate on programs to provide ongoing access to and use of the practice field for use by Veterans and their families.
- Veteran Education & Training
  - Added 1.0 Veteran Education Outreach Coordinator
    - EOD June 20, 2022 (Veteran)
  - Support additional no-cost Veteran cohort for Drug and Alcohol Abuse Counseling Treatment Certification for Fall '22 with UCLA Extension (UNEX),
  - Explore other certificate programs provided at no-cost through UNEX, Horticulture, Project Management, Data Science,
  - Collaborate with UNEX and VAGLAHCS Veterans Community Employee Development (VCED) to reinstitute no-cost Success Academy (Fall '22),
  - Explore with VCED adding Computer Literacy Instructor for computer training lab,
  - Explore concept of Surplus Property Partnership Program that includes training and education,
  - Explore fellowships and internships with professional schools,
  - Explore development of Speaker Series provided by UCLA Faculty for Veterans.
- Veterans Affairs Relations and Programs
  - Add 1.0 Communications Specialist
    - EOD 6/20/22 (Veteran)
  - Added 1.0 Contracts and Grants Coordinator
    - EOD 1/6/22

He provided a brief overview of the Lease Requirements over the next 10-years with projections. They have some ground to pick up on some of the programs and they have plans in place to make sure that happens.

What improvements would you recommend to your current operations?

- Veteran Family Wellbeing Center
  - Improved and increased communication for and awareness of services, events, and successes,

- Continue to build upon collaboration with Veteran Peer Access Network (VPAN),
- School of Law Veterans Legal Clinic
  - Update exterior signage and address locked exterior doors,
  - Improved accessibility for clients with disabilities,
  - Improved and increased communications for and awareness of services and successes.
- Center of Excellence for Veteran Resilience and Recovery
  - Collaborate with VAGLAHCS Leadership to revisit mission, governance, goals, and outcomes,
  - Budget plan of spend down carry-forward,
  - Provide support to continue pilot program of Veteran-centric internally funded research grants,
  - Develop support infrastructure to achieve the program evaluation, research and quality improvement activities with key staff and data capabilities.
- In-Kind Services
  - Improved and increased communications for and awareness of services, events, and successes,
  - Assess and explore how best to bring activities to Practice Infield.
- Veterans Affairs Relations and Programs
  - Improved and increased communications for and awareness of services, events, and successes,
  - Explore additional opportunities through grants, contracts, and philanthropy to extend capacity for services.

Mr. Zenner comment/question: He complimented them on the good work they have done with the Veteran Family Wellness Center. He continues to get negative feedback from staff and Veterans regarding access to the Legal Clinic around access and limited scope of services being provided. He was glad to see they are intending on increasing staff.

Mr. DeFrancesco's response: They have been working on improvements from business hours, having someone available to answer the phone, signage, and physical access to the building.

Mr. Zenner comment/question: A lot of what was heard during the public comments was around lack of trust. While UCLA and Brentwood school may not be obligated to bring things to the public, it might be beneficial to bring information on all that you are doing to the public as part of repairing trust.

Lt GEN (Ret) Hopper: Asked if there were any further questions, hearing none he then introduced the next agenda item.

<p>Further Discussion and Subcommittee Recommendation Brief</p>	<p>Robert Begland, Subcommittee Chair</p> <p>Mr. Begland comments: He wanted to draw a comparison to the UCLA and Brentwood school leases. Section 2(b)(3) of the West L.A. Leasing Act sets a very different task for UCLA than any other leasing activity on campus. There is evidence that Brentwood is being judged by the same standards as any other leasee under 2(b)(2) and they have seen evidence over two audit periods that the lease is non-compliant. What he found to be worrisome was when he asked Ms. Yoshimaru the question “What have you been doing over time to figure out what you can do to become more compliant with the West L.A. Leasing Act? He took the response essentially to be that they signed the lease with VA, and they think it’s a lawful lease and were going to do what we do. He would not want to have a federal judge look at the lease and decide that it was an unlawful lease and believes it would be an embarrassment to the board and the VA. He also believes it is a matter of opinion and perception which he does not feel is adequate. He suggests that the board should come up with something procedurally to address this issue because at the present time it is not adequate to be an impasse over the VA and the OIG regarding the legality of this lease in addition to a lot of public criticism and controversy about it.</p> <p>Dr. Bamberger comment/question: As they have heard from the public comments there is a huge discomfort having a private school being on land slated for disabled Veterans. As the VCOEB, what is our responsibility to listen to the people who are our constituents and make a statement on what we think should move forward? They have a responsibility to make an action that is responsive to their constituents.</p> <p>Ms. Marston comment/question: She wanted to clarify that regarding the public comment those that show up at the meeting tend to lean a certain way, so she wanted to make sure that when they talk about who they represent, often it is the people who are not in the room, who can’t show up or don’t show up, they must balance that. And if they are going to take some thing away what is going to go in that place? They need to consider the responsiveness, the recreation, the transportation, the meals Brentwood school has been supplying and the VA is not equipped to take those things over and while she is not going to comment on the legality, but she wanted to say they also have a responsibility to think about the well being of the people here and I think the value is something that would actually harm the Veterans especially who are on campus, who are vulnerable should that go away.</p> <p>Mr. Zenner comment/question: He suggested getting Veteran feedback and agrees with Ms. Marston that it would take a lot to run this community properly.</p> <p>Lt GEN (Ret) Hopper comment: He believes the VA has spoken and has accepted the monetary recommendation as well s the in-kind donation and has said that it satisfies the lease agreement.</p>
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Ms. Marshall comment/question: The OIG did not find Brentwood school lease to be in accordance with the law. If Brentwood was a school struggling on the socio-economic end this would not be an issue. There is money and power involved in this and she was not comfortable, from an ethical standpoint, to just allow the VA to accept this and say it is in accordance with the act.

