

20th Veterans and Community Oversight and Engagement Board

WELCOME

20th VCOEB

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 on its end 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
- ▶ Please help our minute takers and identify yourself prior to speaking
- ▶ Allow the DFO support team to provide a microphone to you prior to speaking (This meeting is being broadcast via WebEx)
- ▶ **Note: This meeting is being recorded.**

20th Veterans and Community Oversight and Engagement Board

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You can also dial 207.182.190.20 and enter your meeting number.

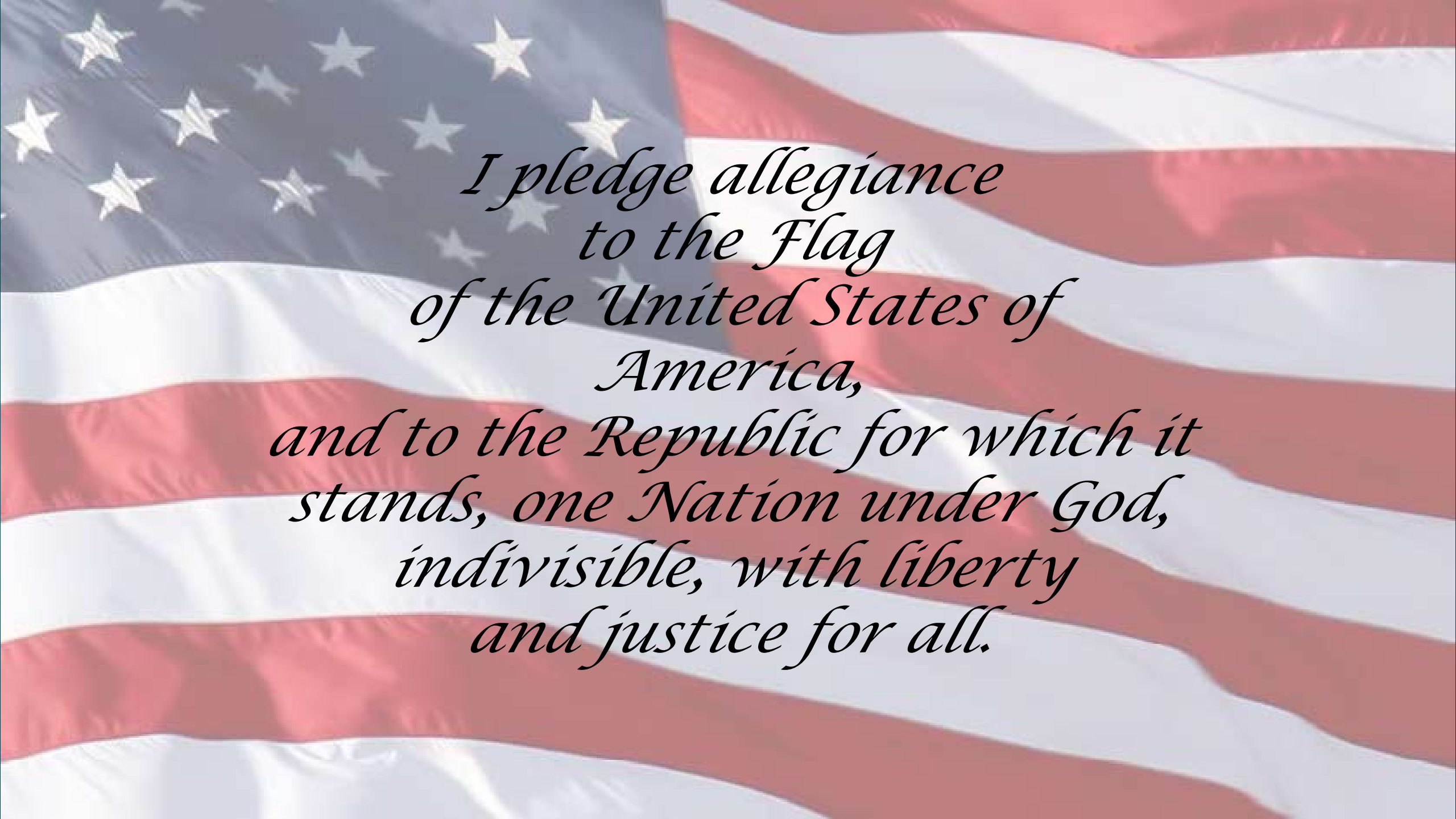
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Lt GEN (R) John D. Hopper

CHAIR

VETERANS AND COMMUNITY OVERSIGHT AND ENGAGEMENT BOARD

The background of the image is a close-up, slightly blurred view of the American flag. The stars and stripes are visible, with the blue field of stars in the upper left and the red and white stripes filling the rest of the frame. The flag appears to be waving, creating a sense of movement.

*I pledge allegiance
to the Flag
of the United States of
America,
and to the Republic for which it
stands, one Nation under God,
indivisible, with liberty
and justice for all.*



Mr. Jim Zenner

DIRECTOR, DEPARTMENT OF MILITARY AFFAIRS
BOB HOPE PATRIOTIC HALL



Mr. John Boerstler

CHIEF, VETERANS EXPERIENCE OFFICE



Mr. Robert Merchant

MEDICAL CENTER DIRECTOR

VA GREATER LOS ANGELES HEALTHCARE SYSTEM



Dr. Keith Harris

SENIOR EXECUTIVE HOMELESSNESS AGENT (GREATER LOS ANGELES)

OFFICE OF THE SECRETARY

Analysis of Income for Homeless Veterans on the Greater Los Angeles By Name List

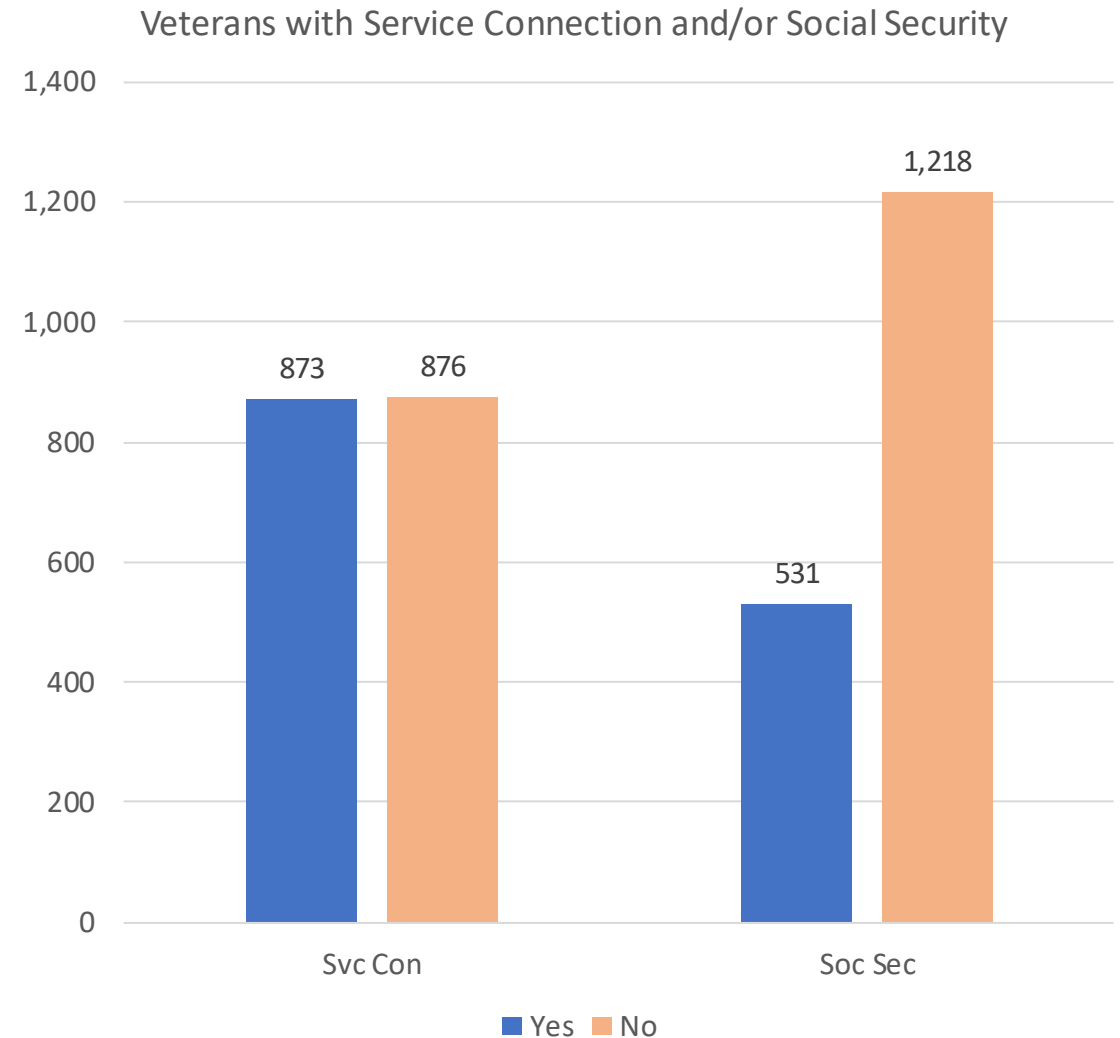
**PREPARED BY: KEITH HARRIS, PH.D., SENIOR EXECUTIVE HOMELESSNESS AGENT
JUNE 2023**

INTRODUCTION

- Homelessness has myriad causes, but a primary factor is a lack of affordable housing.
- Funding designed to incentivize the development of affordable housing is crucial to our efforts to end homelessness.
- But such funding typically requires tenants to meet strict income eligibility criteria.
- For Veterans, disability income is not taxable, yet it is counted as income in determining eligibility for housing. Considering that Veterans incurred their disability in service to their country, and for whom such service was compulsory in some cases, it seems unfair to disqualify such Veterans for housing on the basis of their disability payments.
- In many communities, this is not an issue with HUD-VASH tenant-based vouchers (TBVs), which allow income up to 80% of Area Median Income (AMI). But in lower-income areas, even this 80% threshold can disqualify severely disabled Veterans from housing.
- The more common and pressing issue arises with project-based vouchers (PBVs) that are often used in developments financed with tax credits, bonds, and other funding with restrictive income eligibility criteria.
- Within HUD-VASH, TBVs are used in independent apartment units in the community, without onsite services. PBVs, on the other hand, are most often used in buildings with a cohort of other Veterans, accompanied by onsite supportive and clinical services.
- PBVs with onsite services are often the best fit for severely disabled Veterans, but the VA disability benefits these Veterans receive can disqualify them for the very housing they would most benefit from.
- We estimate this issue affects approximately 25% of homeless Veterans. While 25% is a relatively small percentage, it still represents hundreds of homeless Veterans in LA, and thousands nationally. And more importantly is who it affects: severely disabled Veterans who most need the housing they are disqualified from. Thus this issue is as much about fairness and service needs as it is simple raw numbers.

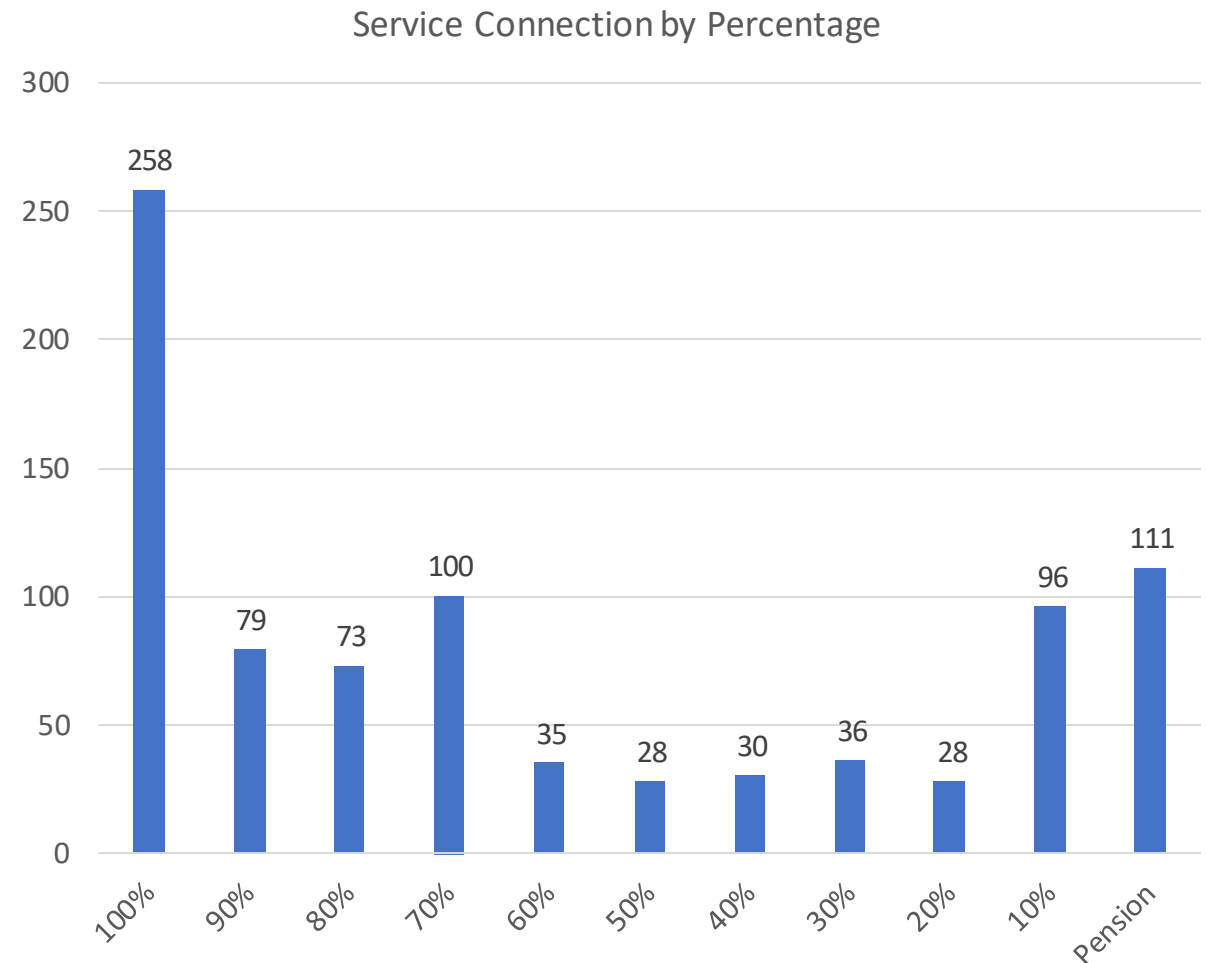
VETERANS WITH SVC CONNECTED DISABILITY AND/OR SOCIAL SECURITY

- General income data for the 1,749 Veterans on the BNL:
 - Average annual income: \$17,556
 - Median annual income: \$12,671
 - Maximum annual income: \$96,544
 - Minimum annual income: \$0
- 50% receive VA disability (compensation or pension)
- 30% receive Social Security
- This data set did not include other sources of income, but we know that these are the two primary sources of income for homeless Veterans in LA.



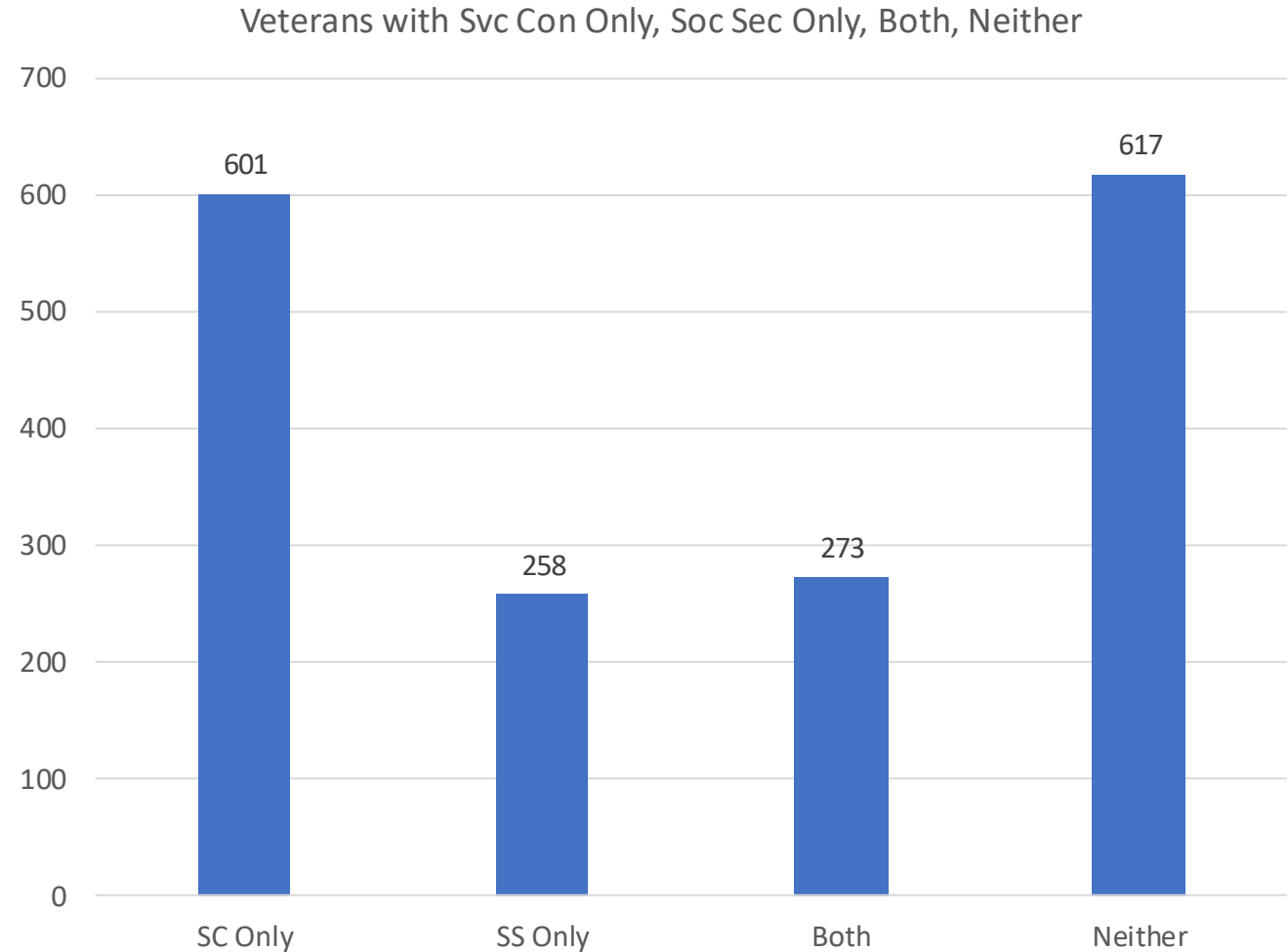
NUMBER OF VETERANS BY SERVICE CONNECTION PERCENTAGE

- Of the 873 service-connected Veterans on the BNL:
 - The largest group is 100% SC: 258 (30%)
 - Next largest receives Pension: 111 (13%)
 - 100 (12%) are 70% SC
 - 96 (11%) are 10% SC
- Veterans at 70% SC or above can have annual income that exceeds 30% AMI.
- When paired with Social Security, any Veteran can have annual income that exceeds 30% AMI.