Mr. Tucker comment/question: Suggested that they partner with those in the community and government service organizations that have pockets of Veterans within L.A. County to help ascertain that feedback so we can get more than 1% or 2% of the L.A. County Veteran feedback.

Mr. Allman comment/question: There were issues with enrollment in the Brentwood school recreation program and there were process issues that they were told had been corrected. Access to UCLA Legal Clinic historically was a problem. The difficulty is with in-kind services, and it is very hard to really ascertain what the value of these services are. Reducing the amount of in-kind services and increasing rent payments that go into the lease revenue for the West L.A. improvement amended that would make things cleaner. So, VA does not have to “spin it’s wheels” on these compliance issues. It would also be better for both parties and the community because the lease revenue can be used to support some of the construction activity in the campus to include minor construction projects, for perhaps seismic protection.

Dr. Bamberger comment/question: What they need is housing. He would like them to leverage the power of the law to ensure Veterans are being taken care of.

Mr. Boylan comment/question: He agrees that Brentwood and UCLA could do more, they have been responsive in many ways.

Lt GEN (Ret) Hopper comment: He wanted to summarize. In the case of UCLA reading and listening to the OIG they are following the lease that does not mean there isn’t room for something else. With regards to the Brentwood school the OIG and the VA disagree. In addition to what is in the report Brentwood school is not meeting its full obligation of principle benefit for the Veterans and this is the sentiment from the gentlemen and ladies they heard from today. He felt they were in a position to make a recommendation to the Secretary. They have:

- have sampled Veteran sentiment,
- read the OIG report,
- there is sufficient question regarding the Brentwood lease and should be revisited,
- there has been recommendation that the least holder and Brentwood re-engage and review the requirements and Brentwood’s contributions to come to an acceptable solution that meets the OIG requirements.

Mr. Zenner comment/question: He wanted to add that once the VA and Brentwood come up with an acceptable solution that they request feedback on that. And the

flexibility Brentwood school would have as well as organizations without an interest in the land would have.

Ms. Marston comment/question: They should also be looking at the UCLA lease as well to identify ways to improve that lease.

Lt GEN (Ret) Hopper's response: He agrees in principle with Ms. Marston's proposal.

Dr. Bamberger comment/response: Do we have recommendations and discussions right now?

Lt GEN (Ret) Hopper's response: Normally the recommendations would come from the respective subcommittees.

Dr. Bamberger comment/response: He wanted to say something about the broader community, they talked a lot about Veterans that are in the housing here and folks that are most vulnerable and there is a greater community of Veterans here in L.A that he thinks they can bring in to help leverage some of this, if they knew what was happening here, help drive some of that change and it may be beneficial for Veterans living here to interact with those around L.A. So, whatever they decide he would like to metrics from UCLA and Brentwood relating to not only Veterans here but seeing metrics on Veterans being brought in. What if we were to sever one of these leases?

Lt GEN (Ret) Hopper's response: "We can't".

Dr. Bamberger comment/question: The VA can, I don't know what the impact/outcomes would be.

Lt GEN (Ret) Hopper's response: He presides over the VA, he is reminded of Heidi's comments which is if the lease(s) are severed, you need to know what you are going to replace it with. But it is certainly something to think about.

Dr. Bamberger comment/question: He sees a communication problem from the VA to the community. More transparency about the challenges the project is facing.

Mr. Perley comment/question: He wanted to talk about trust and how these issues are important. Veterans might be saying you have Brentwood school here and UCLA there and we have not units. If building the units is accelerated that may help to diffuse this sentiment a little bit. What he is hearing from them is "you care about everybody but us." Fourteen years is the VA's goal, but politically that is a non-starter. They might look at ways to support the principal developer in way like fundraising so they can continue the process faster, they should listen to them and help them because this is a very difficult project. If we could accelerate the building of these units, Veterans may say "Brentwood school is there but their doing stuff for us too, we're not forgotten." He always looks at the big picture, focus on the most important stuff and let the little stuff go for a little bit, things still work rather than getting off on some tangent.

Mr. Rosenfield comment/question: He wanted to second the motion regarding Brentwood school that was verbally proposed by Mr. Perley and delegate him to diplomatically do the messaging as he said it very well.

Mr. Allman comment/question: Suggest including in the cover letter to the Secretary that they will be following up. If they are going to tackle this issue the need to do it in a very clear and deliberate approach that includes the community in the deliberation.

Mr. Rosenfield comment/question: Commenting on the General's earlier comment they need to weigh in on this, but also, they are here to try and solve the problem does not exacerbate it.

Lt GEN (Ret) Hopper response: He can put that in the cover letter with the promise of a more complete recommendation. He then moved to the services subcommittee.

Dr. Bamberger: **VCOEB Recommendation 17-01**

Their focus has been exclusively around data. Their major recommendation from the March meeting was around the data, dashboard, and they hope to hear back from the Secretary's office soon, which will create a web-based data dashboard which will track progress:

- in housing development in terms of number of units,
- people moving in and out of housing,
- a more robust By-Name-List

The one recommendation they had was regarding tracking people moving out of housing and trying to get a better sense of how people move out, if it's because of a good thing or bad thing. They want to know when someone moves out that it wasn't because they were not being adequately served in supportive permanent housing.