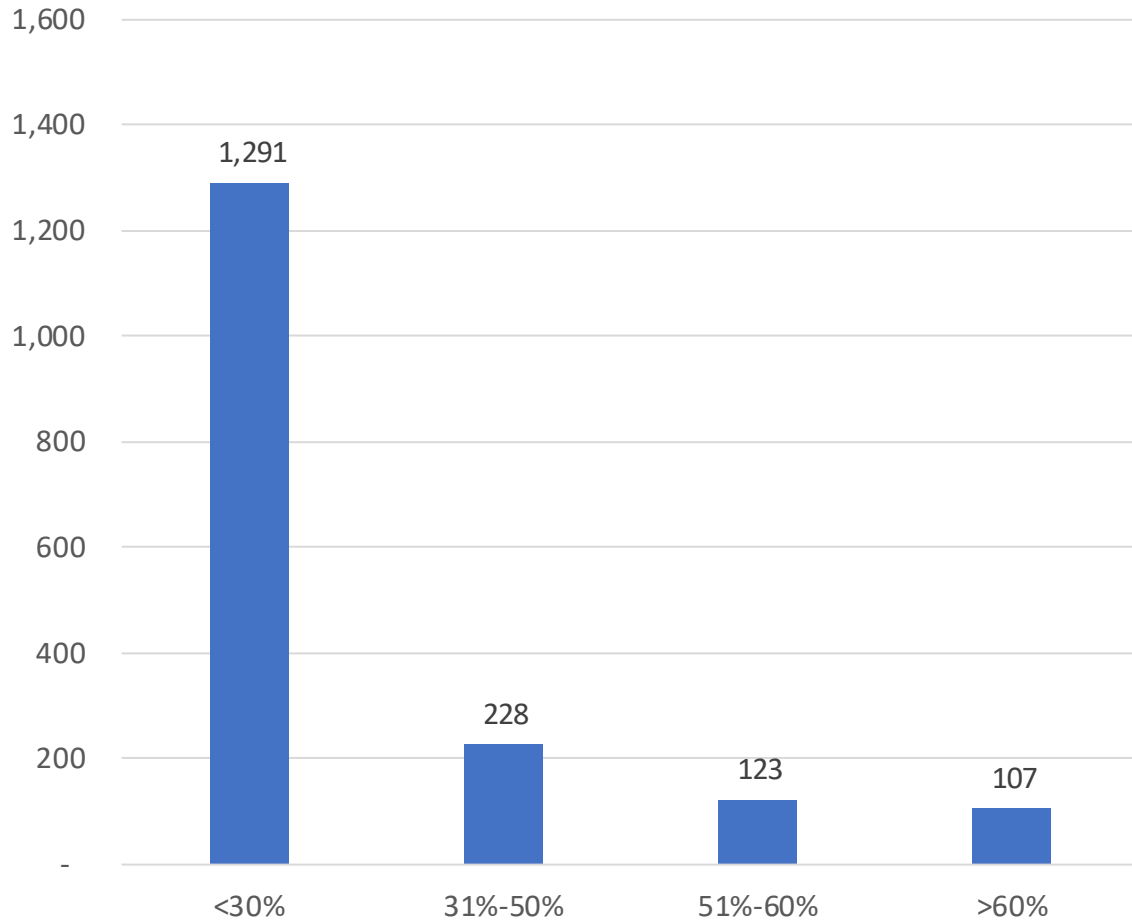
VETERANS WITH SVC CONNECTED DISABILITY, SOCIAL SECURITY, BOTH, OR NEITHER

- 34% of Veterans receive VA disability only
 - Avg income: \$27,188
- 15% of Veterans receive Social Security only
 - Avg income: \$14,140
- 16% of Veterans receive both VA and SS disability
 - Avg income: \$39,257
- 35% of Veterans receive neither VA nor SS disability
 - Avg income: \$0

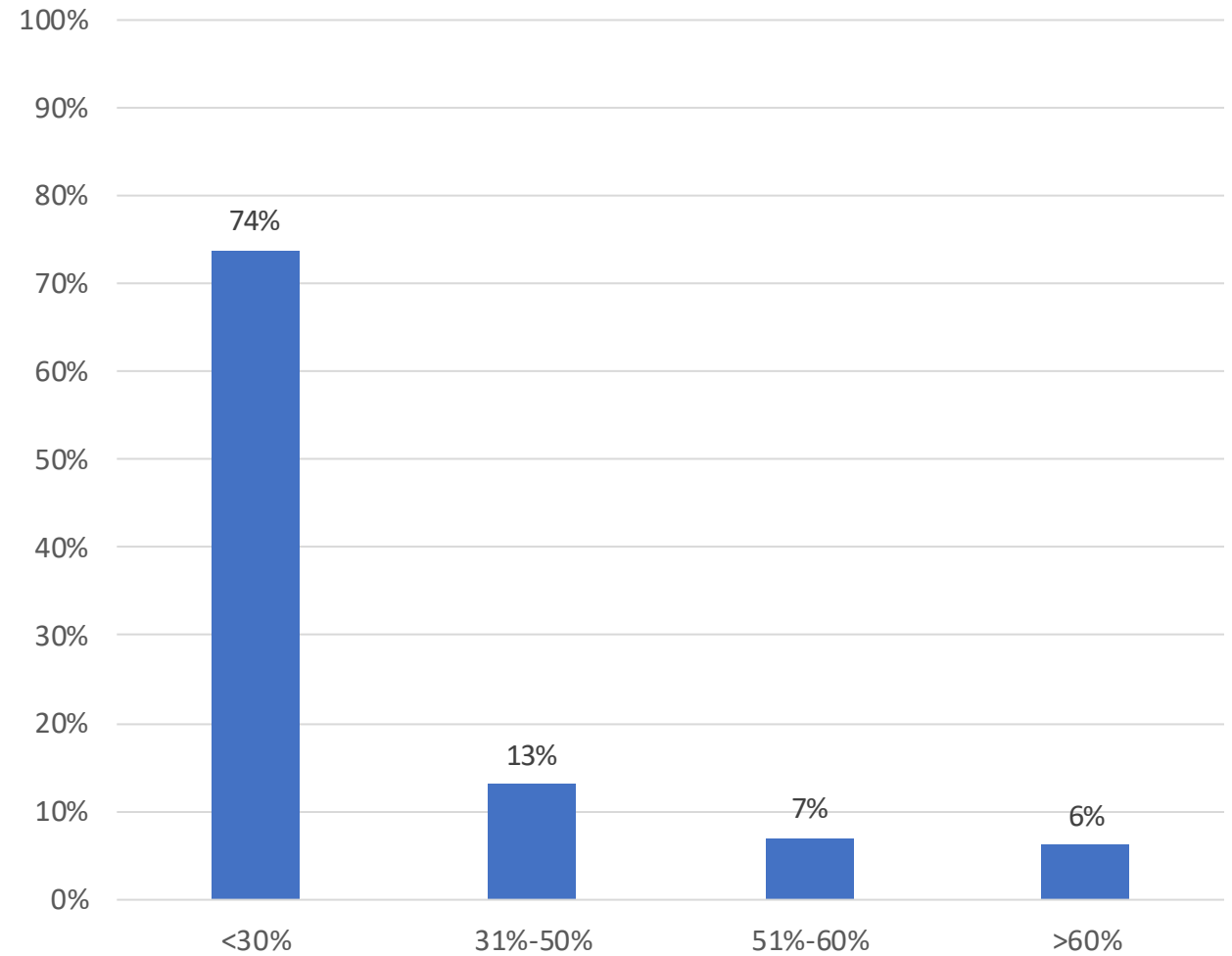


NUMBER AND PERCENT OF VETERANS AT VARIOUS AMI LEVELS

Number of Veterans at Various AMI Levels

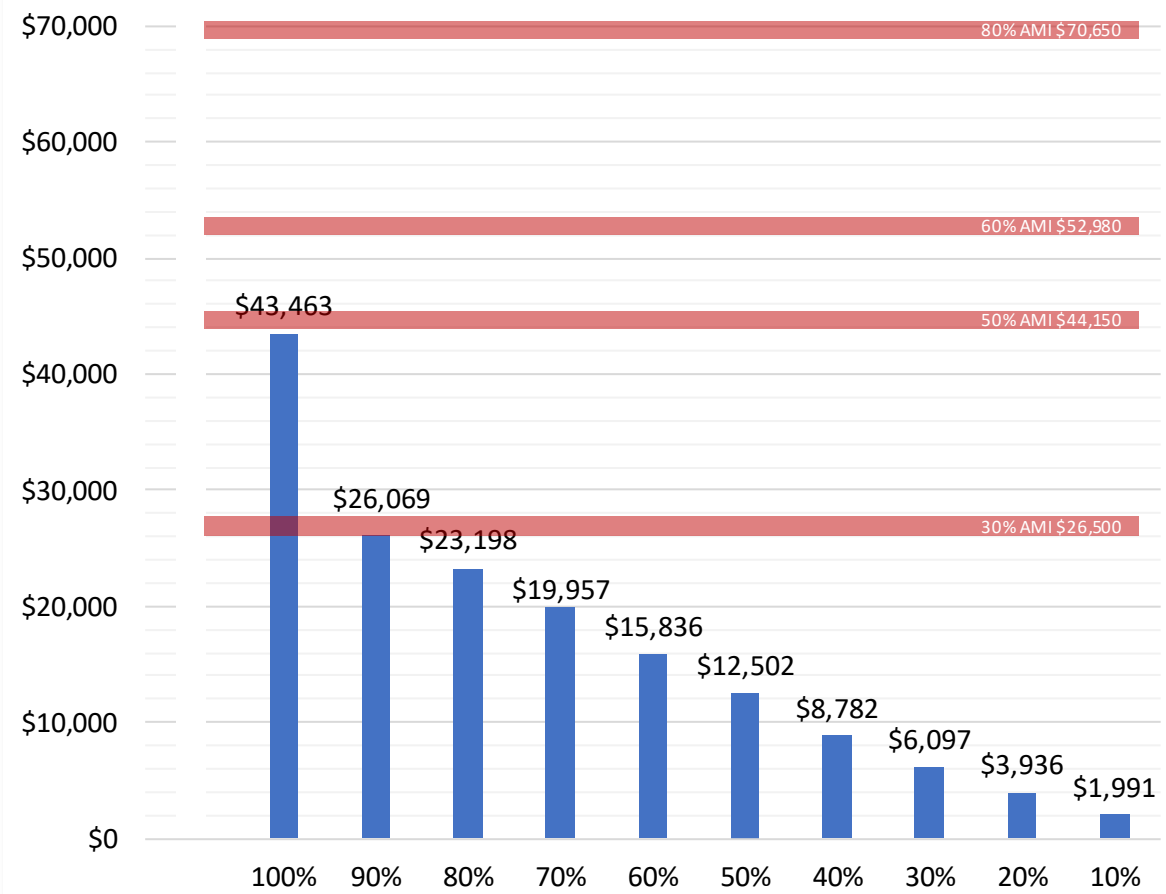


Percent of Veterans at Various AMI Levels

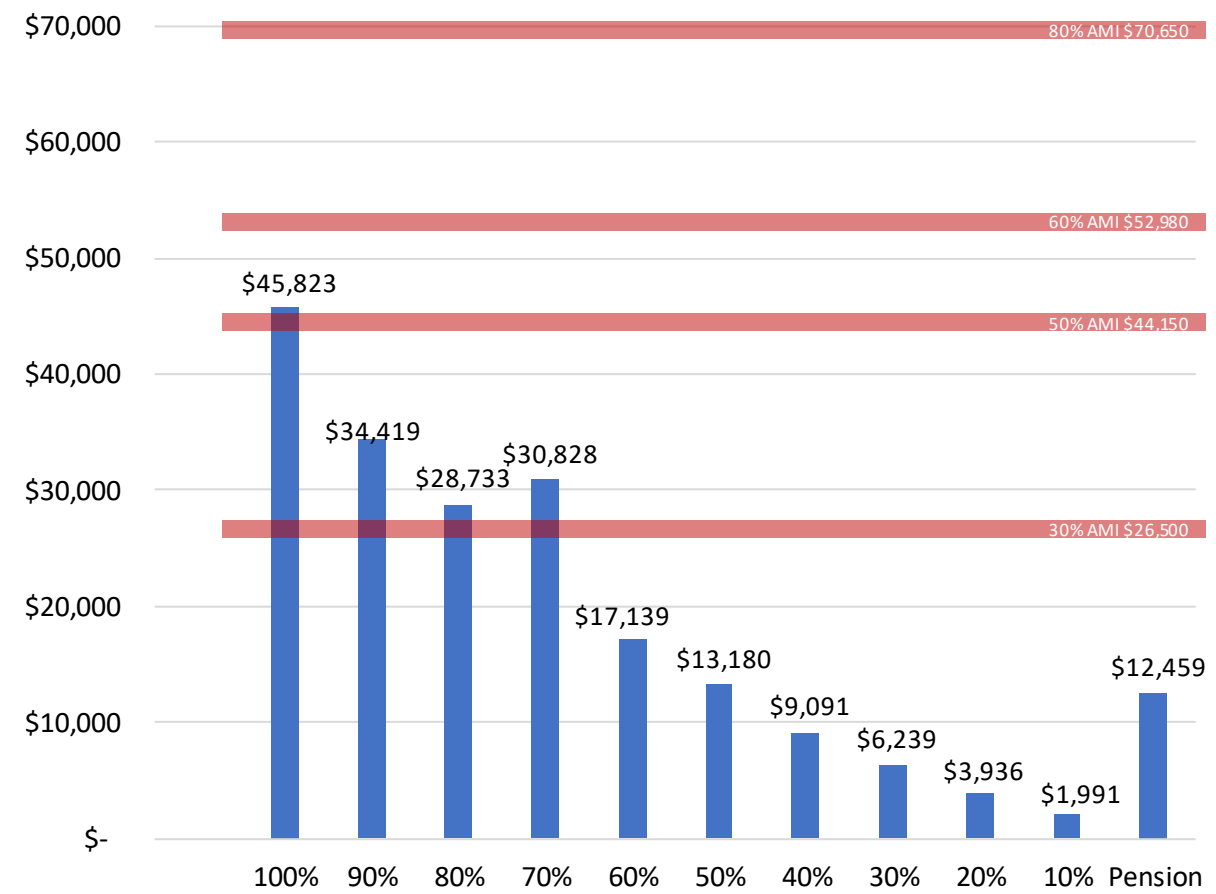


AMI LEVELS AND SERVICE CONNECTED DISABILITY INCOME

Standard Annual Payment for Service Connected Disability
Compared to Single Adult AMI for Los Angeles

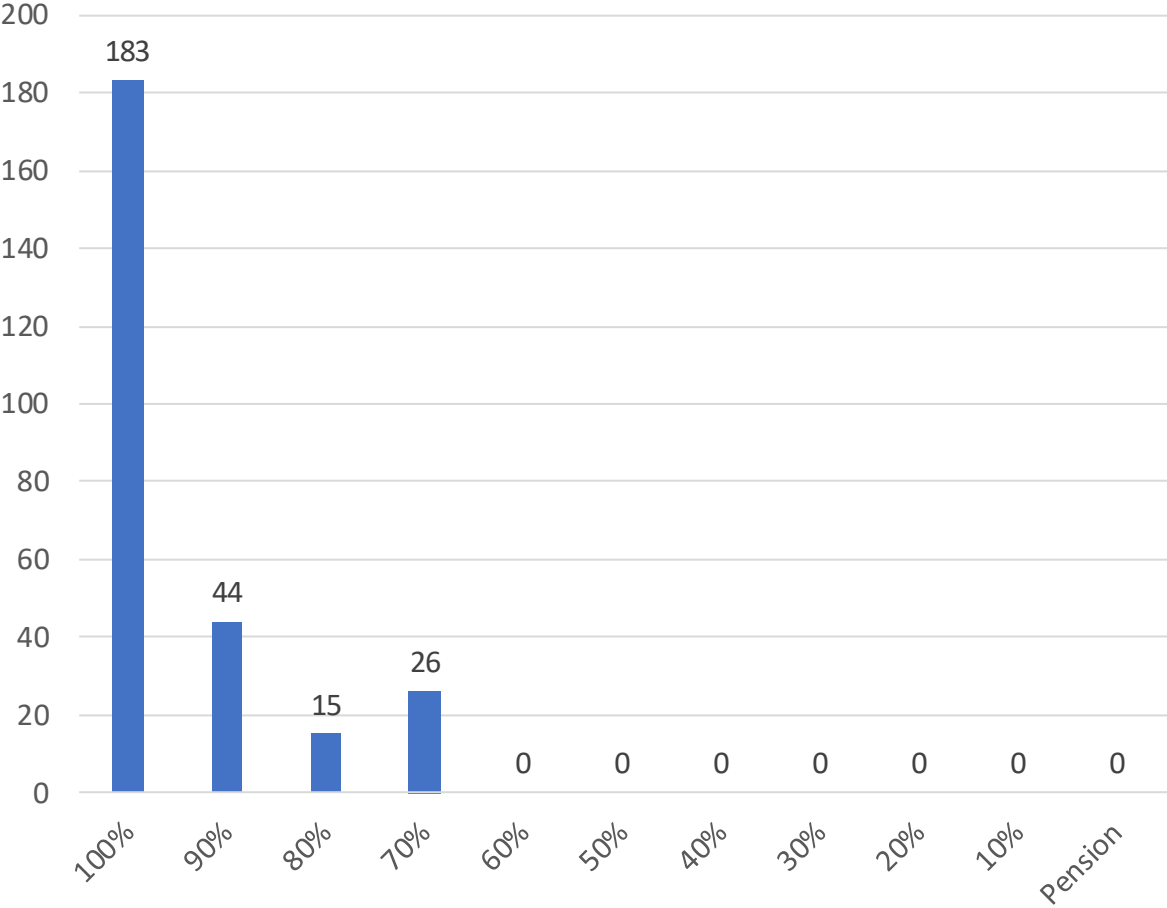


Average Actual VA Disability Payment
Compared to Single Adult AMI for Los Angeles

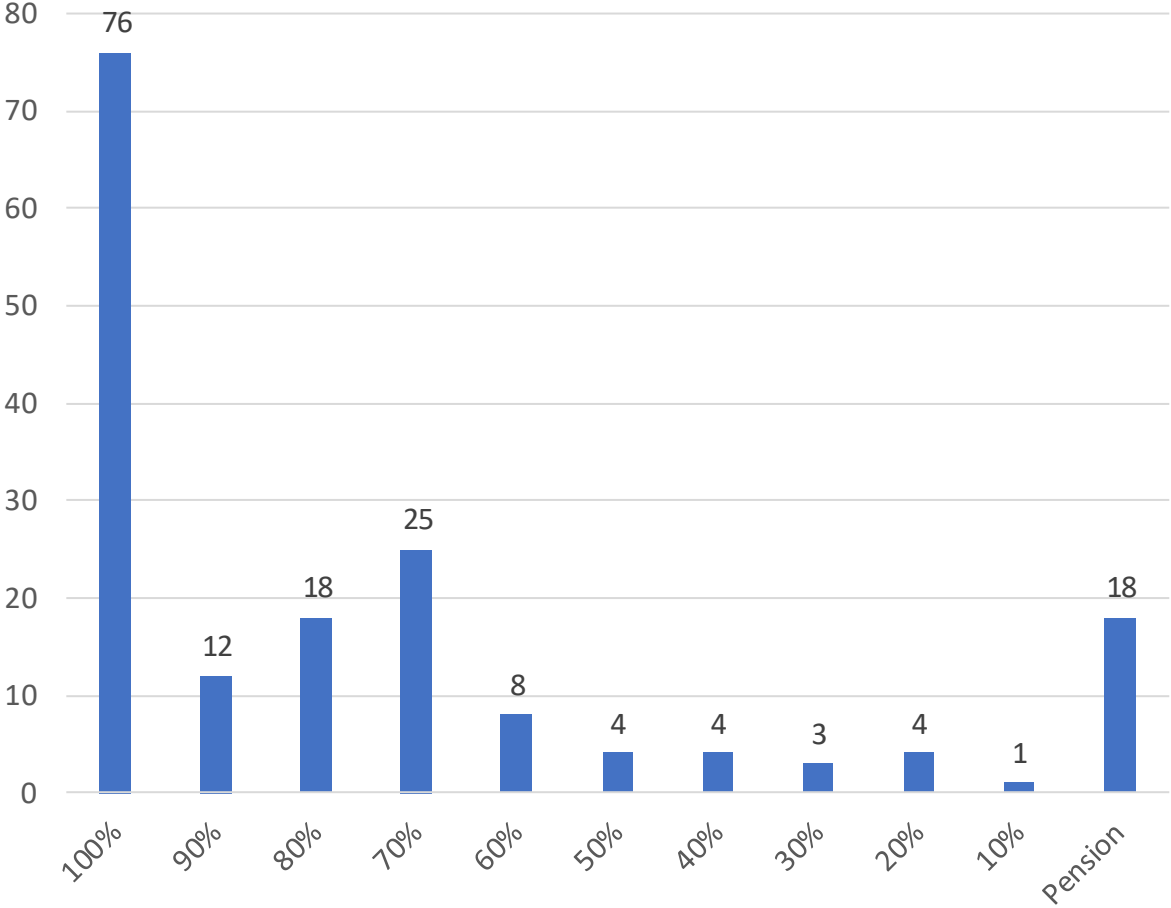


VETERANS OVER 30% AMI BY SERVICE CONNECTION PERCENTAGE

SC Only Veterans Over 30% AMI by SC Percentage

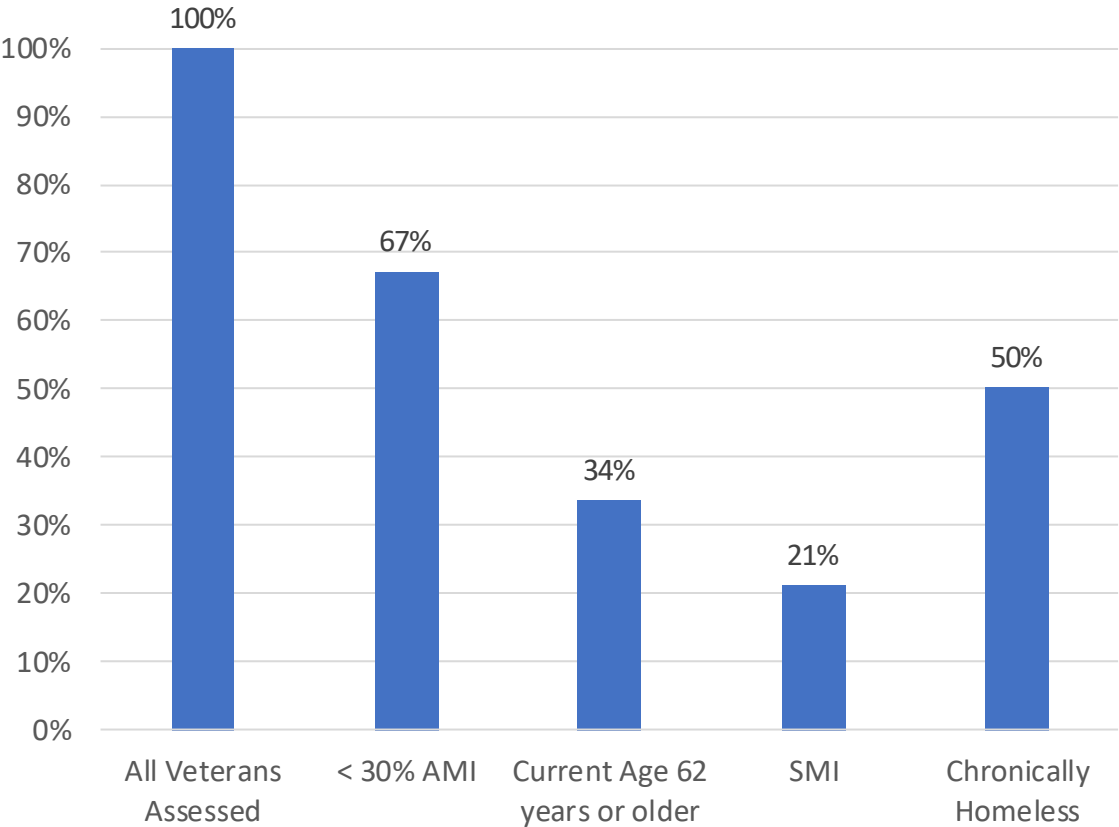


Veterans with both SC and SS Over 30% AMI by SC Percentage

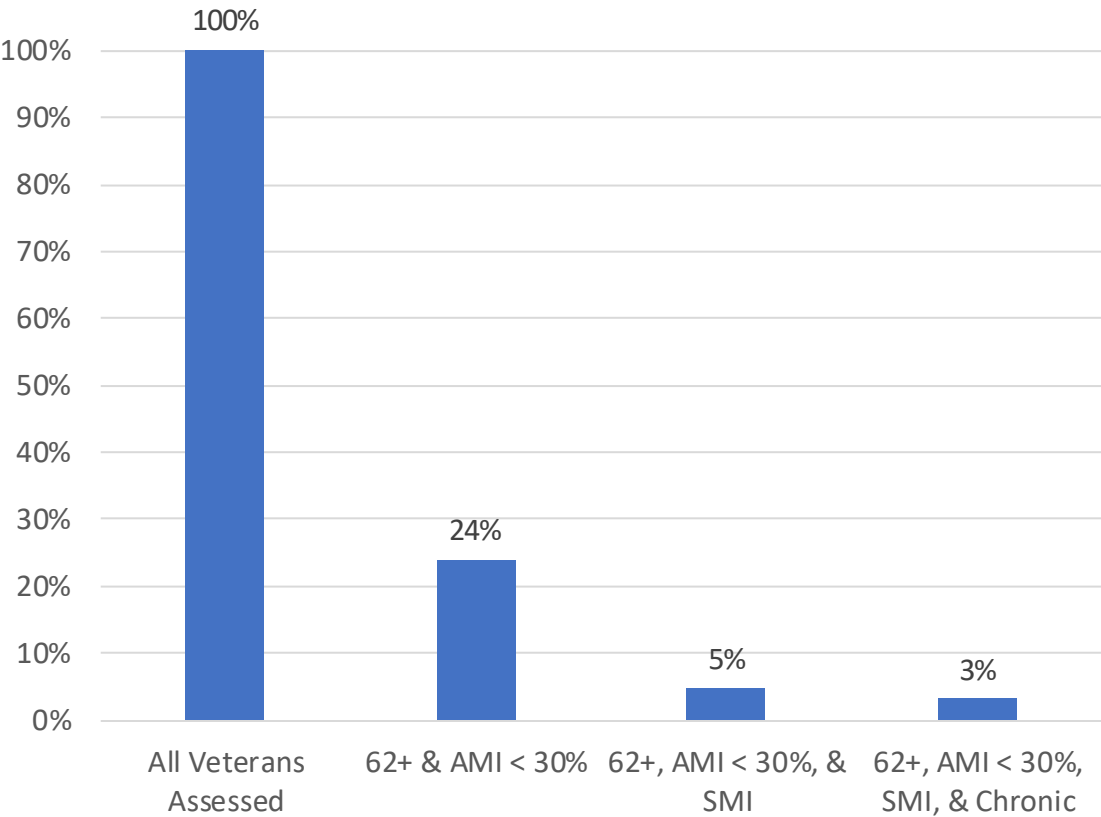


ANALYSIS OF B207 ELIGIBILITY CRITERIA USING GLA CURRENT HOMELESS CENSUS

Veteran Characteristics at Assessment



Veterans in B207 Eligibility Categories



SUMMARY OF CURRENT EFFORTS TO RESOLVE AMI ELIGIBILITY IMPACTS ON DISABLED VETERANS

- Raise AMI eligibility thresholds where possible and appropriate (e.g., B207 increase of half its units to 50% AMI)
- Build in provisional increase to AMI eligibility thresholds (e.g., If a unit can't be filled at 30% AMI after a predetermined time, the eligibility threshold increases to 50% or 60% AMI)
 - This concept is being considered at the state level (AB 1386) and also in service plans for future buildings on the WLA VAMC campus (e.g., MacArthur Field Phase 2)
- Exclude VA disability benefits from income calculations
 - Can Treasury change how it determines income for the Low Income Housing Tax Credit (LIHTC) program and use its own income definition excluding VA disability benefits rather than HUD's Section 8 definition (24 CFR 5.609)?
 - Can HUD "specify alternative requirements" as provided by the HUD-VASH Operating Requirements (86 FR 53207), and exclude VA disability benefits from its income definition at 24 CFR 5.609?
 - Path Forward:
 - VA has submitted these proposed solutions to Treasury and HUD and continues to meet with both agencies to seek a solution that will exclude VA disability benefits from Federal income definitions, which will have significant downstream impact on state, county, and city funding eligibility thresholds.
 - If neither Treasury nor HUD believes they can implement these changes without legislative changes, Congress is poised to draft a legislative solution.



Ms. Tanya Bradsher

CHIEF OF STAFF

DEPARTMENT OF VETERANS AFFAIRS

ULI Technical Assistance Panel



Los Angeles

VA COMMONS West Los Angeles Veterans Affairs

TECHNICAL ASSISTANCE PANEL (TAP)

ULI LOS ANGELES

June 14-16, 2023





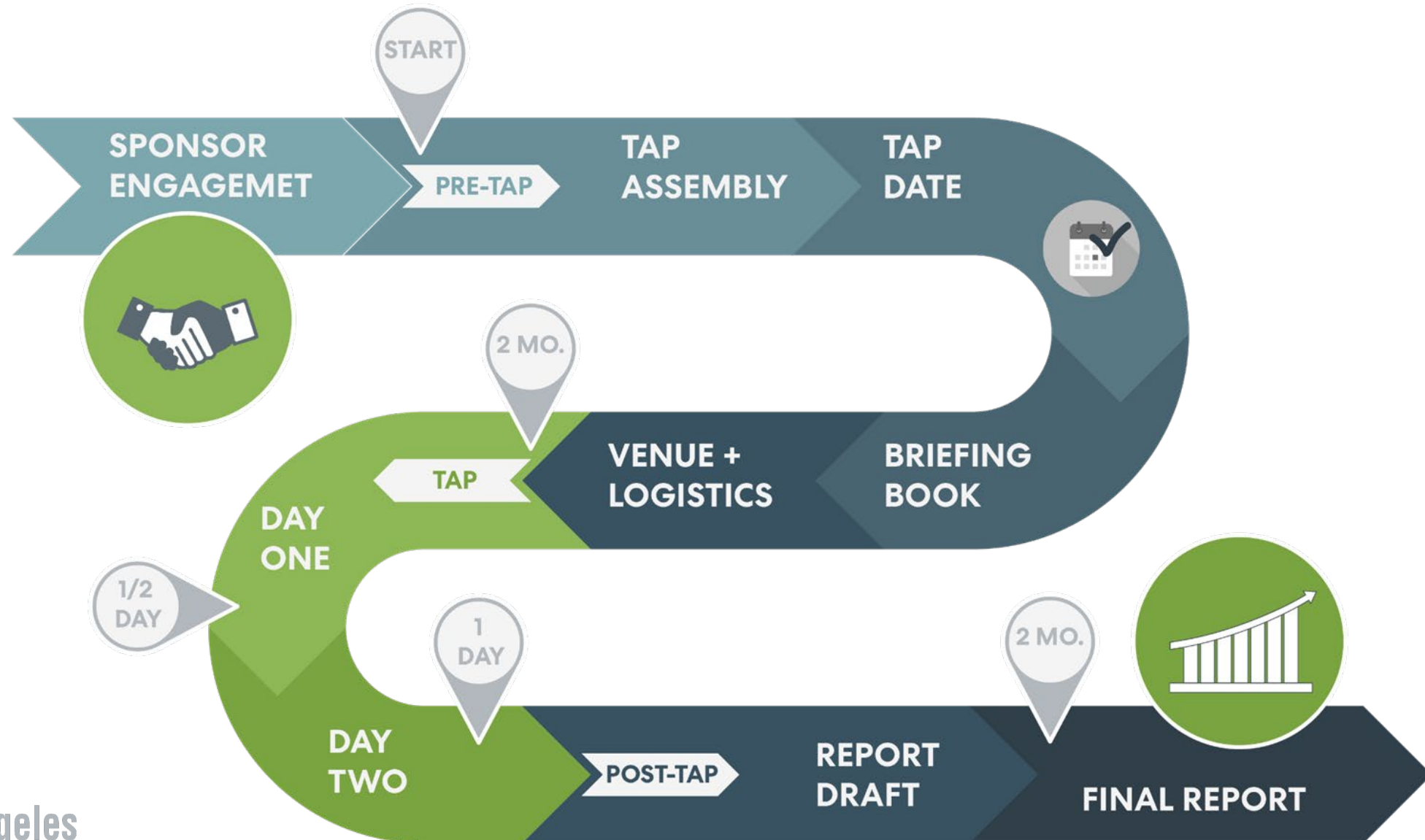
Los Angeles

THE MISSION OF THE URBAN LAND INSTITUTE

*Shape the future of the built environment for
transformative impact in communities worldwide*

ULI Los Angeles, a district council of the Urban Land Institute, carries forth that mission as the preeminent regional real estate organization providing inclusive and trusted leadership influencing public policy and practice.

ULI-LA Technical Assistance Panels



TAP Panelists

Chair: Brian Jones, Former President, Forest City Commercial West

Architecture: Ronald Altoon, Altoon Strategic

Finance: Allen Freeman, Ernst & Young

Finance: Tony June, DEODATE Strategy Group

Development: David Abasta, Primestor Development

Development: Murray McQueen, Tribune Real Estate Holdings, LLC

Market: Bob Gardner, RCLCO

Market: Nicholas Stefanoni, RCLCO

Urban Design / Planning: Neal Payton, Torti Gallas + Partners, Inc.

Sustainability: Sabrina Bornstein, Buro Happold

Policy: Jerome Champion, Multifamily Housing Director, Los Angeles Field Office HUD

Legal: Alfred Fraijo, Somos Group

Branding/Community: Sandra Kulli, Kulli Marketing Enterprises

Circulation: Diana Skidmore, KOA Corp

Adaptive Reuse: Roberto Vazquez, Omgivning



STAKEHOLDER INTERVIEWS



The TAP Panelists interviewed 21 stakeholders including VA staff from various departments, advocates from Veterans groups, principal developer, and design professionals.

Stakeholders:

Dan Rosenfeld, Vets Advocacy

Bill Fain, Johnson Fain, Inc.

Anthony Allman, Vets Advocacy

Peter (P.J.) Stigers, U.S. Department of Veterans Affairs

Jim Zenner, Los Angeles County Department of Military and Veteran Affairs

Rob Reynolds, Veteran, AMVETS

Dan Ortiz, Veteran, Los Angeles County Department of Military and Veteran Affairs

Rob Bergland, Veteran, Cox Castle & Nicholson LLP

Kristin S. Grotecloss, U.S. Department of Veterans Affairs - Office of General Counsel

Brett Simms, U.S. Department of Veterans Affairs - Office of Asset Enterprise Management

Christine Modovsky, U.S. Department of Veterans Affairs - Office of Construction and Facilities Management

Julia Chlarson, U.S. Department of Veterans Affairs - Office of Facilities Planning and Office of Construction and Facilities Management

Brian Ulaszewski, CITY FABRICK

Brian D'Andrea, Century Housing

Steve Peck, United States Veterans Initiative

Tyler Monroe, Thomas Safran & Associates

John Oppenheim, Veteran, The Nonprofit Partnership

Abe Bradshaw, Veteran, 259 Records

Joshua Bamberger M.D., U.S. Department of Veterans Affairs - Family Physician

Heidi Marston, U.S. Department of Veterans Affairs - Community Engagement and Reintegration Services (prior)

Tess Barragan Banko - U.S. Vets/The Veterans Collective

TOUR

Anthony Allman guided the TAP Panelists through a 2-hour tour of the VA Campus including: Wadsworth Chapel, the existing Town Center site, Building 13, the newly-built permanent supportive housing, Brentwood Theater, Heroes Golf Course, the Rose Garden, and Cal Vets sites.





Mr. James D. Rodriguez

ASSISTANT SECRETARY U.S. DEPARTMENT OF LABOR
FOR VETERANS' EMPLOYMENT AND TRAINING SERVICE (VETS)



Veterans' Employment
and Training Service

Homeless Veterans' Reintegration Program

What is DOL's Homeless Veterans' Reintegration Program (HVRP)?

- HVRP is an employment-focused competitive grant program.
- It is the only federal grant to focus exclusively on competitive employment for veterans experiencing or at-risk of homelessness.
- Programs are locally designed and tailored to the service area, helping America's veterans experiencing homelessness the ability to reach their full employment potential and obtain high-quality career outcomes.

HVRP Goals

- The goal of HVRP is to help veterans experiencing or at-risk of homelessness reintegrate into the labor force.
- The program is part of the larger service delivery system that addresses the complex problems associated with homelessness.
- HVRP provides employment which plays a critical role in creating and maintaining housing stability.

Who Can Apply for HVRP Funds?

- Nonprofit organizations with or without 501(c)(3) status with the IRS
- For profit organizations
- Faith-Based Organizations
- Federally recognized Native American tribal governments, Native American tribal organizations other than those federally recognized, and Native American Tribally Designated Organizations
- State, county, city, township, or special district governments, including U.S. Territories or Possessions
- State and Local Workforce Development Boards established by the Workforce Innovation and Opportunity Act (WIOA)
- Public housing authorities/Indian housing authorities
- Other State and Local Government Agencies
- Public, Private and State controlled institutions of higher education

HVRP Program Information

- There are three HVRP grant types:
 - All population categories of veterans experiencing homelessness (HVRP)
 - Homeless Women Veterans and Homeless Veterans with Children (HWWHVWC)
 - Incarcerated Veterans Transition Program (IVTP) for veterans recently released from incarceration who are at risk of homelessness
- Awarded via a Grants.gov Funding Opportunity Announcement, usually in January-February, with awards announced in June.

HVRP Program Information

- HVRP authorization for FY 2023 was \$65.5 million.
- Grants may be for up to \$500,000 per year for each of the 3 years of the grant's performance period.
- Program Performance Period July 1- June 30 (Program Year, or PY).
- In 2022, DOL-VETS funded 166 grants, 56 of whom were new grant recipients and 110 of whom were continuing their grant for the second or third year.