#### **VCOEB RECOMMENDATION 17-01**

**WHEREAS**, permanent supportive housing is the best solution to end homelessness for Veterans experiencing homelessness;

**WHEREAS**, most permanent supportive housing programs have an annual rate of less than 5% of Veterans returning to unstable housing or homelessness after obtaining permanent housing;

**WHEREAS**, VAGLA reported that 587 Veterans were discharged from permanent supportive housing in calendar year 2021, a significantly higher percentage of discharges than the industry standard;

**WHEREAS**, each discharge/eviction/move-out from permanent housing is unique yet each discharge is an opportunity to provide high value, real-life feedback to the

HUD VASH program on how a system can improve to provide high quality housing for Veterans with a history of homelessness;

**WHEREAS**, hospital systems have developed processes such as morbidity and mortality reviews that use critical incidents within a healthcare system to improve system performance to prevent or reduce untoward outcomes,

**NOW THEREFORE LET IT BE:**

**RECOMMENDED**, the Secretary of Veterans Affairs instruct the leadership of the Greater L.A. VA to treat each discharge from HUD VASH permanent supportive housing as a critical incident that should be reviewed, in detail, monthly by the VAGLA leadership to better understand the circumstances around HUD VASH discharges with the goal to improve quality of care and reduce the rate of discharges.

IN WITNESS WHEREOF, the Veterans and Community Oversight and Engagement Board adopts this recommendation as of June 22, 2022.

Ms. Marston comment/question: The use of “critical incident events” she was concerned the about the process it would trigger. Getting a sense of negative discharge or negative outcomes from HUD VASH would be good indicators of where people may be falling out at a higher rate in housing.

Mr. Zenner comment/question: Root Cause Analysis might be a better wording.

Lt GEN (Ret) Hopper: “You can make a word change.”

Dr. Harris comment/question: “How are we defining this charge?” When talking about analysis and recognize adverse outcomes that are being investigated is it talking about every value here, or what we would classify as negative?

Dr. Bamberger’s response: Maybe make an amendment to treat each negative move out. Negative discharge, negative move out this would provide a broad definition.

Dr. Harris comment/question: That would work from his perspective.

Dr. Bamberger: Change some verbiage in the recommendation to read...as a critical incident that should be reviewed by a root cause analysis in detail monthly, by VAGLA leadership to better understand the circumstances around...

Dr. Bamberger as if the group wanted to move for a vote.

Lt GEN (Ret) Hopper: Motion to approve.

Mr. Allman: Second the motion.

Lt GEN (Ret) Hopper: Asked if there was any further discussion, hearing none. 17-01 move forward.

Mr. Allman: **VCOEB Recommendation 17-02**

Attempts to address the ability not only for VCOEB but the public to monitor VAs investment with respect to housing on campus. At the last meeting we were told that VA had obligated over 60 million dollars in FY '21 and '22, but when they looked at it, they learned that those investments did not come through the regular budget process. Those investments came through either cycle funding or other forms of funding (e.g., American Rescue Plan). The Master Plan 2022 is outside of the VA GLVAHCS operating plan, and to the extent, there has been delays with respect to housing and the necessary infrastructure, they may want to see if it is a budget issue.

**VCOEB RECOMMENDATION 17-01**

**WHEREAS**, when the Department entered into a *“Principles for a Partnership and Framework for Settlement by and between the U.S. Department of Veterans Affairs and Representatives of the Plaintiffs – Valentini v. McDonald,”* VA stated that it would “include the objective and goals of the Principles Documents and New Master Plan in VA’s annual Strategic Capital Investment Plan (SCIP) ten-year planning process.”;

**WHEREAS**, the VCOEB Master Plan Subcommittee reviewed VA Budget requests from FY 2016 to FY 2023, it found no projects identified in the Strategic Capital Improvement Plan (SCIP) specific to execution of the Draft Master Plan;

**WHEREAS**, during the 16<sup>th</sup> VCOEB meeting on March 31, 2022, VAGLAHS stated that VA had obligated \$22.32 million in FY 2021 and intends to obligate \$42.06 million in FY 2022 toward execution of North Campus development activity;

**WHEREAS**, during the May 3, 2022, Information Exchange with VCOEB, VAGLAHS admitted that the \$22.32 million obligated in FY21 and \$42.05 million planned for FY22 were not included in VA’s budget requests to Congress and were/are instead sourced through “out-of-cycle funding” or supplemental funding from the American Rescue Plan;

**WHEREAS**, the U.S. Department of Veterans Affairs has been tasked with developing a community for Veterans on campus since 2016. Since that time, VA has used a patchwork of funding streams to execute a long-term development project with limited success; and

**WHEREAS**, during the 16<sup>th</sup> VCOEB meeting on March 31, 2022, VA Greater Los Angeles Healthcare stated that “Master Plan 2022 is outside the VAGLAHS operating budget.”

**NOW THEREFORE LET IT BE RECOMMENDED:**

**RECOMMENDATION 17-02-A:** the Secretary of Veterans Affairs identify which VA office is most appropriate to lead transformation of the North Campus, consistent

with the Master Plan 2022, and empower that office with the authority to request, prioritize and implement projects through VA's regular budget process.

**RECOMMENDATION 17-02-B:** the Secretary of Veterans Affairs instruct the appropriate office that all budget requests necessary for turnover of VA parcels to lessees appear in the Strategic Capital Improvement Plan (SCIP) by parcel number/descriptor moving forward.

**RECOMMENDATION 17-02-C:** the Secretary of Veterans Affairs instruct the appropriate office that all budget requests necessary for installation of required infrastructure projects on campus appear in the Strategic Capital Improvement Plan (SCIP) moving forward.