HVRP Eligibility

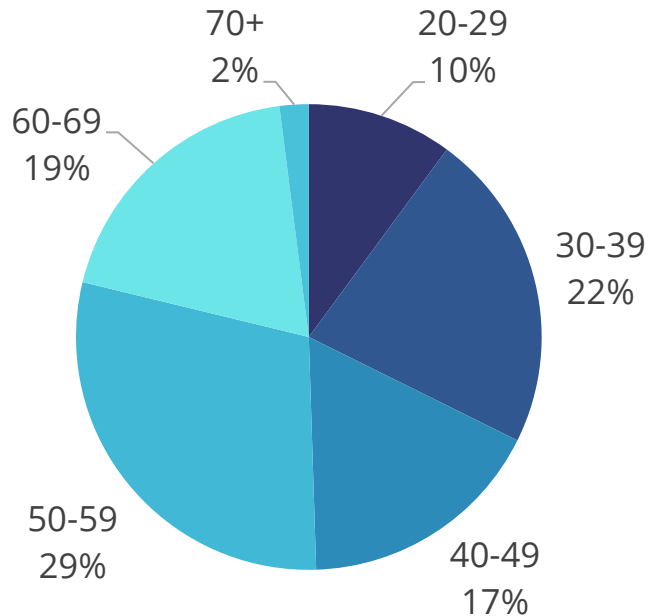
- Veteran
 - One day active duty including basic training
 - Discharge other than dishonorable
- And
- Homeless (includes recently housed in last 60 days)
- Or
- Participating in Partner Service (HUD-VASH, SSVF, GPD, etc.)
- Or
- At-Risk of Homelessness in the next 60 days
- Or
- Transitioning from incarceration
- And
- **Would benefit from HVRP employment services**

Veteran	✓
Homeless or Partner Service or At Risk	✓
Needs Emp. Services	✓

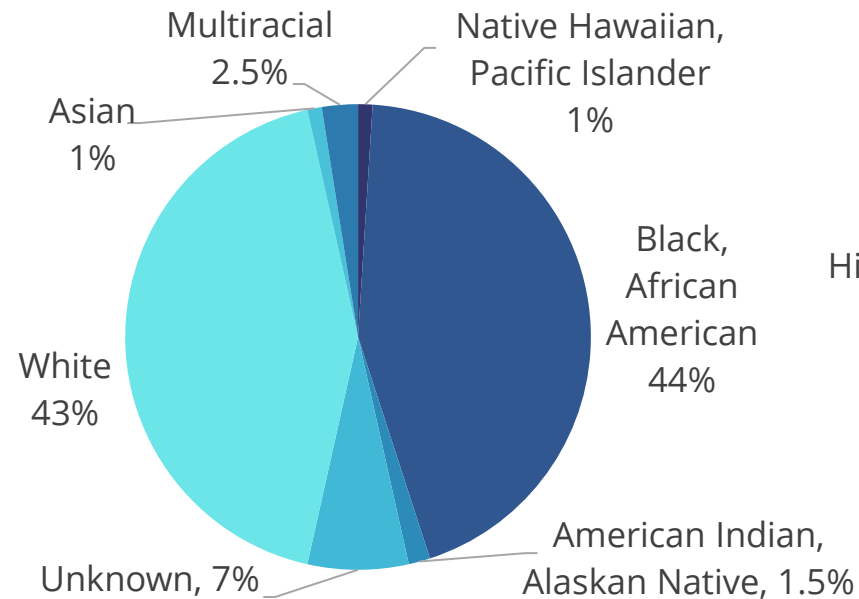
HVRP Participant Profile



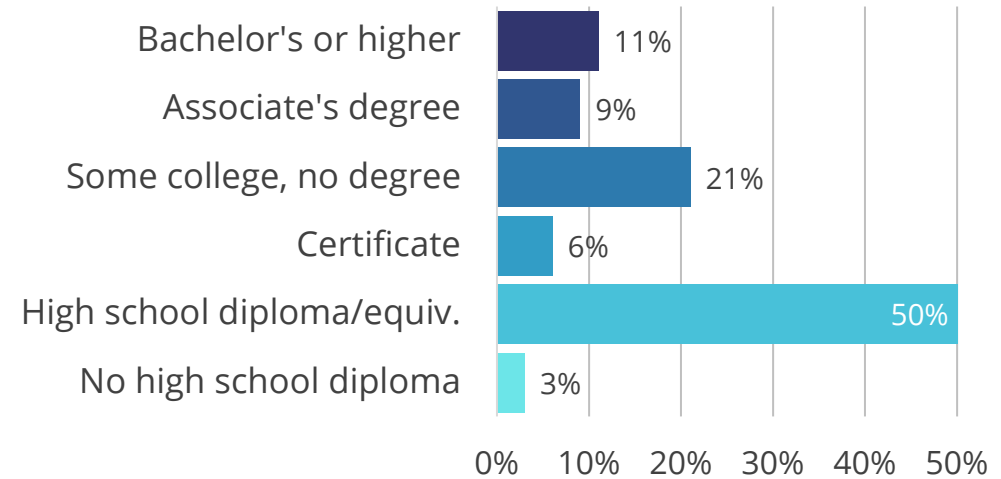
The typical participant is 48 years old



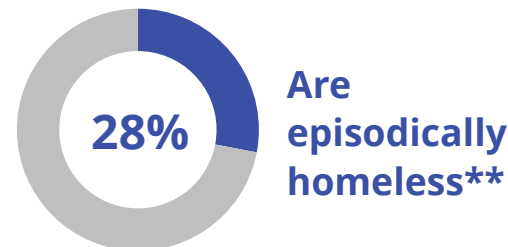
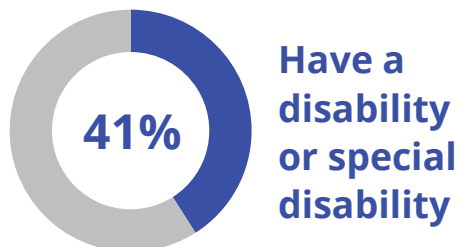
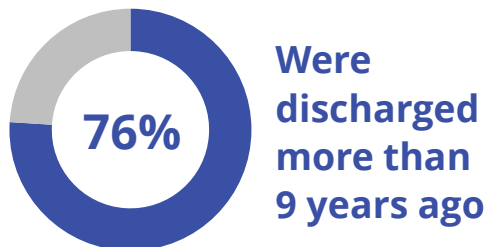
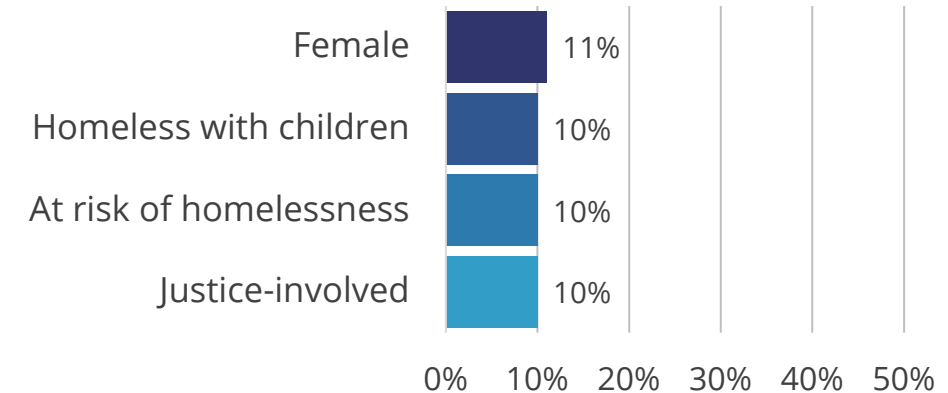
The typical participant is a male of color



Their education level



Participant categories*



*Duplicated count **An individual experiencing homelessness continuously for at least 12 months, or on at least 4 separate occasions in the last 3 years, where the combined occasions total at least 12 months

Data source: Program Year 2020 Quarter 4, Technical Performance Report (TPR)

HVRP Program Year (PY) 2021 (July 21-June 22)

National Targets & Outcomes

Measure	Target	Outcome
Total Participants Served ¹	19,500	16,923
Total Number of Exiters ²	N/A	12,896
Total Number of Participants Co-Enrolled at American Job Centers (AJCs)	N/A	12,117
Average Hourly Wage at Placement ³	\$15.00	\$17.47
Placement Rate (exit-based) ⁴	66.0%	61.3%
Placement Rate – Episodically Homeless (exit-based) ⁵	N/A	61.2%
Employment Rate 2nd Quarter After Exit ⁶	54.0%	45.4%
Employment Rate 4th Quarter After Exit ⁷	N/A	33.9%
Median Earnings 2nd Quarter After Exit ⁸	\$7,000	\$8,216

Source: Quarterly grantee Technical Performance Reports (TPRs) as of performance year ending June 30, 2022.

¹Participant: An individual who has received services after satisfying all applicable programmatic requirements for the provision of services, such as eligibility determination. Participants served 7/1/2021 – 6/30/2022.

²Exit occurs when a participant has not received services from the program in which the participant is enrolled for at least 90 days, and no future services are planned. Participants exited 7/1/2021 – 6/30/2022.

³Placements: Participants who were placed into employment or otherwise obtained employment as a result of grantee services used or received. Participants placed 7/1/2021 and 6/30/2022.

⁴Placement Rate: Number of participants who were placed into employment or otherwise obtained employment as a result of grantee services received divided by the number of exiters.

⁵Episodically Homeless: An individual experiencing homelessness who has met the definition of homelessness continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months.

⁶Employment Rate 2nd Quarter After Exit: The percentage of participants who are employed during the second quarter after exit from the program. Participants who exited the program between 1/1/2021 – 12/31/2021 with reportable wages (employment) during 7/1/2021 – 6/30/2022.

⁷Employment Rate 4th Quarter After Exit: The percentage of participants who are employed during the fourth quarter after exit from the program. Participants who exited the program between 7/1/2020 – 6/31/2021 with reportable wages (employment) during 7/1/2021 – 6/31/2022.



Thank you

DOL VETS HVRRP Team



Francisco Juarez	1:00 p.m.
Thomas Patrick O'Shaughnessy	1:05 p.m.
Larry Van Kuran	1:10 p.m.
Jerry Orlerman	1:15 p.m.
Abe Bradshaw	1:20 p.m.
John Oppenheim	1:25 p.m.
	1:30 p.m.
	1:35 p.m.
	1:40 p.m.
	1:45 p.m.
	1:50 p.m.
	1:55 p.m.

20th VCOEB
Registered Public Comment
21 February 2023

When the DFO turns his name card on its end, it signifies **1-minute** remaining



Mr. Brett Simms

EXECUTIVE DIRECTOR

OFFICE OF ASSET ENTERPRISE MANAGEMENT

WLA Campus EUL Program Placemat | Overview

WLA Campus EUL Program Placemat

Purpose

- To provide key internal & external stakeholders with a snapshot of the EUL Program on VA's WLA Campus
- The Placemat serves as the sole source document for accurate & current information related to the development of housing, via EULs, on the WLA Campus

Considerations

- The Placemat is a planning document and is subject to change
- Timelines and schedules shown are estimates and dependent upon factors such as availability of funding, developer acquisition of financing, completion of lease negotiations, preparation of parcels for release, and fulfillment of all EUL statutory & program obligations

Moving Forward

- OAEM is committed to transparency and will maintain & release the WLA Campus EUL Program Placemat Quarterly – January, April, July, & October – with notable changes highlighted for ease of review

Recent Timeline Adjustments

- In Spring 2023, OAEM, VAGLAHS, and the PD Team collaborated to adjust the EUL Project Phasing Timeline, to ensure no adverse impacts to the access and delivery of care provided by VAGLAHS on the WLA Campus. All current timelines were reviewed as well a traffic & parking impacts, move/space availability, and continuity of operations, leading to the seven (7) adjustments

WLA Campus EUL Program Placemat | Key Information

WLA EUL Housing Phasing Plan & Release Parcel Schedule






Last Updated June 15, 2023

* Release date represents the date when the subject asset is conveyed by VA to the Developer

** These Buildings have critical path dependencies, with timing contingent upon completion of other Projects (i.e. Kitchen, etc.)

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

[Key]: EUL Project Statuses

	Open & Operational
	Construction Complete; Lease-Up Underway
	Construction Started; Activities Ongoing
	EUL/Sublease Negotiations Underway
	Preliminary Planning Activities Underway

Key Information:

- **[Last Updated]** → Shows the Placemat's 'current as of' date | located in top left of document
- **[Building #]** → Project Building #
- **[Developer]** → Lead Developer
- **[Status]** → See Key for status definitions | Key is | located in top right of document
- **[Proposed Parcel Release Date]** → Forecasted timing for turnover of parcel to Developer
- **[Construction Start]** → Projected or actual construction start date (based on status)
- **[Construction Finish]** → Projected or actual construction end date (based on status)
- **[Official Opening]** → Date when lease-up commences
- **[Veteran Units (per Project)]** → # of units of Veteran housing for specific Project
- **[Veteran Units (Cumulative)]** → Running total # of units of Veteran housing for Projects

WLA Campus EUL Program Placemat

Building #	Developer	Status	Proposed Parcel Release Date*	Construction Start	Construction Finish	Official Opening	TOTAL Veteran Housing Units	CUMULATIVE TOTAL Veteran Housing Units
209	Shangri-La	Open	--	--	--	6/30/2017	54	54
207	PD (TSA)	Lease-Up In Progress	--	December 2020	December 2022	2/28/2023	59	113
205	Shangri-La	Lease-Up In Progress	--	August 2021	May 2023	5/2/2023	67	180
208	Shangri-La	Lease-Up In Progress	--	August 2021	May 2023	5/2/2023	53	233
MacArthur Field Phase I	CORE	In Construction	--	December 2022	June 2024	TBD	74	307
404	PD (Century)	In Construction	--	November 2022	October 2024	TBD	72	379
402	PD (TSA)	In Construction	--	January 2023	November 2024	TBD	118	497
156 & 157	PD (Century)	In Construction	--	June 2023	May 2025	TBD	110	607
MacArthur Field Phase II	CORE	Negotiating Lease	10/23/2023	November 2023	April 2025	TBD	74	681
158	PD (Century)	Negotiating Lease	8/1/2023	November 2023	October 2025	TBD	49	730
210	PD (U.S.VETS)	Preliminary Planning	4/1/2024	May 2024	March 2026	TBD	38	768
408 (Lot 20)	PD (TSA)	Preliminary Planning	5/2/2024	June 2024	May 2026	TBD	68	836
300**	PD (U.S.VETS)	Preliminary Planning	8/31/2024	December 2024	June 2026	TBD	43	879

WLA Campus EUL Program Placemat cont...

Building #	Developer	Status	Proposed Parcel Release Date*	Construction Start	Construction Finish	Official Opening	TOTAL Veteran Housing Units	CUMULATIVE TOTAL Veteran Housing Units
256	PD (U.S.VETS)	--	4/2/2025	June 2025	June 2027	TBD	40	919
409 (Lot 18)	PD (TSA)	--	8/1/2025	October 2025	October 2027	TBD	94	1013
13 & 306 (Canteen)	PD (U.S.VETS)	--	9/2/2026	November 2026	October 2028	TBD	24	1037
258	PD (Century)	--	2/1/2027	April 2027	April 2029	TBD	45	1082
400 (Lot 49)	PD (TSA)	--	5/2/2027	July 2027	July 2029	TBD	65	1147
407 (Lot 21) & 236 (Police)**	PD (TSA)	--	4/1/2028	June 2028	June 2030	TBD	68	1215
410 & 337 (Research Animal)	PD (Century)	--	8/1/2029	October 2029	September 2031	TBD	80	1295
415, 415A, & 342 (Research)**	PD (Century)	--	8/2/2031	October 2031	September 2033	TBD	84	1379
413, 413A, & 340**	PD (TSA)	--	8/12/2031	October 2031	October 2033	TBD	74	1453
414, 414A, 117 & 346 (Research)**	PD (U.S.VETS)	--	8/12/2031	October 2031	October 2033	TBD	92	1545
206	PD (TSA)	--	6/14/2032	August 2032	August 2034	TBD	48	1593
257	PD (U.S.VETS)	--	6/14/2032	August 2032	August 2034	TBD	48	1641



Ms. Sally Hammitt

CHIEF, COMMUNITY ENGAGEMENT AND REINTEGRATION SERVICE (CERS)

VA GREATER LOS ANGELES HEALTHCARE SYSTEM

Community Engagement and Reintegration Service (CERS)



One Team

Greater Los Angeles Efforts to End Veteran Homelessness

Mission Statement: *“To end Veteran homelessness in LA by creating a coordinated, efficient and effective system that moves Veterans from homelessness to housing.”*

Values

- Veteran Centered- Recognizing their experiences, needs and desires.
- Ease of use- processes should be easy to navigate
- Rapid provision of services- Minimal barriers, few delays to housing.
- Housing focused- Housing ends homelessness

Principles to lead our work

- Create a high functioning homeless crisis response system.
- Embed Racial Equity into all aspects of the system.
- Increase utilization of VASH and maximize all Veteran housing resources, including the array of SSVF options.
- Effective communication and data-transparent and used for decisions

One Team's Goals

Overall Goal: Act as One Team to identify all Veterans experiencing homelessness; triage them quickly to a housing resource; and use case conferencing, navigation and intentional bridges to rapidly place Veterans into permanent housing.

1. Establish a strong team structure that is streamlined and action oriented
2. Identify all Veterans experiencing homelessness using a quality by name list
3. Ensure all Veterans are triaged to a housing pathway and can come inside immediately if unsheltered
4. After triage, ensure referrals across programs are clear, transparent and accountable
5. Formalize intentional bridges between SSVF and HUD-VASH to accelerate placements into permanent housing

One Team Members

Members

- GLA VAMC
- HUD-VASH
- Welcome Center
- GPD Liaison & GPD Grantees
- SSVF Regional Coordinator & SSVF Grantees
- Continuum of Care (CoC)- LAHSA
- VPAN
- Dept. of Mental Health
- Public Housing Authorities
- Technical assistance team

Veteran's Journey to Permanent Housing

VA coordinated approach to ensuring access to emergency housing services and rapid linkages to permanent housing opportunities

**This graphic represents a general pathway Veterans may take toward housing via VA Homeless Programs. Other pathways may include self-referral, connections from community programs, other VA settings, and alternatives access points based on a Veteran's unique needs and desires.*



OTHER KEY SUPPORT PROGRAMS

HOMELESS PATIENT ALIGNED CARE TEAMS (HPACT)

Located on the campuses of VA Medical Centers, community-based outpatient clinics, and Community Resource and Referral Centers, HPACT clinics co-locate medical staff, social workers, mental health and substance use counselors, nurses, and homeless program staff. These professionals form a team that provides Veterans with comprehensive, individualized care, including services that lead to permanent housing.

HOMELESS VETERAN COMMUNITY EMPLOYMENT SERVICES (HVCES)

HVCES provides employment services and resources to Veterans participating in VA Homeless Programs in order to increase access to permanent housing and improve housing stability.

One Team Structure

One Team Veterans Leadership Team

Oversees system-level goals to end Veteran homelessness. Initial priorities include the tasking for the below committees. Weekly meetings to start.

One Team Committees

Access & Triage	SSVF + HUD VASH Collaboration
By Name List Refinement	Data & Performance

One Team Case Conferencing Groups

By SPA or geography; case conference Veterans to integrate care and end their homelessness crisis

One Team Committees' Role



Committees build the **infrastructure** needed for an integrated system, or the roads we need to drive on; they do not coordinate direct services for individual Veterans. Examples are:

- Processes
- Policies & Procedures
- Workflows
- Performance improvement approaches
- Training

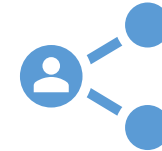


One Team Case Conferencing Groups' Role

Case conference groups coordinate care on a Veteran or client level to ensure every Veteran has as pathway out of homeless and integrated care coordination by using a housing focused case conferencing process and an updated and complete By Name List.

One Team Roadmap

Goal: Act as One Team to identify all Veterans experiencing homelessness; triage them quickly to a housing resource; and use case conferencing, navigation and intentional bridges to rapidly place Veterans into permanent housing.



1. Kick Off Committees

Working groups will meet to complete their deliverables by **June 23rd**.

Technical assistance team will work with chairs to provide templates, tools, agendas to move deliverables forward.

2. One Team Launch Meeting- **June 28th**

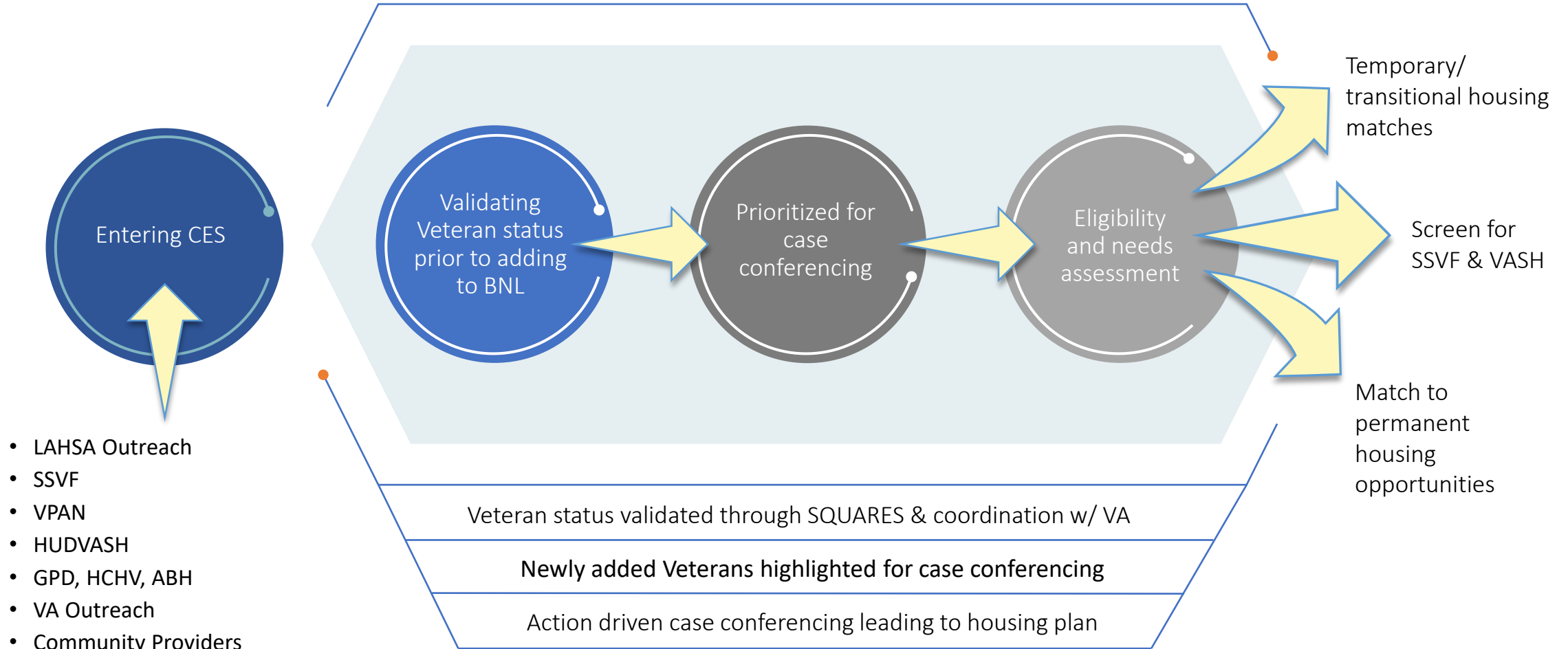
In-person meeting with One Team Leadership Team, Working Groups and SPA-Level case conferencing members to launch our One Team!

Working groups will present their deliverables to for SPA-level case conference groups to learn and provide input for implementation.

3. Implementation

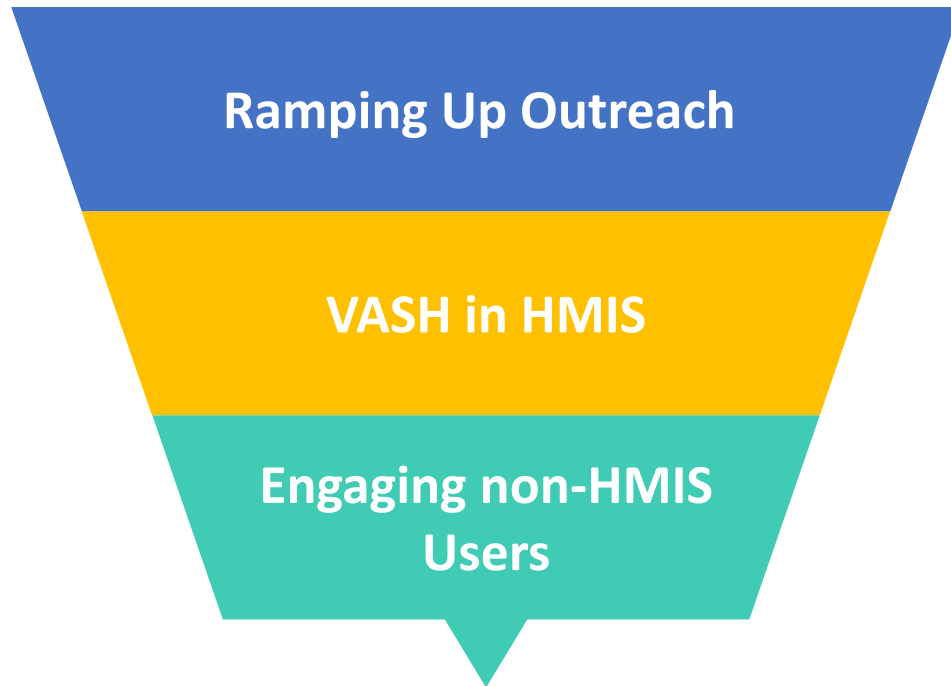
Working groups and leads for each SPA will work together to implement the deliverables from the working groups.

Veteran BNL Process Flow





It is estimated that **25-30% of Veterans** experiencing homelessness in LA CoC are not accounted for by BNL



Capturing Veterans who were not eligible prior to eligibility expansions



Onboarding 100+ VASH social workers into HMIS



Engaging programs which have historically underutilized HMIS

Using the Triage Tool

Should be used with all Veterans contacting the Homeless Response System

Triage tool provides a guided conversation to determine Veteran options for services and housing

Is housing focused, even if initial referrals are to short term housing options

Focuses on identifying Veterans strengths and determines their desired path to permanent housing

Utilizes a Housing Problem Solving philosophy that offers SSVF Rapid Resolution services to make housing opportunities successful

Ensuring Success

Building rapport, trust, and therapeutic relationship is critical

Mutual investment and Veteran choice

Coordinated Care

Flexibility

Collaborative partnerships

HUD-VASH/Geriatrics and Extended Care Collaboration Pilot

Process finalized to use HUD-VASH vouchers for HUD-VASH eligible Veterans in assisted living facilities



Questions?

Community Engagement & Reintegration Services (CERS)



Trend analysis of current data collected via Dashboard with projections based on analysis

June 21, 2023 @ 3:30pm

Agenda

I. VCOEB Recommendation 16-01

II. CERS Community Impact Analytics Dashboard: Current State

III.CY23 Goals

IV.Permanent Housing Trends

Recommendation 16-01

**Department of Veterans Affairs (VA)
Response to Veterans and Community Oversight
and Engagement Board (VCOEB) Recommendations
from the March 2022 Meeting**

Recommendation 16-01: The Secretary of the VA instruct the leadership of the Greater Los Angeles Veterans Affairs Administration to create a web-based dashboard available to the general public that reports on progress in providing permanent housing for veterans experiencing homelessness in the Greater LA Area. The dashboard should include at least the following metrics:

1. Monthly report of available HUD VASH vouchers and utilization for both tenant based and project based housing and
2. Quarterly reporting on progress towards filling vacant HUD VASH staff positions and
3. Monthly reporting on By Name List (BNL) that is in coordination with the LA Homeless Services Agency that maintains industry standards for BNL fidelity and
4. Monthly progress on available housing at the West LA VA campus and
5. Quarterly reporting on progress towards placement of veterans in Residential Care Facilities, Board and Care and/or Assisted Living level of care and
6. Monthly reporting on the number of veterans exiting permanent housing.

VA Response: Concur. VA agrees with and appreciates VCOEB's recommendation to implement a web-based public-facing dashboard outlining key metrics to provide visibility for external stakeholders on efforts to end Veteran homelessness in the Greater Los Angeles area. In fact, some of the metrics noted by VCOEB such as monthly progress on available housing at the West Los Angeles VA Campus are already currently posted by the VA Greater Los Angeles Healthcare System on a regular basis; however, VA welcomes the suggestion to provide a more detailed, holistic and integrated dashboard. Development of this dashboard is subject to the availability of data; will require VA to allocate resources for implementation; and will require collaboration and data sharing with multiple non-VA entities that hold some of the suggested data. Applicable non-VA entities may include, but are not limited to, the Los Angeles Housing Services Authority and Public Housing Authorities in the Greater Los Angeles area.

Currently, the dashboard is complete; however, after receiving feedback regarding additional elements to incorporate into the dashboard, it will need to undergo further revision. The dashboard is anticipated to be ready to go live by August 1, 2022.

CERS Community Impact Analytics Dashboard: Current State

[Veterans Affairs Greater Los Angeles Healthcare System Master Plan \(westlamasterplan.org\)](https://westlamasterplan.org)

[CERS Dashboard - Power BI \(powerbigov.us\)](https://powerbigov.us)

<https://www.va.gov/greater-los-angeles-health-care/health-services/homeless-veteran-care/>

CY 2023 Homeless Goals

[CY23 Goals Dashboard - Power BI \(powerbigov.us\)](https://powerbigov.us)

House

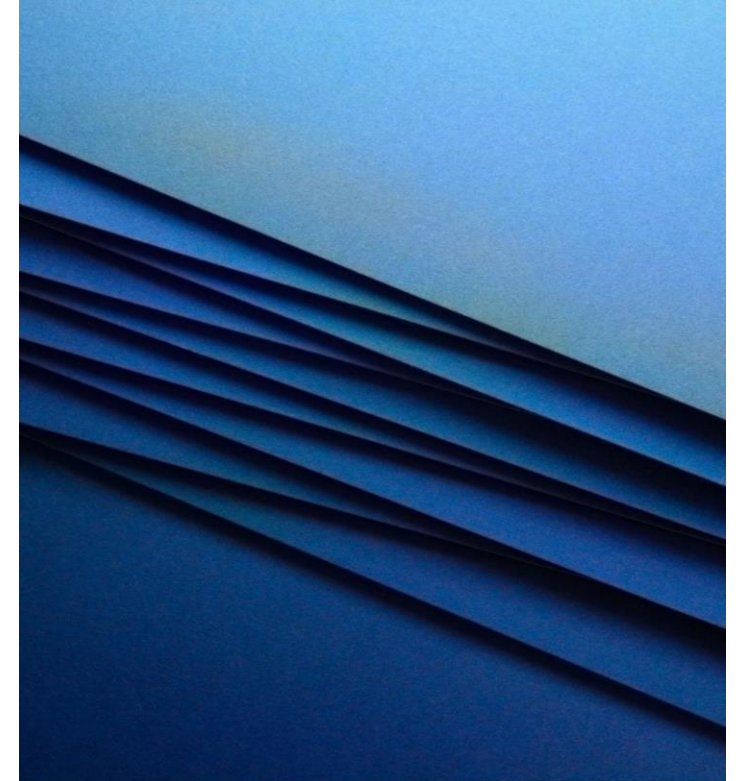
- Permanently house at least 38,000 Veterans experiencing homelessness (1,500 for GLA)

Prevention

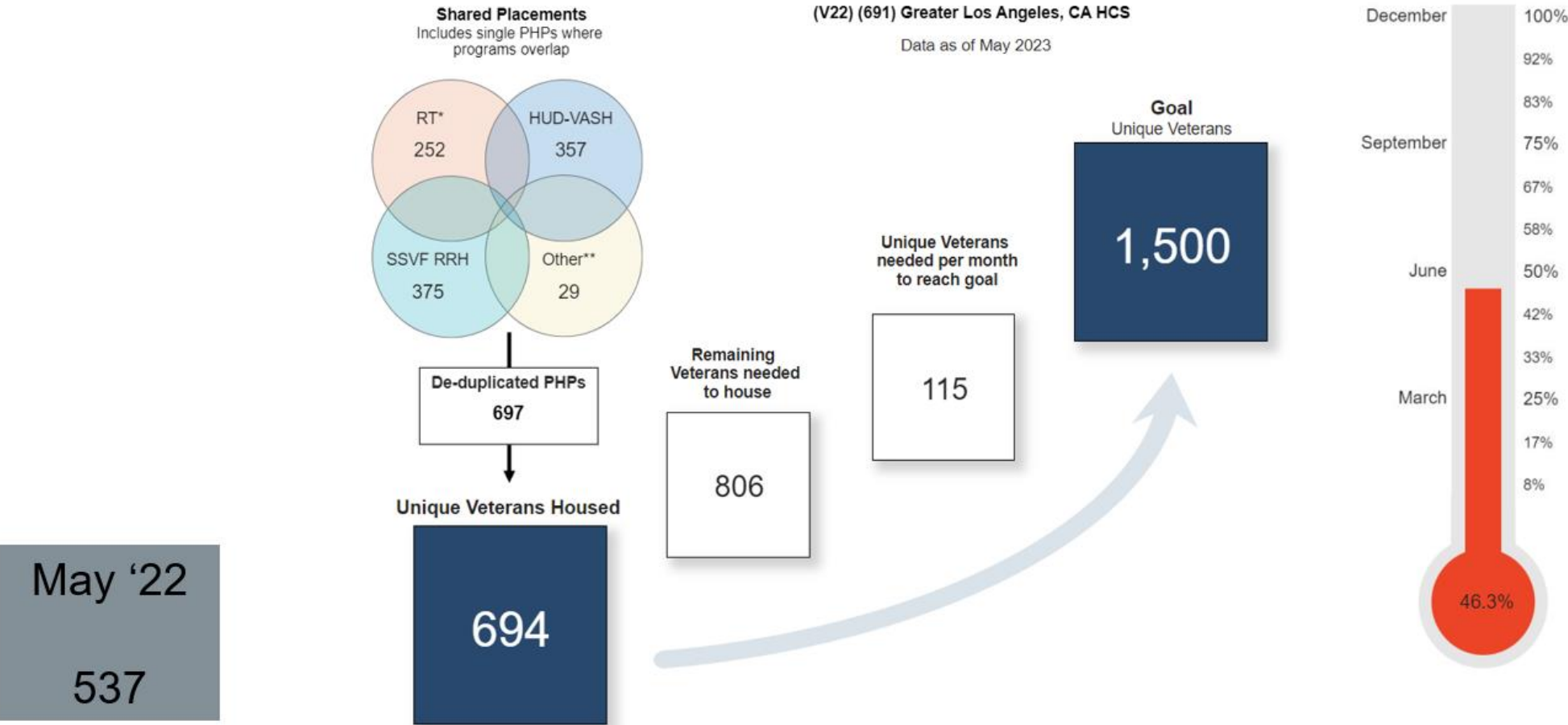
- No more than 5% returns to homelessness
- Of those who return to homelessness, no less than 90% re-housed or on a pathway to re-housing

Engage

- Engage with 28,000 unsheltered Veterans (1,888 for GLA)



GOAL 1: Permanent Housing Placements

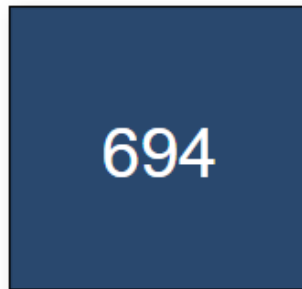


Goal 2: Housing Retention

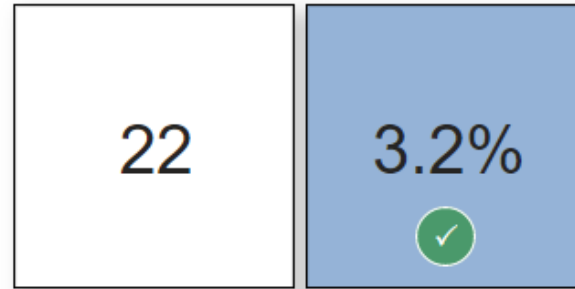
(V22) (691) Greater Los Angeles, CA HCS

Veterans placed in housing as of May 2023.