**RECOMMENDATION 17-02-D:** the Secretary of Veterans Affairs create a similar budget forecasting mechanism to VA's Five-Year Development Plan for the purpose of advising Congress what future budget requirements are necessary, and when, to execute Master Plan 2022 and successor Master Plans.

Mr. Allman: referring to Mr. Zenner's earlier comments regarding transparency, he believes this would demonstrate more transparency and force a planning function that they have yet to see with respect to housing. It would be in all of our best interests to project out to Congress an estimate of how much money might be needed in FY '24, '25, '26, etc. The whole idea is so they could start to deliver the parcels to the principal developers on target.

Lt GEN (Ret) Hopper: Asked for motions to approve.

Ms. Marshall: Motion to approve.

Mr. Zenner: This is an example of the board exercising oversight and saying it needs to be done.

Lt GEN (Ret) Hopper: Asked if there was any further discussion, hearing none. 17-02 move forward.

Mr. Begland – **VCOEB Recommendation 17-03**

Relates to the renaming of the campus which is current known as the Greater Los Angeles VA Medical Center. With the progress and construction activities the hospital operations are consolidating towards the South campus seeing the North campus become a residential area. For people that live on campus, from the view of identity people do not want to tell people they live on a medical center campus. As a subgroup they tried to come up with a name. After researching it was discovered that before this area was the GLAHS it was called the Pacific Branch. Given that Congress has already approved the use of the name going back to the 1800's that we revert back to that historical naming practice for the North campus and the South campus can continue to use the existing name.

**VCOEB RECOMMENDATION 17-03**

**WHEREAS**, on March 2, 1887, the 49<sup>th</sup> Congress directed the National Home for Disabled Volunteer Soldiers Board of Managers to “locate, establish, construct and permanently maintain a branch of said National Home for Disabled Volunteer Soldiers to be by such Board located at such place in the States west of the Rocky Mountains as to said Board shall appear most desirable and advantageous;”

**WHEREAS**, on March 3, 1888, John P. Jones and Arcadia B. de Baker donated 300 acres of land to the National Home for Disabled Volunteer Soldiers to establish a branch west of the Rocky Mountains;

**WHEREAS**, on October 2, 1888, the 50<sup>th</sup> Congress authorized the expenditure of \$90,000 for maintenance of 600 members “at the Pacific Branch”;

**WHEREAS**, the name “Pacific Branch” was the agreed name used to describe the current VA West Los Angeles Medical Center campus for *at least* the next five consecutive Congresses (51-56<sup>th</sup>);

**WHEREAS**, VCOEB is of the strong view that VA must create a distinction between VA healthcare operations on the South Campus and the community of Veterans which will reside, receive services or leisure on the North Campus as execution of Master Plan 2022 is underway; and

**WHEREAS**, VCOEB is of the belief that reverting to the historical name “Pacific Branch” for the land planned and developed for the benefit of a Veterans-serving community on North Campus is advantageous in creating a renewed sense of place of belonging. Furthermore, it emphasizes that medical care is but one of many activities that will occur on campus in support of Veterans and their family members.

**NOW THEREFORE LET IT BE RECOMMENDED:**

**RECOMMENDATION 17-03-A:** the Secretary of Veterans Affairs, empowered by precedent established by the 50<sup>th</sup> and subsequent Congresses, provide a declaration that the existing property within the VA West Los Angeles Medical Center campus located north of Wilshire Boulevard revert to its historical name “Pacific Branch” in honor of its exceptional founding and legacy.

**RECOMMENDATION 17-03-B:** the Secretary of Veterans Affairs instruct the VA Office of Budget to identify the location of future budget requests necessary for execution of Master Plan 2022, and future Master Plans, as “Pacific Branch” instead of Los Angeles or West Los Angeles.

**RECOMMENDATION 17-03-C:** the Secretary of Veterans Affairs work in partnership with the United States Postal Service to create “90073-1887” as the official Zip+4 code for “Pacific Branch, California” in reference to the current VA West Los Angeles Medical Center’s North Campus.

**RECOMMENDATION 17-03-D:** the Secretary of Veterans Affairs request that the Los Angeles Metropolitan Transportation Authority refer to the planned Metro Station on campus as the “Pacific Branch/VA Hospital” station.

Mr. VanDiver comment: He felt this is worth taking about after they are on track with the Master Plan. He would like to focus on things that are tangible to Veterans.

Mr. Zenner comment: After listening to the Veterans today he felt that there was a huge interest in the name. The regard the campus as a VA campus as something allergic. He believes it is something extremely important to tackle. This is something this board has a lot of influence over.

Mr. VanDiver comment: Have we heard from the community that this is a high priority?

Mr. Zenner response: They heard today...

Mr. VanDiver comment: They heard them say they wanted housing.

Ms. Barrie comment: They realize the priority is getting these men and women into housing. She believes the history of this campus is vitally important. Every entrance to this property has a plaque that says *National Soldiers Home*, and she believes Veterans are disgruntled because it isn’t their home, it was the Pacific Branch of the National Home for disabled soldiers. And she believes calling it a home is vitally important for them to realize that we are creating a home for them again. So, while it may sound frivolous to some, she believes it will make a big difference.

Mr. Zenner comment: He believes this name has a lot of meaning, especially for the Veterans.

Mr. ?? comment: Does that mean the address can be Pacific Branch 90073 just like Brentwood and Belair?

Mr. Begland response: Yes, it could be either Los Angeles or Pacific Branch for that zip code.

Mr. Rosenfeld comment: Branding is extremely important.

Ms. Marshall comment: She believes this small amount of time is well spent and will allow them to move forward.

Mr. Allman comment: The Secretary is free to disagree with this recommendation but in a broader sense they need to think about this place as something other than a medical center. They saw that the master plan was not in the healthcare budget, the master plan is that housing community. They should start thinking about it as a housing community because perception matters. If you call something the Pacific Branch Veterans Home, in modern times naming something a “home” may have a certain stigma attached to it. So, reverting to Pacific Brand is historically significant. Another issue with any naming activity is Congress needs to name federal property and the significance here is that Congress has already named it Pacific Branch.

Going back to the historical roots of this place is a simple idea and an elegant solution.

Mr. VanDiver comment: Having hear all that, he would like to move to adopt this with the amendment that we include in the recommendation that we put this up for competition this is a great opportunity to include the Veterans community and take their input.

Mr. Zenner comment: The problem is what constitutes a consensus? And where does that decision making reside? So, he recommends that the Secretary just refer to its historical name.

Mr. VanDiver comment: He believes they are missing an opportunity to engage the very population they want to attract.

Lt GEN (Ret) Hopper comment: He is in favor; it makes sense giving this place a name that resonates. Instead of brining this forward as a recommendation from the board, we send it to the VA with a time limit that they solicit Veteran interest in providing suggestions, not that this board cannot send forward some suggested names. And at the time of the ribbon cutting of buildings 205, 208, 209 we not only have the ribbon cutting of the buildings but of the Pacific Branch name.

Ms. Barrie comment: Since the inception of this board and since the settlement of the lawsuit, the decision has always been to return this to the home where it once served 4,000 soldiers living here, self-sufficient and have 250 acres under cultivation where they were supported by the community where the City of Los Angeles was involved in the property itself, but it was a home. So, the word "home" is important, and each plaque on each entrance says National Soldiers Home, but it was distinguished by the Pacific Branch. A brand-new name would take away the integrity of what it once was.

Mr. Zenner comment: What it sounded like from folks today, whether it was Brentwood school or UCLA, is they were basically looking for a boundary trying to draw a line in the sand.

Ms. Stanley comment: Suggest taking this name from the board and moving forward with the recommendation, then possibly opening to the Veterans in that community to name the neighborhood.

Ms. Marston comment: Is part of the benefit of using Pacific Branch is that it would not need to go through Congress and the decision can be made quickly? She agrees with Christine in moving forward with returning to the Pacific Branch name but offering up because we cannot promise Congress would approve anything better.

Mr. Begland comment: Thought that suggestion was a great suggestion. The boards experience is that the Secretary has been slow to move on their recommendations. It is not to say he is to blame the VA has 9 offices that must look at things before they get to him. With these new buildings coming online rebranding the North

campus is a massive opportunity. But he suggested adding a recommendation the Secretary of VA develop procedures and opportunities for better input on the naming of neighborhoods, communities, and buildings.

Mr. Zenner comment: He thought that would be the way to do it.

Mr. ?? 8:28:38 comment: His advice would be to get it done and, in the system, now.

Mr. Rosenfeld comment: He believes the research is wrong. They vary.

Ms. Barrie comment: Every block on every entrance here says National Soldiers Home within the eagle in the middle. The Pacific Branch National Home for Disabled Volunteers.

Mr. VanDiver comment: Bringing people together for recommended names generates buy-in from people across the community. Would like to recommend the principal developer has a community outreach plan to address this.

Mr. Begland comment: Recommend they bring this to a close with recommendation as stated with point #5 there will be opportunities for Veteran input for neighborhoods. They could make the naming opportunities specific to the residential areas on the North campus.

Mr. Perley comment: He would like to save the naming rights.

Mr. Begland comment: He believes that as stated in a 5<sup>th</sup> recommendation can say, develop a procedure and opportunity for better input on naming neighborhoods, communities, buildings on the residential campus.

Lt GEN (Ret) Hopper: Asked for a motion.

Ms. Marshall comment: She would like to bring the motion to vote with the amended.

Ms. Stanley comment: Second the motion.

Lt GEN (Ret) Hopper: Asked for a role call to make sure they get everyone.

Mr. Skinner: Began the roll call.

Lt GEN (Ret) Hopper: The motion passes, the recommendation passes 8 to 2.

Mr. Allman – **VCOEB Recommendation 17-04**

The VA has come around to the importance of workforce development and so the final master plan 2022 puts its conceptual project area D back in play. The VA recommends that determines what assets they need in that area and move forward with the environmental analysis so that construction can take place sooner rather than later or identify a leasee that has the capability to construct and operate a workforce development center.

**VCOEB RECOMMENDATION 17-04**

**WHEREAS**, the 2016 Draft Master Plan contemplated a “Veterans Vocational Enterprise and Cultural Center [occupying] the lower-lying land at the southeast corner of the north campus, accessed from Sepulveda Boulevard.”

**WHEREAS**, Master Plan 2022 reaffirms VA’s commitment to developing job training opportunities for resident and non-resident Veterans in the Auxiliary Services area:

- “Job training that is related to technical or trades skills requires facilities that are generally larger and more appropriately located in industrial areas. MP 2022 conceptually locates this type of job training in the Auxiliary Services area. This concept requires further study of VA support services and land availability.”;
- In addition to job training, Master Plan 2022 notes the Auxiliary Services area could be primed for “small business development opportunities.”.
- Master Plan 2022 identifies the lower-lying land at the southeast corner of north campus as Conceptual Project Area D;
- Master Plan 2022 offers that “a potential area for job training is the knoll area, on the southern edge of the Auxiliary Services Area, which is highly visible from I-405 and Wilshire Blvd. and could be a ‘gateway’ project for the entire property.