Veterans Housed
in CY 2023



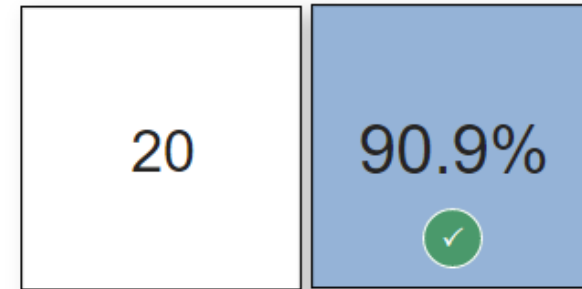
Returns to Homelessness



Goal: $\leq 5\%$



Re-housed or placed on a
Pathway to Re-housing in CY 2023



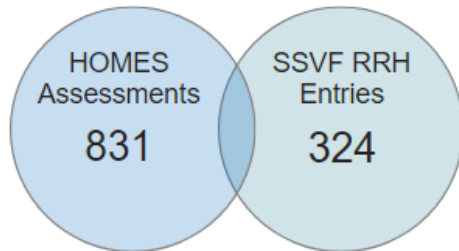
Goal: $\geq 90\%$

Goal 3: Engagement of Unsheltered Veterans

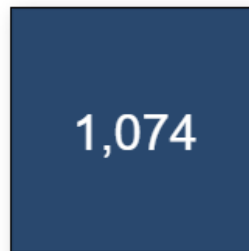
(V22) (691) Greater Los Angeles, CA HCS

Data as of May 2023

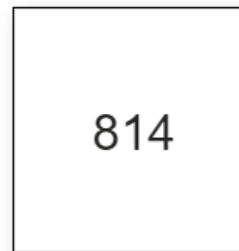
Unsheltered Veteran Engagement
Unsheltered Veterans de-duplicated by type of engagement (includes Veterans unsheltered at both assessment and SSVF RRH program entry)



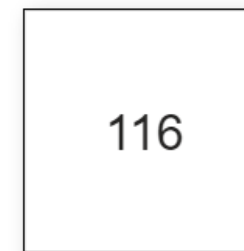
Unique Unsheltered Veteran Engagement



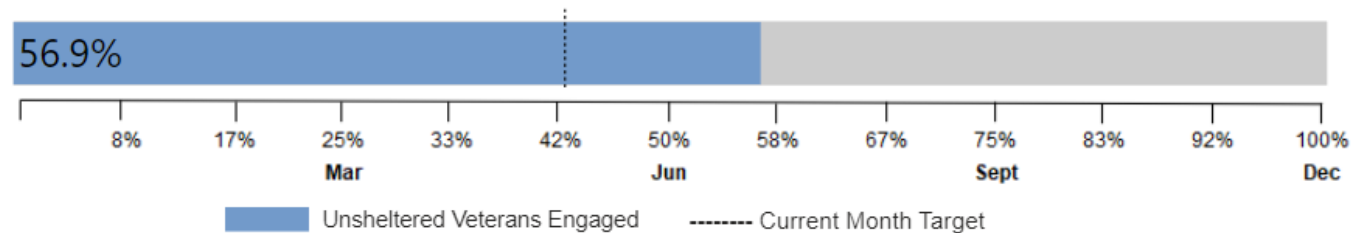
Remaining Unsheltered Veterans Needed



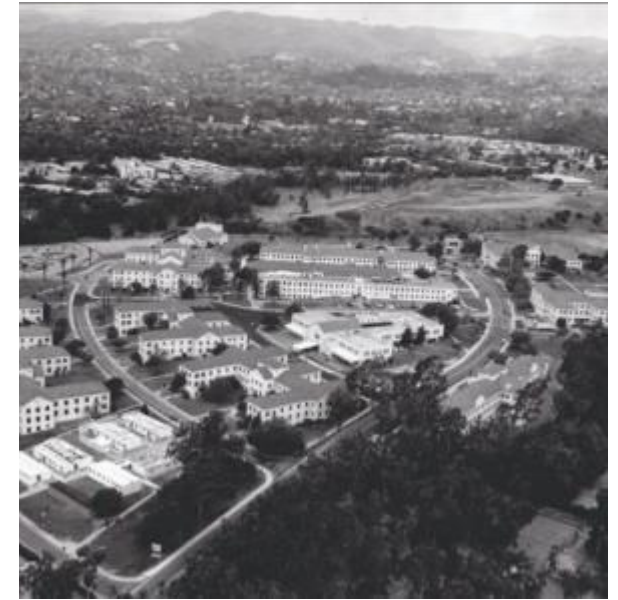
Unsheltered Veterans needed per month to reach goal



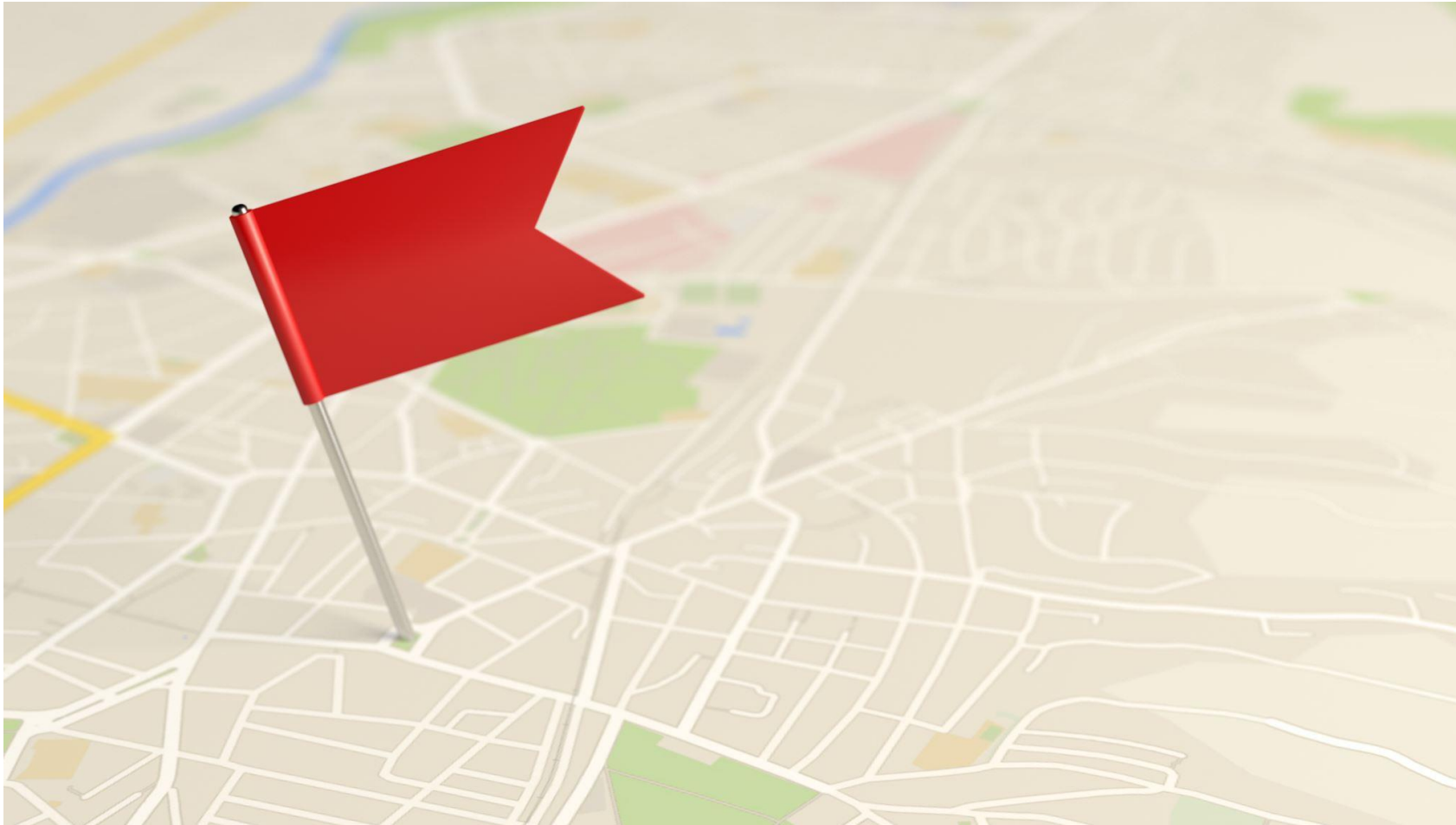
Goal Unique Veterans



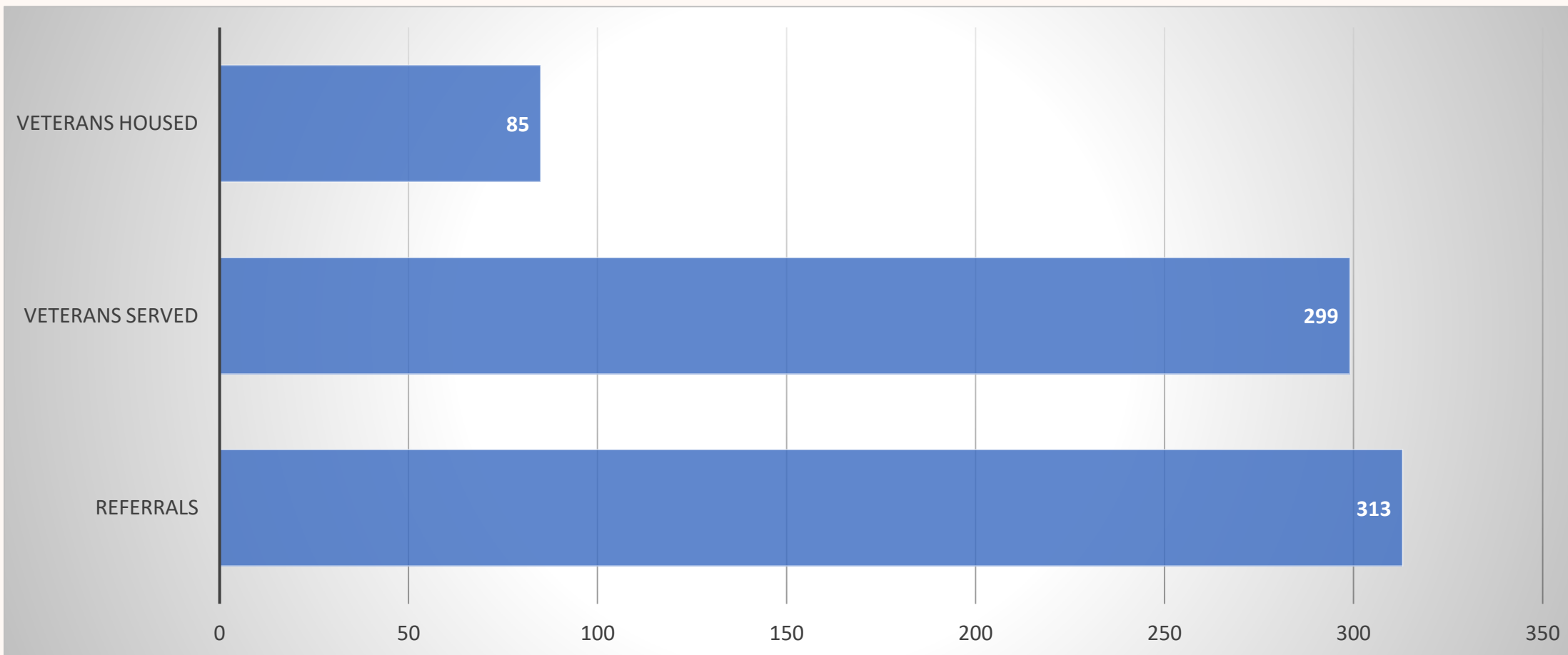
Thank you!



Comments or Questions?

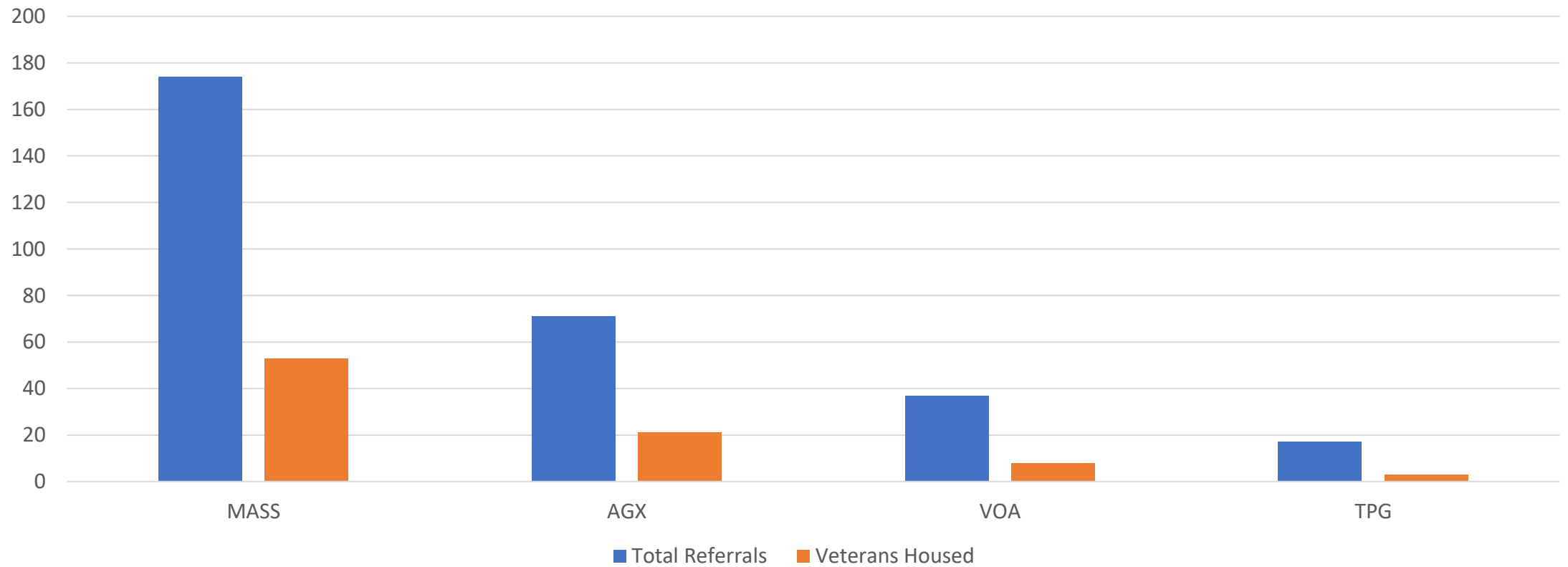


Housing Navigation Contracts



Performance

Housing Navigator Contract



CHALLENGES

APPLICATION FEES

EVICTON ON RECORD

COMMUNICATION

SUCCESS

BARRIER BUSTER GROUP

LANDLORD INCENTIVES

IMPROVED COLLABORATION AND
COORDINATION BETWEEN VA VASH AND
CONTRACTOR

COMPLIMENTS & WINS

“Thank you so much for your efforts and time for the Veteran, beyond hard work, great, and patient throughout the process...ongoing contacts with landlords, HACLA and Veterans. Very impressed!”

–VASH Case Manager

“Two Thumbs Up!”

–VASH Case Manager

Veteran served by the program is currently pending onboarding to serve as a housing navigator to other Veterans!

Questions?

Care Treatment and Rehabilitation Service (CTRS)





Bike Racks/Charging Stations



Food Service Contract



Showers/Laundry

CTRS

Hope The Mission

VA Staffing

Capacity increased to 125

Informed Consent & SOP

Veteran Engagement Committee (VEC)

Security cameras

Outdoor kitchen



THANK YOU!

Questions?



End of Day Wrap Up

ADJOURN

20th Veterans and Community Oversight and Engagement Board

WELCOME

20th VCOEB

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 on its end 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
- ▶ Please help our minute takers and identify yourself prior to speaking
- ▶ Allow the DFO support team to provide a microphone to you prior to speaking (This meeting is being broadcast via WebEx)
- ▶ **Note: This meeting is being recorded.**

20th Veterans and Community Oversight and Engagement Board

Join via WEBEX

Join From Meeting Link

<https://veteransaffairs.webex.com/veteransaffairs/j.php?MTID=mb1f81aac66de4936bd3f0b082e538f69>

Join by Meeting Number

Meeting number (access code): 2762 529 1546

Meeting password: 5CutKtWS@32

Tap to join from a mobile device (attendees only): +14043971596,,27625291546## USA Toll Number

Join by Phone

14043971596 USA Toll Number

Global call-in numbers | Toll-free calling restrictions Dial [27625291546@veteransaffairs.webex.com](tel:27625291546)

You can also dial 207.182.190.20 and enter your meeting number.

Need help? Go to <https://help.webex.com>.



Lt GEN (R) John D. Hopper

CHAIR

VETERANS AND COMMUNITY OVERSIGHT AND ENGAGEMENT BOARD



Mr. John Boerstler

CHIEF, VETERANS EXPERIENCE OFFICE



Mr. Robert Merchant

MEDICAL CENTER DIRECTOR

VA GREATER LOS ANGELES HEALTHCARE SYSTEM



Dr. Keith Harris

SENIOR EXECUTIVE HOMELESSNESS AGENT (GREATER LOS ANGELES
OFFICE OF THE SECRETARY



TRANSFORMING A CAMPUS INTO A

COMMUNITY

WEST LOS ANGELES VA CAMPUS REDEVELOPMENT

BUILDING IN PREDEVELOPMENT

Type **Adaptive Reuse**

Unit Count **38 Units (27 PSH, 10 TH, 1 Manager)**

Population **Homeless Women / All Veterans**

Funding Sources in Progress

- **Historic Tax Credits**
- **VHHP**
- **Private Funding**

- **Services include** case management, mental and physical health, substance abuse, women Veterans & transitional ADVANCE programs, child services partnership, support from Women Vets on Point Coordinator and family program staff
- **Service staffing:**
 - 1.5 FTE VASH Case Manager
 - 1 FTE Director of Behavioral Health
 - 0.5 FTE Veteran Services Coordination
 - 2 FTE ADVANCE Program Coordinator & Staff Member

BUILDING 210 - BA:

LOWER GROUND FLOOR: POTENTIAL FOR (20) BEDS OF TRANSITIONAL WOMENS HOUSING



BUILDING IN PREDEVELOPMENT

Type **Adaptive Reuse**

Unit Count **49 Units**

Population **Homeless Veterans**

Construction Start **Nov 2023**

Construction Finish **Jul 2025**

- **Services include** case management, mental and physical health, substance abuse, etc.
- **Service staffing:**
 - 1.5 FTE case manager
 - 0.05 FTE Clinical Social Worker
 - Paid out of cash flow
 - 4 FTE VASH case managers
 - In-kind by VA



BUILDING UNDER CONSTRUCTION

Type	New Construction
Unit Count	73 Units
Population	Homeless Veterans
Construction Start	Nov 2022
Construction Finish	Aug 2024

- Services include case management, mental and physical health, substance abuse, etc.
- Service staffing:
 - 2 FTE case managers*
 - 0.25 FTE occupational therapist
 - Paid out of cash flow
 - 3 FTE VASH case managers
 - In-kind by VA



*FTE = full time equivalent

BUILDING UNDER CONSTRUCTION

Type **Adaptive Reuse**

Unit Count **112 Units**

Population **Homeless Veterans***

Construction Start **June 2023**

Construction Finish **Mar 2025**

- **Services include** case management, mental and physical health, substance abuse, etc.
- **Service staffing:**
 - 2 FTE case managers
 - Paid out of cash flow
 - 4.5 FTE VASH case managers
 - In-kind by VA



*35 units set aside for Homeless Veterans with mental illness

BUILDING UNDER CONSTRUCTION

Type	Modular New Construction
Unit Count	120 Units (118 Veterans + 2 Managers)
Population	Homeless Veterans*
Construction Start	January 2023
Construction Finish	Q1 2025

- Services include case management, mental and physical health, substance abuse, etc.
- Service staffing:
 - 0.5 FTE case managers
 - 1 FTE Veteran Support Specialist
 - Paid out of cash flow
 - 4.25 FTE VASH case managers
 - In-kind by VA



*50 units set aside for Homeless Veterans with mental illness

BLDG 207

BUILDING AT FULL OCCUPANCY

Type Adaptive Reuse

Unit Count 60 Units (59 Veteran + 1 Manager)

Population Homeless Senior Veterans (62+)

Construction Start Q1 2021

Construction Finish January 2023





SERVICES PLAN



B207 Lead Service Provider – U.S.VETS

- U.S.VETS executed 207 VASH contract, hiring is completed, 4.86 FTE VASH and 2 FTE supportive services – 6.86 FTE in total currently
- Providing wraparound Resident Services and Outreach
- U.S.VETS also provides:
 - Transitional housing resources, peer navigation and outreach
 - Specialized women Veterans' programming - Women Vets on Point
 - Workforce Development
 - 62+ and general Veteran resources and support
 - Warm, caring staff dedicated to providing an atmosphere of home



BUILDING ACTIVITIES



- Monthly themed Coffee & Conversation with residents, bi-directional feedback outlining action items.
- Monthly Veteran Community Meeting (Town Hall) for feedback from residents on needs.
- Collaboration with Veterans, VA case managers, and external partners including LA County to address broad spectrum of Veterans' needs including transportation, nutrition, benefits, behavioral and physical health, and finance. Purchased ADA-compliant van for building needs.
- Creating community and deepening connections through resident-centered camaraderie efforts such as meals and birthday celebrations.
- Conducting resident education classes (e.g. Narcan, Technology 101, All About Credit, nutrition), encouraging personal development.