**WHEREAS**, on April 19, 2022, the Secretary of Veterans Affairs provided a Concur-in-Principal response to Recommendation 15-01-C requesting that the Department issue a Request for Qualifications solicitation for development of a Veterans Vocational Enterprise and Cultural Center in the area now referred to as Conceptual Project Area D; and

**WHEREAS**, during the May 3, 2022, VCOEB/IPT Exchange, VA referenced potential construction of new job training facility of Veterans in Fiscal Year 2024 (subject to further review and input).

**WHEREAS**, pg. 162 of Master Plan 2022 provides a disclaimer that “Note: Development in the Auxiliary Services Area was not addressed in the PEIS.”;

**NOW THEREFORE LET IT BE RECOMMENDED:**

**RECOMMENDATION 17-04-A:** the Secretary of Veterans Affairs task the appropriate VA office to complete further study of VA support services. Again, VCOEB encourages the Department to evaluate the feasibility of constructing new VA support facilities in the South Campus Opportunity Area (Recommendation 15-01-E).

**RECOMMENDATION 17-04-B:** the Secretary of Veterans Affairs task the appropriate VA office to begin environmental analysis studies required for development of Conceptual Project Area D identified in Master Plan 2022.

Mr. Allman comment: So, what VA is being asked to do is to identify which assets and auxiliary services area are required and operations and then to begin an environmental analysis of that area.

Lt GEN (Ret) Hopper: Asked for a motion to approve the recommendation.

Mr. Rosenfield: Aye.

Mr. Perley: Second the motion.

Lt GEN (Ret) Hopper: Hearing no opposition, the recommendation passes.

Mr. Begland – **VCOEB RECOMMENDATION 17-05**

Currently, the principal developer is working under an Enhanced Use Lease for up to 75 years. It further defines the term supportive housing as housing that engages tenants and onsite community based supportive services for Veterans and their families that are at risk of homelessness or are homeless. It was understood that the principal developer had efficient authority under law to engage in supportive housing. He discussed that the principal developer is now suggesting that beyond supportive housing they want to be able to implement a town center concept and they want the leasing power. The VA-Principal Developer MOU repeatedly says, “supportive housing” and does not talk about a town center, it talks about a community plan and uses the term “community plan” to describe the supportive housing. What this recommendation is to do is to restore the integrity to this process.

**VCOEB RECOMMENDATION 17-05**

**WHEREAS**, Section 2(b)1 of Public Law 114-226 (West L.A. Leasing Act) provides the Secretary of Veterans Affairs the authority to enter into “any enhanced-use lease of real property under subchapter V of chapter 81 of title 38, United States Code, for purposes of providing supportive housing, as that term is defined in section 8161(3) of such title, “that principally benefit Veterans and their families.”

**WHEREAS**, the term ‘supportive housing’ is defined by federal law as “housing that engages tenants in on-site and community-based support services for Veterans or their families that are at risk of homelessness or are homeless. Such term may include the following:

- A. Transitional housing,
- B. Single-room occupancy,
- C. Permanent housing,
- D. Congregate living housing,
- E. Independent living housing,
- F. Assisted living housing,
- G. Other modalities of housing.

**WHEREAS**, on March 21, 2019, the Department entered into a *Memorandum of Understanding Between the United States Department of Veterans Affairs and West LA Veterans Collective LLC* (“the VA-Principal Developer MOU”) that assigned the Principal Developer with the responsibility for housing homeless Veterans and their families at VA’s West Los Angeles Campus:

- “VA has identified the need to provide supportive housing to homeless and at-risk Veterans and their families at the West Los Angeles Campus (‘Campus’) of the Greater Los Angeles Healthcare System (‘GLAHS’), located at 11301 Wilshire Boulevard in Los Angeles, California” (Recital C) (emphasis added);
- “VA, through its Office of Asset Enterprise Management (‘OAEM’) and under its **Enhanced Use Lease (‘EUL’) authority (38 U.S.C. §§ 8161-8169) and the West LA Leasing Act**, intends to enter into one or more EULs with WLAVC, the competitively selected Principal Developer, or its VA-approved designee or assignee, for the purpose of financing, designing, developing, renovating, constructing, operating, and maintaining **housing for homeless and at-risk Veterans and their families** on the Campus (‘the Project’).” (Recital D) (emphasis added);
- “VA intends to grant to WLAVC exclusive rights to develop at least **900 housing units** on Campus subject to the terms and conditions contained in the ERA [Exclusive Rights Agreement].” (Recital F) (emphasis added).

**WHEREAS**, the *VA-Principal Developer MOU* identified four specific expectations for the Principal Developer:

- “Accelerate delivery of **supportive housing** for homeless and at-risk Veterans and their families on Campus”; (emphasis added)
- “Provide Veterans with the rights of tenancy and links to voluntary and flexible support services for people who are experiencing or who have experienced homelessness”;
- “Develop a housing mode geared towards enabling Veterans to achieve self-sufficiency and live independently; and”
- “Repurpose vacant and underutilized land and buildings on the Campus for purposes of **supportive housing** and/or associated services within a neighborhood setting.” (emphasis added)

**WHEREAS**, the *VA-Principal Developer MOU* did not assign the Principal Developer any role with respect to the Town Center area that had earlier been identified in the 2016 Draft Master Plan.

**WHEREAS**, the *VA-Principal Developer MOU* did task the Principal Developer to prepare a “Community and Neighborhood Plan” that is “**consistent with the final PEIS for supportive housing** for Veterans and their families on Campus.” (emphasis added)

**WHEREAS**, none of the alternatives outlined in the June 2019 Final Programmatic Environmental Impact Statement (PEIS) contemplated supportive housing in existing buildings or new construction identified within the Town Center.

**WHEREAS**, a review of Alternative D Impacts from Operation assessed “WLA Campus operations under Alternative D would not permanently displace any populations or businesses. There would be no adverse impacts based on that evaluation criterion. Instead, some new businesses would be created on the WLA Campus through development of a town center.”

**WHEREAS**, in September 2019, VA issued a Record of Decision stating its preference to execute Alternative D studied in the Final Programmatic Environmental Impact Statement (PEIS).

**WHEREAS**, “Alternative D includes the renovation or replacement of 703, 832, ft<sup>2</sup> of existing buildings that are vacant or underutilized to provide *supportive housing* for Veterans and other campus support operations. In addition, approximately 680,850 ft<sup>2</sup> of additional buildings would be constructed on currently vacant or underutilized land to accommodate new *supportive housing* for homeless Veterans. The potential locations considered for new buildings construction include MacArthur Field, Heroes Golf Course, the northeast corner of Veterans Barrington Park, a parcel between the golf course and Veterans Barrington Park, and/or open land south of the Veterans Home of California – West Los Angeles (CalVet) facility.” (emphasis added).

**WHEREAS**, apart from the renovation of existing buildings and new construction on currently vacant or underutilized land for supportive housing, Alternative D also studied up to 450,000 ft<sup>2</sup> of new construction for the purposes of a Town Center on existing vacant land and parking lots.

**WHEREAS**, Master Plan 2022 maintains VA’s commitment to create 1,200 supportive housing units for Veterans on the West Los Angeles Campus.

**WHEREAS**, the Principal Developer’s Draft Community Plan, attached as Appendix B to Master Plan 2022, calls for the creation of 1,694 units on campus exceeding VA’s target by 494 units.

**WHEREAS**, the VA may still accomplish its goal of creating 1,200 units of permanent supportive housing for Veterans on campus by adapting the priority order of EUL projects/availability of land assets without developing the area identified for the purposes of a Town Center in the Draft Master Plan, Final PEIS or Master Plan 2022.

**WHEREAS**, during an Information Exchange between the VCOEB and the Principal Developer that took place on June 7, 2022, the Principal Developer stated it is seeking an amendment to Section 2(b)(1) of Public Law 114-226 (West LA Leasing Act) so it could conduct the activities described in Section 2(b)(2) of the Act as part

of “enhanced use leases” for “supportive housing” on campus with the following implication:

- If the amendment were made by Congress, the Principal Developer could now become the lessor for activities concentrated in the Town Center under the VA-Principal Developer MOU for the purpose of providing supportive housing on campus.

**WHEREAS**, in response to VCOEB Recommendation 15-01-B, the Secretary of Veterans Affairs has provided a “Concur-in-Principle” response for a Request for Qualifications process to identifying qualified candidates for Town Center development as contemplated in the 2016 Draft Master Plan using existing authorities contained in Section 2(b)2 of Public Law 114-226 (West LA Leasing Act).

**WHEREAS**, given the history of land use challenges on the West Los Angeles Campus, VCOEB is of the opinion that VA should take extraordinary precaution to ensure its actions are consistent with regulatory, legal, and environmental considerations as well as applicable Public Laws governing the campus.

**NOW THEREFORE LET IT BE RECOMMENDED:**

**RECOMMENDATION 17-05-A:** the Secretary of Veterans Affairs direct the Office of General Counsel to determine whether the operation of the Town Center by the Principal Developer is something that was contemplated by the VA-Principal Developer MOU and, if not, whether selection of a Town Center operator should be the subject of competitive bidding process.

**RECOMMENDATION 17-05-B:** the Secretary of Veterans Affairs obtain technical assistance from an objective third-party for the purpose of appropriately defining the parameters of a vibrant Town Center campus. The product of this engagement may assist the Department in assessing the feasibility of a Request for Qualifications solicitation, per the Secretary’s response to Recommendation 15-01-B, or as a supplemental resource to Master Plan 2022.

Mr. Perley comment: He strongly opposes this. It is unclear whether they have authority to do it or not, he believes the principal developer may be looking at documents the board is not looking at.

- The principal developer has already spent pre-development money with the assumption there going to do this.
- They are the premier developer for homeless services in the nation.
- This is a very difficult, tricky project and it’s a balancing act to get tax credits, project-based vouchers, etc.
- Here and the Villages at Cabrillo they poll residents every month.

He feels that this principal developer knows what to put there. If they were to put this out for bid they do not know what quality of developers may bid on the project and this may be problematic, and they would not be able to fund this with tax

credits, unlike the housing can, so it would have to be funded by donations and there may be a “tug of war” between the principal developer and the selected developer for the town center. This will slow the project down.

Ms. Marshall comment: It was mentioned that the PD was operating under an assumption. They are not in a position to amend the law; they need someone else to look at this to ensure it is in accordance with the law. At this morning’s presentation the PD was reminded to focus on the work as it was described in the MOU and not to invest time or resources into the town center, they immediately rebuked this. They may have invested time and resources but that does not mean that the law should be amended. She disagrees that this will slow down the process of building the housing, it will slow down the building of the town center.