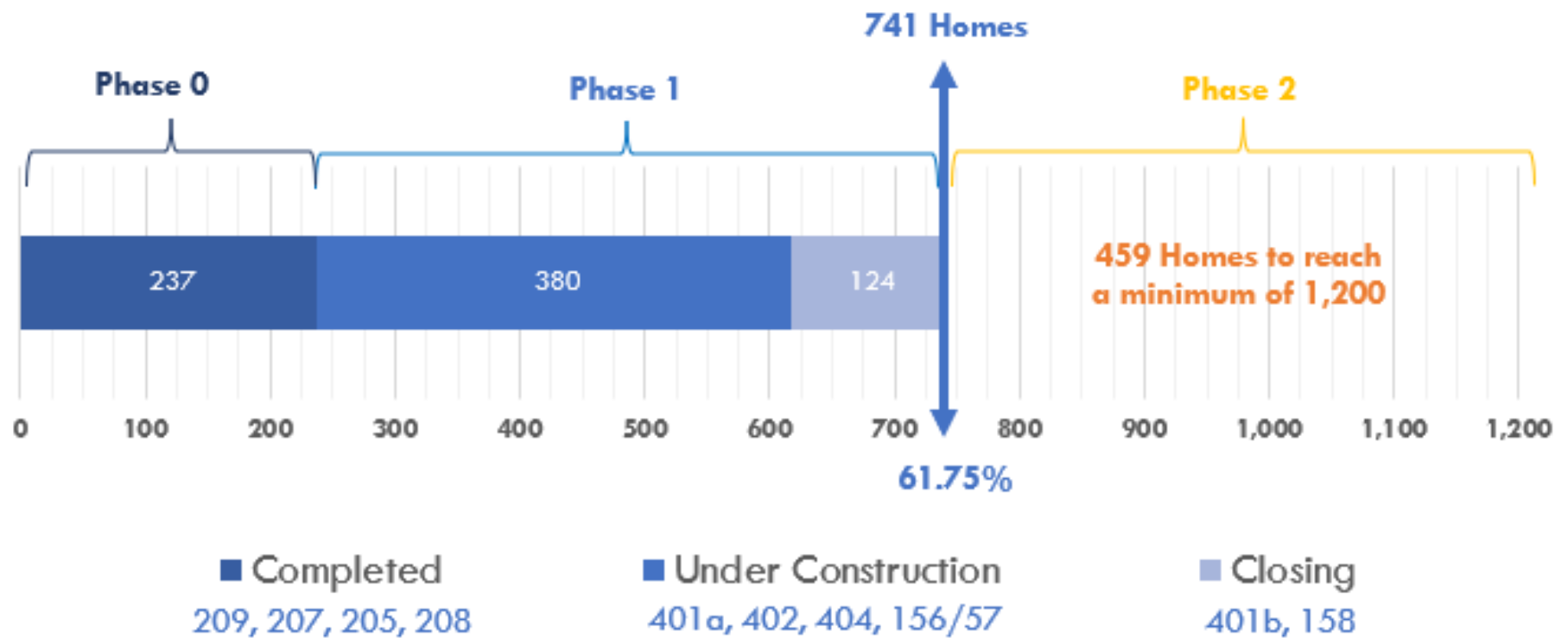
BLDG 207

BUILDING ACTIVITY PHOTOS



Master Plan Progress

Master Plan 2022 Progress Toward Minimum 1,200 Homes



Upcoming “Phase 2” Developments

<u>Building</u>	<u>Homes</u>	<u>Commitments</u>	<u>Est. Parcel Release Date</u>
Building 210	41 homes	\$18.1 million	April 2024
Building 300	44 homes	\$21.9 million	August 2024
Building 408	69 homes	\$27.6 million	May 2024
Building 256	41 homes	\$21.8 million	April 2025
Building 409	96 homes	\$30.6 million	August 2025
Building 13	25 homes	\$16.4 million	September 2026
Building 258	46 homes	\$18.3 million	February 2027
Building 400	66 homes	\$20.0 million	May 2027
Building 407	69 homes	\$24.3 million	April 2028
Building 410	82 homes	\$23.0 million	August 2029
Total	579 homes*	\$222.5 million	

**includes Manager Units*

PACT Act Resources: \$161 million of housing commitments

FINANCING COMMITMENTS

Progress on Financing Commitments by Project Status					
	<i>Completed</i>	<i>Under Construction</i>	<i>Closing</i>	<i>Predevelopment</i>	<i>Total</i>
VA*	\$62,845,835	\$7,081,767	\$40,223,779	\$153,263,641	\$263,415,022
City	\$31,920,000	\$0	\$0	\$0	\$31,920,000
County	\$5,750,000	\$22,000,000	\$0	\$0	\$27,750,000
State HCD	\$0	\$40,157,108	\$21,800,000	\$25,113,574	\$87,070,682
State CalVET	\$0	\$5,200,000	\$5,088,256	\$7,500,000	\$17,788,256
Federal (other)	\$0	\$0	\$0	\$2,589,650	\$2,589,650
Other	\$20,791,154	\$33,828,760	\$14,814,164	\$2,497,658	\$71,931,736
Tax Credits	\$31,134,182	\$115,539,901	\$42,841,874	\$0	\$189,515,957
Debt	\$12,770,118	\$37,886,536	\$9,030,000	\$2,615,000	\$62,301,654
Philanthropic	\$1,000,000	\$3,000,000	\$7,740,000	\$66,140,000	\$77,880,000
Total	\$166,211,289	\$264,694,072	\$141,538,073	\$259,719,523	\$832,162,957

**Amounts largely represent appropriated PACT Act resources which remain to be negotiated at the EUL level or executed by VA*

\$832 million of financing commitments leveraged to date



THANK YOU



THOMAS SAFRAN
& ASSOCIATES



@VETERANSCLLCTIV



/THEVETERANSCOLLECTIVE



WLAVC.ORG



VCOEB

SHANGRI-LA INDUSTRIES (SLI) + STEP UP
BUILDINGS 205 & 208

Denise Garcia Hernandez, Vice President of Asset Management
dgarciahernandez@stepup.org

Nicole Jean, LCSW, Director of Veteran Services
njean@stepup.org



SLI and Step Up's joint mission is to be at the forefront of change to deliver safe housing solutions coupled with compassionate support to help the most at-risk recover, stabilize, and integrate into their communities.

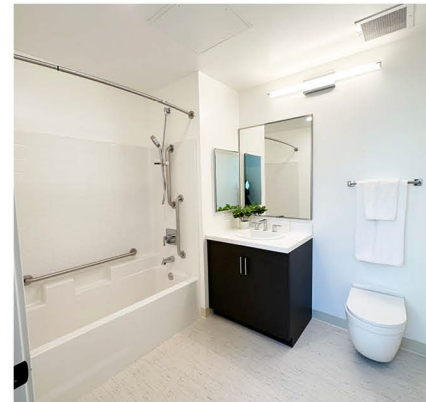
Our Mission 



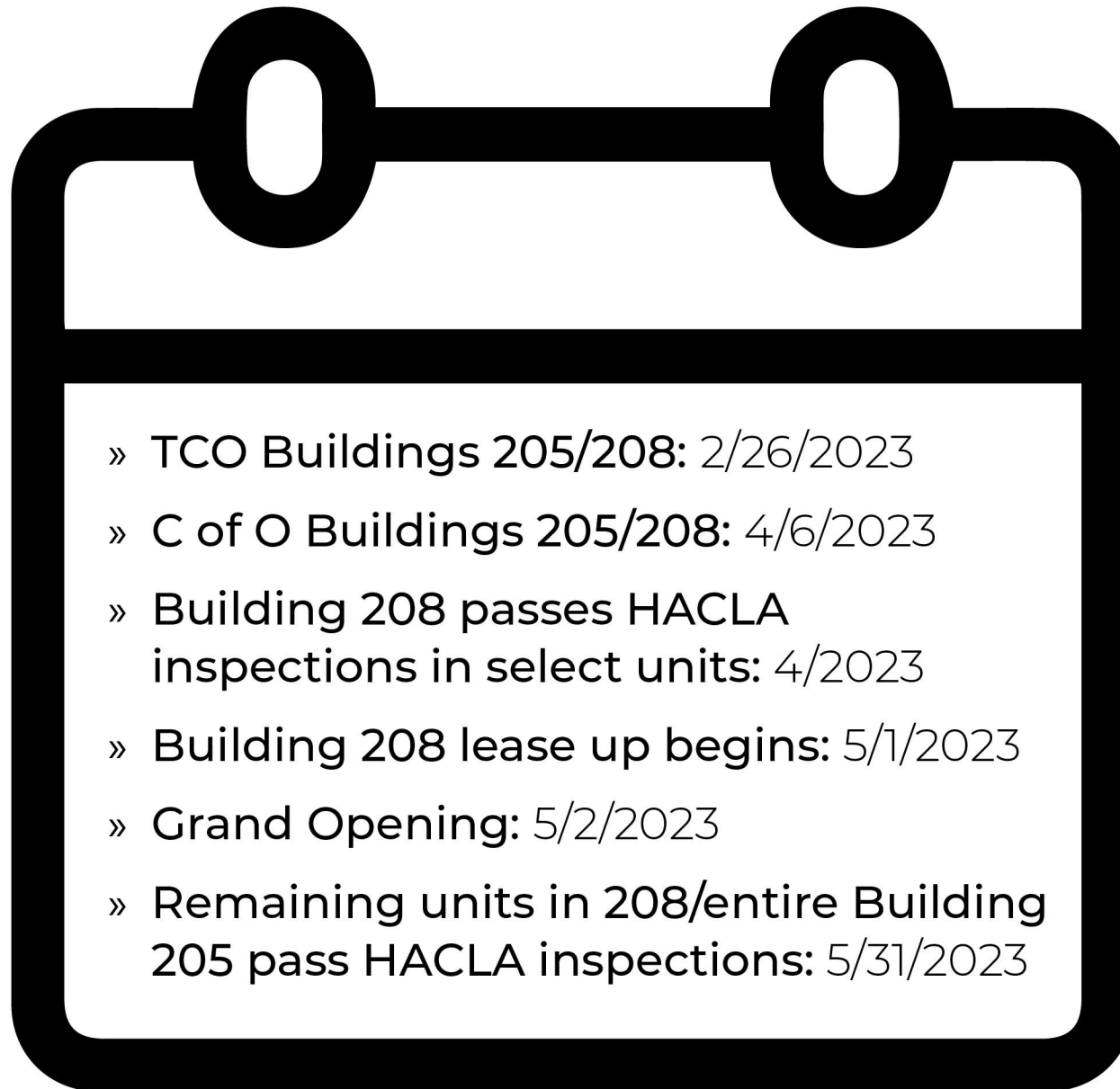
11301 WILSHIRE BLVD. LOS ANGELES, CA 90073

VA WEST LA CAMPUS - B205 & 208

B205	B208	TYPE	TARGET
68 Units	54 Units	Rehabilitation	Homeless and Chronically Homeless Veterans



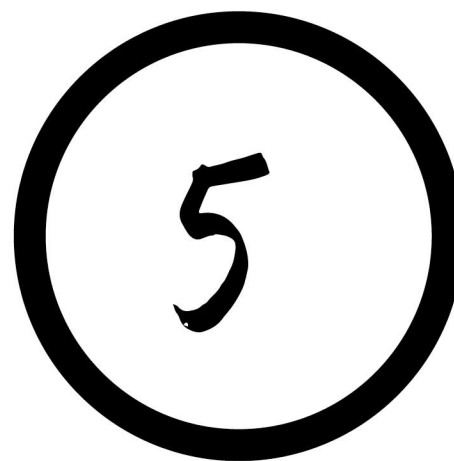
Critical Milestones



Lease Ups by 6/23



BUILDING 208



BUILDING 205

Lease Up/Move in Plan

- » The VA provides referrals to 205 and 208 by sending the interest letters Veterans completed. These letters indicate the preferred property for each Veteran.
- » Step Up HUD VASH team accepts the interest letters. Referrals are vetted to confirm HUD VASH enrollment or eligibility.
- » Once confirmed as HUD VASH eligible or enrolled, referrals are sent to the Step Up property management team.
- » Step Up property management team then reaches out to the Veteran and their Social Worker through email, letters, or phone calls to set appointments.
- » Step Up property management team meets with the Veteran and Social Worker to identify documents needed for lease-up and complete the housing application.
- » Concurrently, if the Veteran is identified as eligible for the property, the Step Up HUD VASH team begins work on the Housing Authority application.
- » Step Up property management confirms files are complete and accurate through a compliance review.

Lease Up/Move in Plan

- » Once the file is approved, the Veteran is accepted into the property. Files can be approved in 2-3 business days.
- » C of O was received for both properties on 4/6/23. HACLA inspections passed some units in Building 208 in April and leasing of units began 5/1/23. All remaining units in 208 and the entire Building 205 have passed HACLA inspections as of 5/31/23.
- » Once the Housing Authority and Property Management have approved an applicant, a move-in date will be set, and a lease will be executed.
- » Units are turn-key, fully furnished, and will be stocked with welcome home kits that allow for all the tenants' initial needs in permanent supportive housing.
- » Full occupancy for 205 and 208 is expected 60-90 days after Housing Authority inspections have passed.



Selected Services Provider - Step Up

- » Step Up on Second, Inc.
- » Nonprofit Public Benefit Corporation
- » 35 Years of Experience
- » 400+ Employees
- » Service Provider for 26 PSH Properties
- » Individualized supportive services focus on long-term stability and housing retention at no cost to the tenant through the evidence-based practices of Housing First, Harm Reduction, and Trauma-Informed Care
- » Individuals in Step Up housing and support programs remain stably housed at a 98% retention rate after 12 months

Step Up VASH - Veteran Affairs Supportive Services Buildings 205/208

- » Ending homelessness for Veterans through permanent supportive housing, vocational opportunities, and supportive services.
- » Building 205 and 208 will move 120 Veterans into permanent supportive housing on the West LA VA Campus. The VASH team helps Los Angeles Veterans move from the streets, shelters, and transitional housing into permanent supportive housing.
- » Provide Veterans with street outreach, engagement, help with benefits enrollment, and making appointments with the Los Angeles Housing Authority (PHA).
- » Once housed, the Step Up VASH team then continues to provide supportive mental and physical health services and Life Skills programs for Veterans on-site on the West LA VA campus at Building 205 and 208.

Step Up VASH - Veteran Affairs Supportive Services Buildings 205/208

Veterans who are appropriate candidates for this program demonstrate the most need or vulnerability and must need case management services to obtain and sustain independent community housing.

HUD-VASH targets the homeless and chronically homeless Veteran who is the most vulnerable and often has severe mental or physical health problems or substance use disorders, with frequent emergency room visits, multiple treatment attempts, and limited access to other social supports.

Each Veteran is assigned a HUD-VASH case manager who meets regularly with the Veteran to secure and maintain housing. Case managers may connect these Veterans with support services such as health care, mental health treatment, and substance use counseling to help them in their recovery process and with their ability to maintain housing in the community.

Details of Services Plan

- » All Veterans moving into 205 and 208 will be assigned a Step Up HUD-VASH Case Manager who will meet regularly with the Veteran, providing case management and mental health services.
- » 1:25 ratio of trained and credentialed HUD-VASH supportive services staff to tenants.
- » Services are provided on-site, in units and communal spaces Monday-Friday 8am-5pm and on-call after-hours.
- » The HUD-VASH Case Manager develops an Individualized Services Plan (ISP) detailing the type of support needed to assist the tenant in gaining access to medical, behavioral health, employment, social, educational, and other services essential to meeting basic needs and to promote progress toward individual goals.
- » The HUD-VASH Case Manager reviews each tenant file, including demographic and identification information, authorization for services, confidentiality, and other information to substantiate benefits and needs.

Case Management Services

A vital component of the VASH program is VA's case management services for Building 205 and Building 208. These services are designed to assist Veterans in obtaining and sustaining permanent housing and engaging in needed treatment and other supportive services that improve Veterans' quality of life and end their homelessness.

Some of the services that our program provides are as follows:

- » Transporting and accompanying the Veteran, as needed, to appointments and meetings.
- » Assisting the Veteran in completing applications and paperwork for housing and other services.
- » Providing resources and referrals to programs and services in the community.
- » Assisting the Veteran in increasing their income through referrals to vocational training, job placement, benefits, and service-connected disability.
- » Teaching and modeling life skills so the Veteran can learn to budget their money, maintain a clean and safe home, and sustain good personal hygiene.
- » Use therapeutic techniques to assist the Veteran with any ambivalence they may experience related to services, medical, and mental health care.





- » Coordinate care with VA providers to ensure that the Veteran is getting the best possible care and that their mental health and medical needs are being met.
- » Support and run groups and recreational activities for the Veterans to participate in to build social skills, reduce isolation and increase a sense of community. i.e., art groups, computer classes, cooking classes, gardening, coffee, and bagels.
- » Organize monthly events, i.e., Community Dinners and Movie Nights, to provide fellowship and community amongst our Veterans
- » Partner with community organizations to provide more access to food, socialization, and continued support for our Veterans



Successes

- » Most notably - there is a **98% retention rate** for members after 12 months.
- » Thousands of chronically homeless housed.
- » Job placement for members in programs run by Step Up including food service, janitorial work, etc. and assistance for members in typical employment.
- » Individualized outcomes in improved mental health.



Step Up in San Bernardino Residents

After experiencing homelessness and serious health issues during the pandemic, new Step Up members Cheryl and Billy Ray say that they've found peace and a second chance to pursue their goals after moving into their unit at the All-Star Lodge in San Bernardino. With their opportunity the couple plans to focus on Cheryl's health and finding a security job for Billy Ray. Their future goal is to "give back to the ones who can't fight for themselves."