Mr. Rosenfield comment: What is the Town Center? Nowhere is it defined. Is it a regional shopping center, grocery store, convenience store is it office space, open space? Until we define what the Town Center is, he does not think they can make suggestions. To be successful every town center must be tailored to the occasion. There are three things that need to be identified:

- What is the audience? Is the town center for residents, all Veterans, the general public?
- What is its purpose? Is it to bring people together? Is it to provide goods and services? Is it symbolic?

After they know the audience and purpose then they can develop a program.

- What kind of retailer?
- What kind of services?
- What kind of public events should be there?

He has a couple of amendments he would like to make to this recommendation.

- On the first recommendation remove the last two and a half lines, ask the Secretary if the town center was something contemplated in the MOU and not contemplate whether the town center should go out for competitive bidding process.
- On the second recommendation remove the last line.

In summary, he wants them to figure out what the town center is and then they can recommend ways to actually get a developer or if it should be done by the principal developer.

Ms. Marston comment: She felt these were all good clarifications to make. Changing legislation or advocating for that really needs to come through the VA weighing in and being on board with any legislative changes that are going forward.

Mr. Zenner comment: He felt they needed to start getting out in front of the transition. He agreed with the suggested changes to the amendments.

Mr. Rosenfeld comment: He believes that the PD was very clear in terms of they feel they do have the authority. However, they are seeking additional application legislatively he does not believe they are seeking an end around to avoid speaking with the VA he believes they are looking at an opportunity to the question and they are looking for some additional clarification.

Dr. Bamberger comment: Looking at the map of phase 2 and there are 8 buildings of housing and in the same area they are developing two small buildings are going to be demolished. He did not understand why they are discussing this if a lawyer has already signed off on it. He does support getting an answer on this but if the answer is it is in scope, then okay.

Lt GEN (Ret) Hopper comment: He agrees they just need to get an answer.

Mr. Begland comment: He offered out to the group for consideration. The second recommendation where it states, "the product of this engagement may assist the Department in assessing the feasibility of an RFQ solicitation, per the Secretary's response to Recommendation 15-01-B, or as a supplemental resource to Master Plan 2022." He felt it was worth leaving this in because these recommendations, for better or worse, are the life blood as a committee and it will show the continuity of our concern about this as well. He was curious if keeping that language in is offensive to anyone, or if they support keeping that portion in.

Mr. Perley comment: Thinking the second sentence is fine he would add under defining the parameters for the audience. What the PD has shown was the sketch of the town center, as they described 90,000 sqft. of ground floor space, and a half a dozen residential buildings, plus the use of building 13 for a dining hall. But the question is What goes in that? So, whatever goes on the ground floor they need to be confident it will be successful.

Mr. Begland comment: So, Recommendation 17-05-B "recommend the Secretary of Veterans Affairs obtain technical assistance from an objective third party for the purpose of appropriately defining the parameters of a vibrant town center canvas, including audience purpose. The product of this engagement may assist this department in assessing the feasibility of an RFQ solicitation for the Secretary's response and recommendation." He continued to read the first recommendation as is.

Lt GEN (Ret) Hopper: Asked for a motion to approve.

Mr. Underwood: Aye.

Dr. Bamberger: Second.

Lt GEN (Ret) Hopper: "All in favor as amended."

Lt GEN (Ret) Hopper: Recommendation is approved 5 votes to 1.

<p>Wrap-up</p>	<p>Lt. GEN (Ret) Hopper: Began summarizing and wrapping up the conference.</p> <ul style="list-style-type: none"> <li>• Asked that if there were questions that did not get addressed, they should be sent to the DFO.</li> <li>• Looking at dates for the next meeting, September 20<sup>th</sup> or thereabouts.</li> <li>• Coordinating with GLA, if there will be a ribbon cutting ceremony in October for 205, 208 to possibly have the meeting at that particular point in time so the group might participate in that event.</li> <li>• The next meeting will not be in Washington DC.</li> <li>• Due to COVID restrictions the public comments had to be broken up into small groups at a time which was not ideal but necessary.</li> <li>• As mentioned earlier by Heidi many of the public that are present for the public comments don't necessarily represent the whole of the Veteran population and we need to continue to broaden that feedback particularly in the public comment period.</li> </ul> <p>Dr. Braverman comment: Thanked everyone and informed the group that Chief Bradsher wanted to express her gratitude to everyone for taking the time to come out here and engage with us and engage with the Veterans. They tried to provide an opportunity for the board to learn more about what is going that can only be experienced in person. He believes they have made a lot of progress since the last time the board visited, it's not perfect, but they appreciate the engagement to get ideas and opinions on how they can do better, and they look forward to looking at those recommendations when they are finalized.</p> <p>Lt GEN (Ret) Hopper: Thanked Dr. Braverman and his staff.</p> <p>Dr. Harris comment: He wanted to acknowledge the frustration they heard in the public comment period. It is a reminder to them to continue to work as hard as they can and as fast as they can to bring these projects and these housing units forward. There is a great deal of reason for optimism, such passion, skilled people, resources, etc.</p> <p>Lt GEN (Ret) Hopper: Thanked all the people that have been with them the past couple of days. He appreciated all the discussion and recommendations, and they probably need to set aside more time for board discussion to talk through some things. If they are delivering some of these buildings in October there is still a lot that needs to get done between now, which is difficult to understand such as, income levels, selecting which Veterans in which buildings and when, etc. He thanked everyone for their hard work.</p>
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Approved

Eugene W. Skinner Jr., DFO

/s/ John D. Hopper, Jr.

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Approved

Lt. Gen (R) John D. Hopper, Chair