Funding Commitment Levels

- » Bond Financing - Redstone tax exempt bond loans in post completion / pre conversion phase
- » City of Los Angeles HHH Loan -
 - » Building 205: 93.7% funded, balance to be funded at Conversion
 - » Building 208: 93.6% funded, balance to be funded at Conversion
- » LIHTC Investment - 40% funded per investment document schedules
- » HACLA HAP Contracts - Lease up phase

THANK YOU





401-A MacArthur Field Phase A

The Core Companies | Build Group | New Directions Veterans

MacArthur Field

- Phase A: 75-units (Completion Q3 2024)
- Phase B: 75-units (Completion Q3 2025)



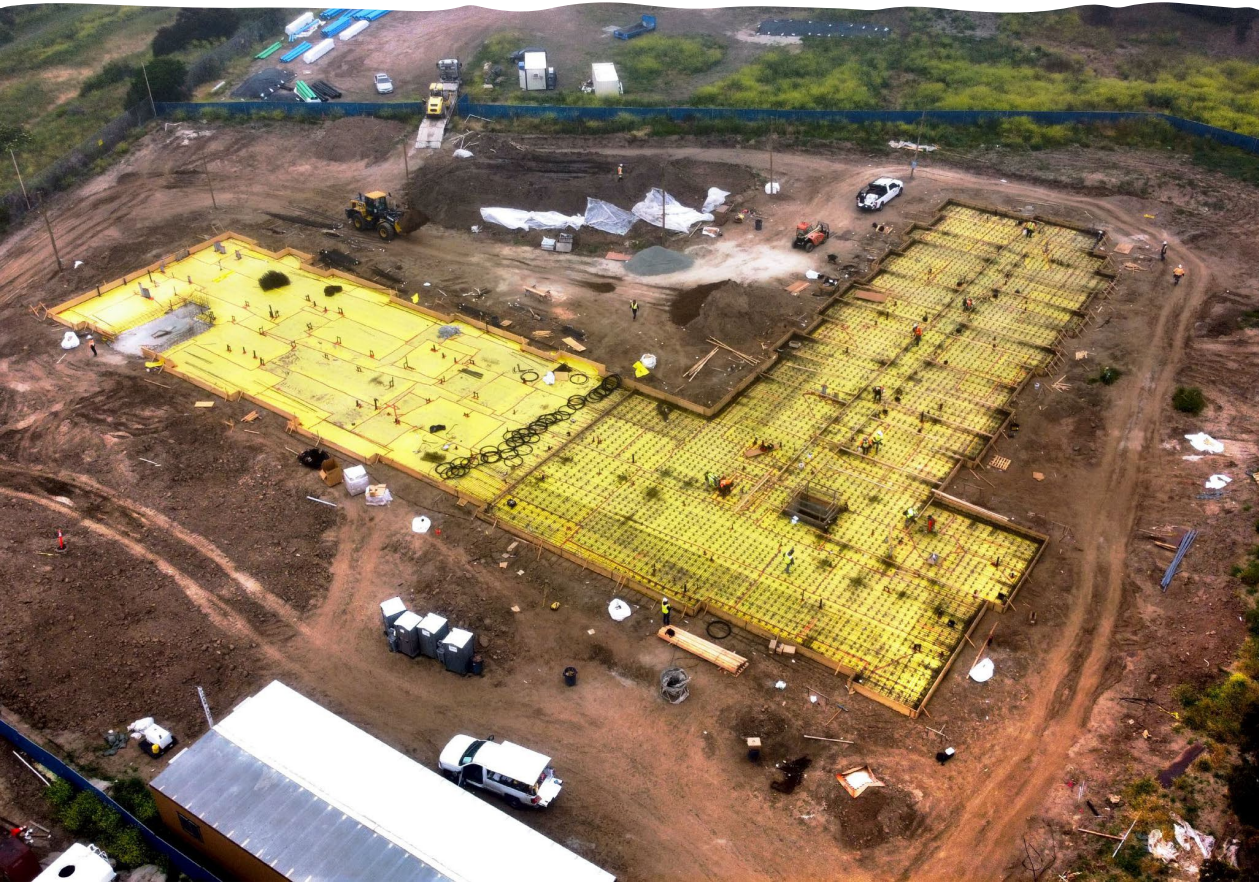


Phase A Projected Timeline

- January 2023 Construction Start
- March 2024 Pre-Leasing
- August 2024 Move-In
- September 2024 Construction Completion
- December 2024 Stabilized Occupancy

Construction Update

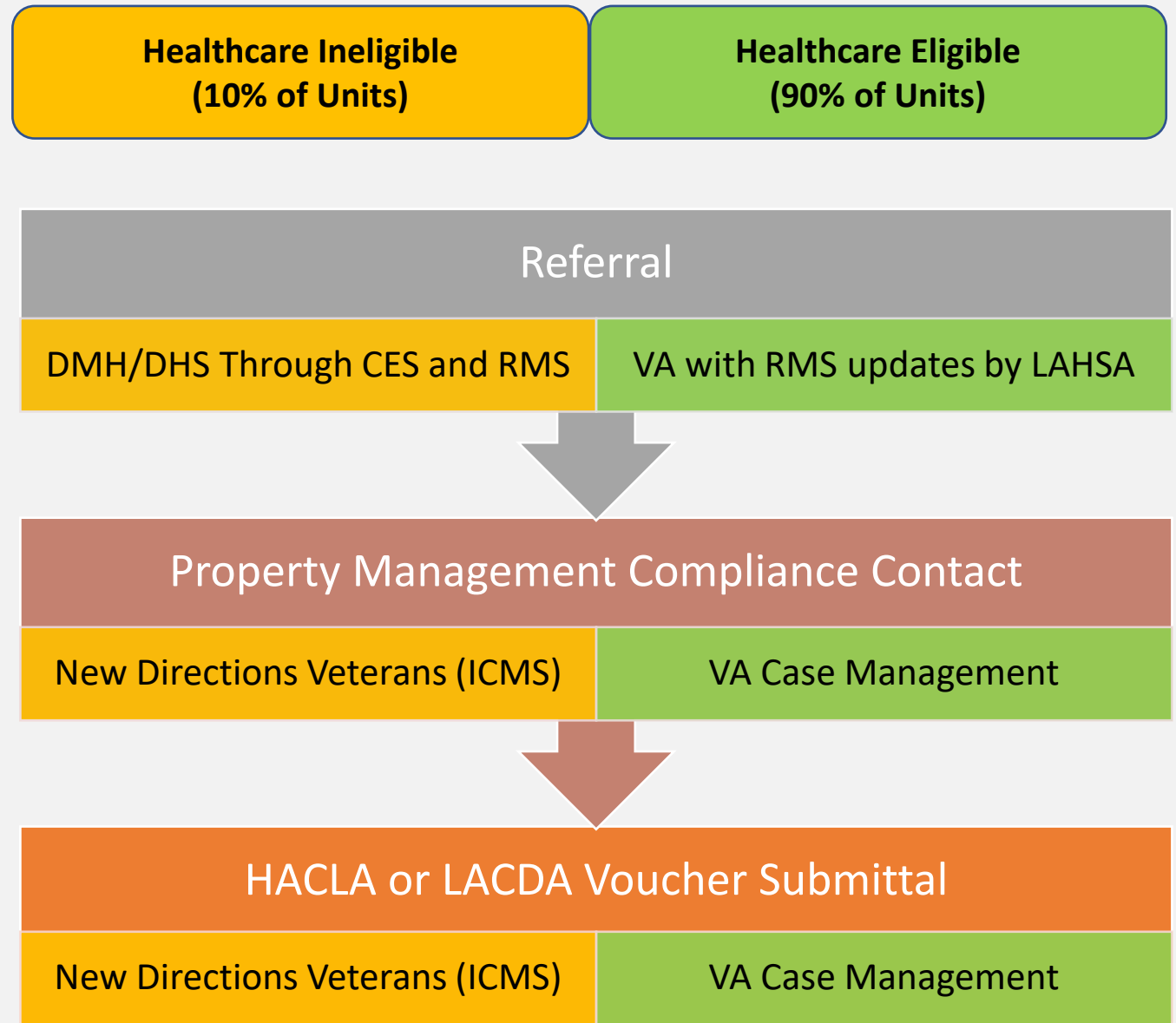
- Slab on Grade Completion: May 2023
- Framing Top Out: October 2023
- Substantial Completion: August 2024
- Final Occupancy: November 2024



Unit Mix & Leasing Plan

AMI	Type	Qty	Subsidy	Population
30%	1-br	10	VASH	Chronic Homeless
30%	1-br	33	VASH	Disabled Homeless
50%	1-br	24	VASH	
50%	1-br	7	VASH	Healthcare Ineligible
Mngr	2-br	1	N/A	
Total		75		

DMH - Department of Mental Health
 DHS - Department of Health Services
 RMS -Resource Management System
 ICMS - Intensive Case Management Services



Staffing | 74-units

New Directions Veterans

- 1.0 FTE Case Manager
- 1.0 FTE Resident Services Coordinator
- 0.05 FTE PSH Regional Supervision

Veterans Affairs

- 2.0 FTE GS-12 Clinical Social Worker
- 1.0 FTE GS-9 Peer Support Specialist

3rd Party Partners

- Inner City Law Center
- Job Vision Success SoCal
- AltaMed
- Resource Oversight



Responsibilities

Property Management (EAH)

Day-to-day ongoing maintenance and security

Implement Tenant Selection Plan

Lead Service Provider (ND Vets)

Responsible for service coordination for all Veterans units

Organize 3rd party providers: GLA VA, JVS SoCal, Inner City Law Center, AltaMed, and Resource Oversight and Guidance

Veterans Affairs Greater Los Angeles Healthcare System (GLAHS)

Lead case manager for the 67 VASH units

Provides Intensive Case Management, Mental and Physical Healthcare, Medication Management, and Adult Day Care Services



401-A MacArthur Field Phase A

The Core Companies | Build Group | New Directions Veterans

Amenities

- Dog Park & Dog Wash
- Smoking Area
- Porch
- Garden
- BBQ Area
- Walking Trails
- Business Center



Enhanced Services

- Intensive Case Management
- Resident Service Coordination
- Physical Healthcare
- Mental Healthcare
- Substance Use Services
- Education Services and Linkages
- Employment Services
- Outplacement Linkages
- Life Skills Training
- Representative Payee
- Peer Support and Advocacy
- Legal Assistance
- Medication Management Services
- Attendant Care
- Adult Day Care Services
- Harm Reduction
- Housing Retention/Eviction Prevention
- Social and Recreational Activities
- Green Education Services
- Security Deposit/Move-in Cost
- Money Management Services
- Transportation Assistance
- Parenting Education
- Child Care Linkages
- Domestic Violence and Military Victims of Sexual Trauma Support
- Food Bank/M Meal Support
- Peer Support
- End of Life Counseling

Veterans Community Oversight and Engagement Board (VCOEB)

Strategic, Facility and Master Planning (SFMP), VA Greater Los Angeles Health Care System (GLAHS)
EUL Infrastructure Projects and Master Plan 2025 Projections



June 22, 2023

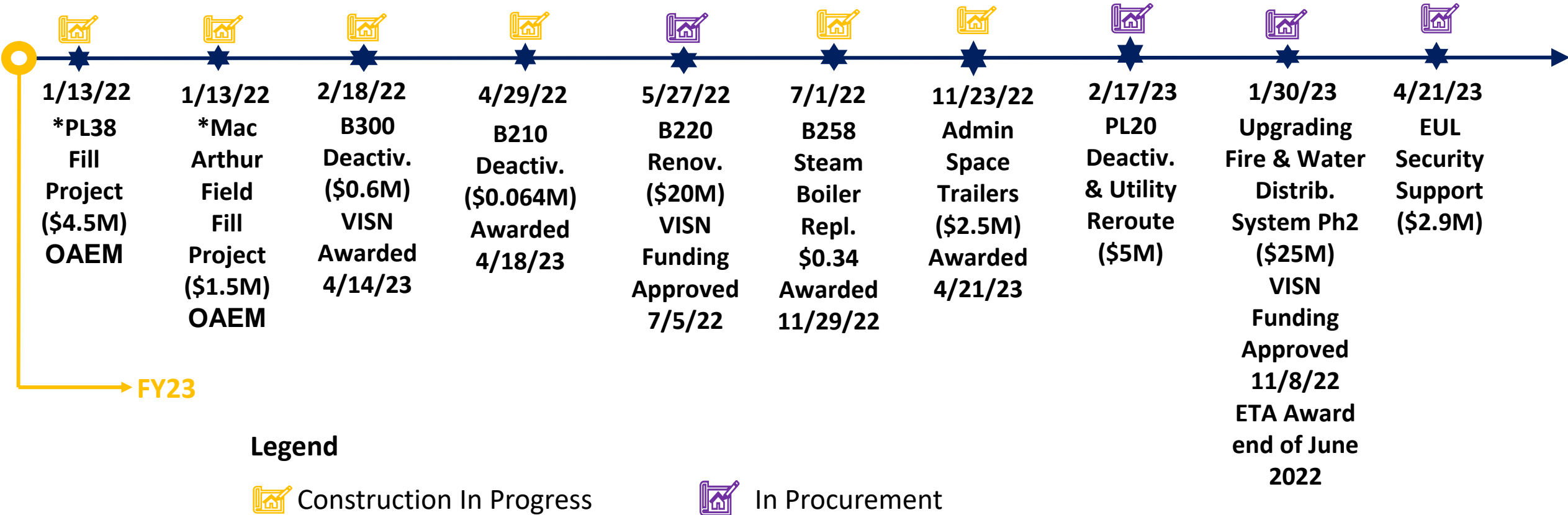
Discussion Topics

VCOEB EUL Infrastructure Projects and Master Plan 2025 Projections
June 22, 2023 @10:50AM PDT

Discussion Topics

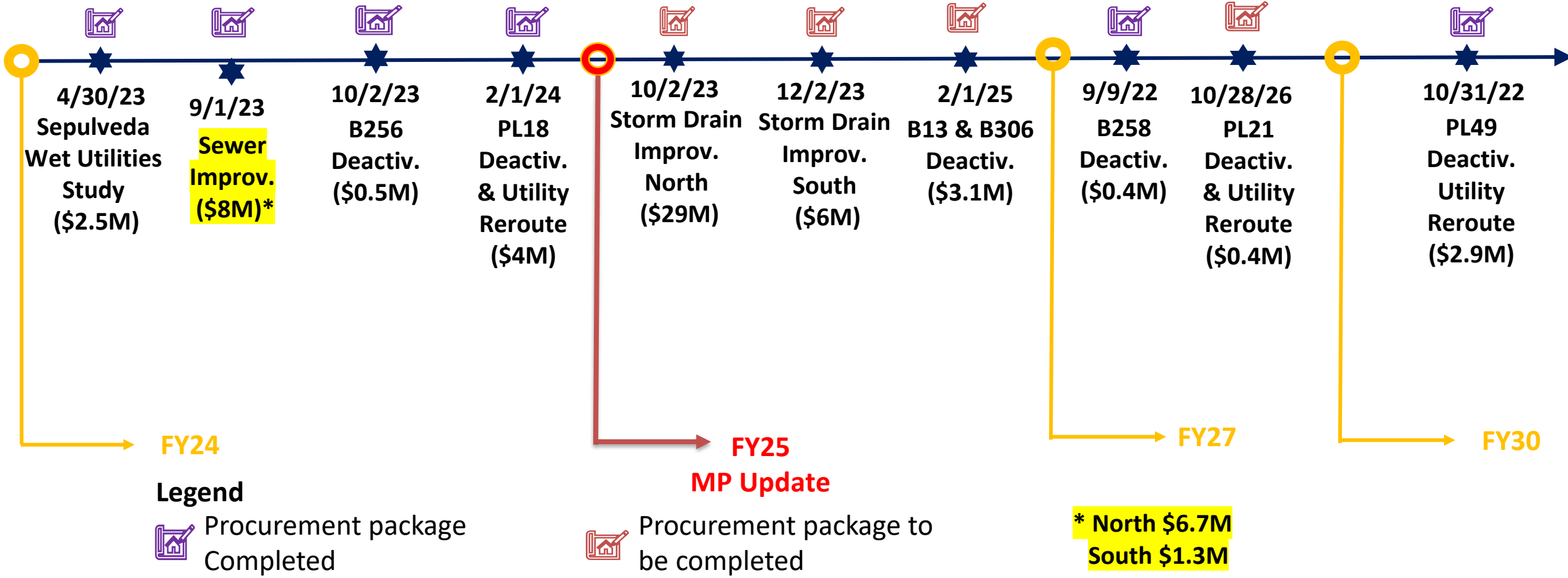
- **EUL Infrastructure FY23 Projects Status**
- **Master Plan 2025 Projections**

FY22/23 EUL Infrastructure Projects



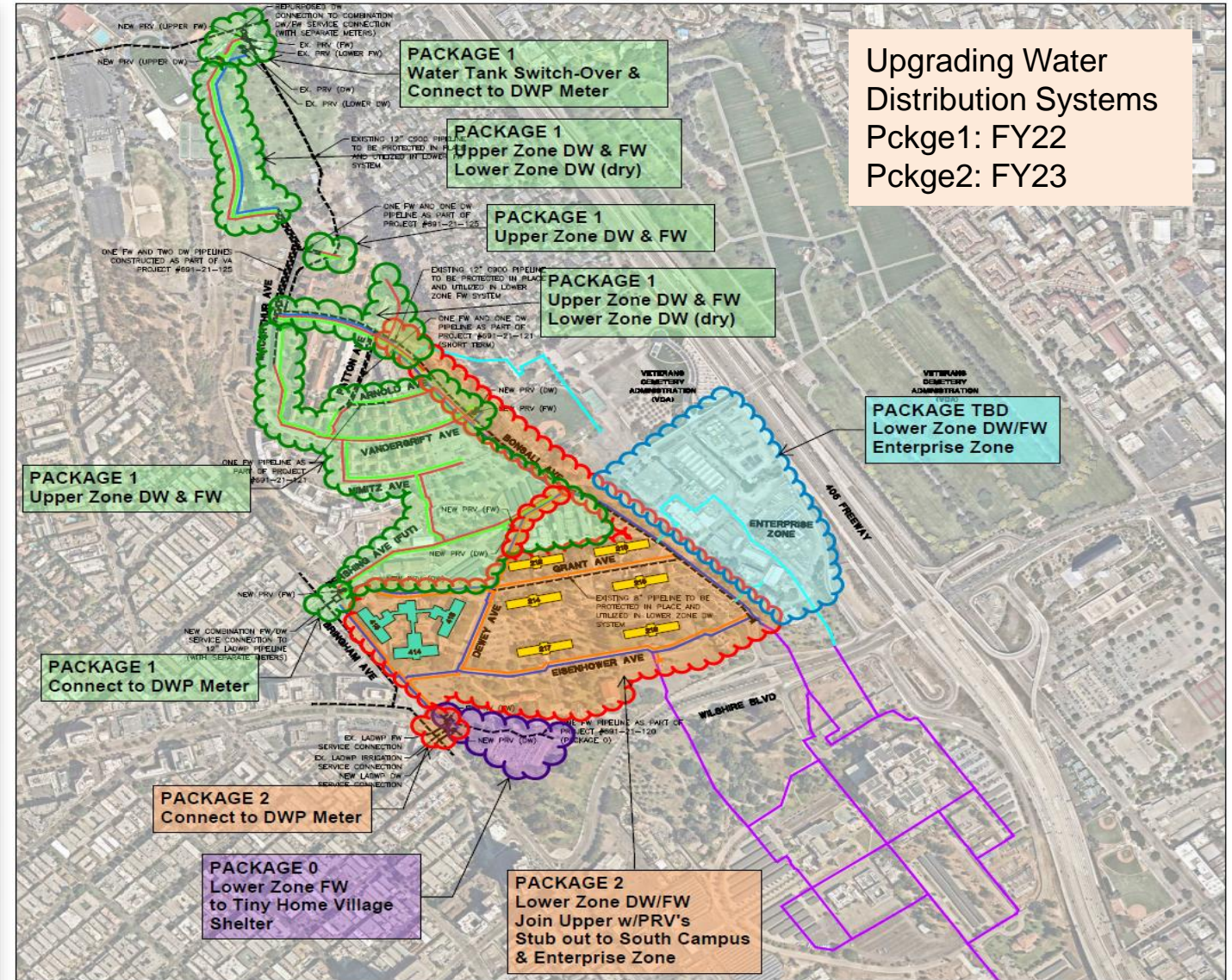
*Capital contribution project through the Minor Construction Program.

FY24/25/26/27/30 EUL Procurement Package Development & Funding Requests



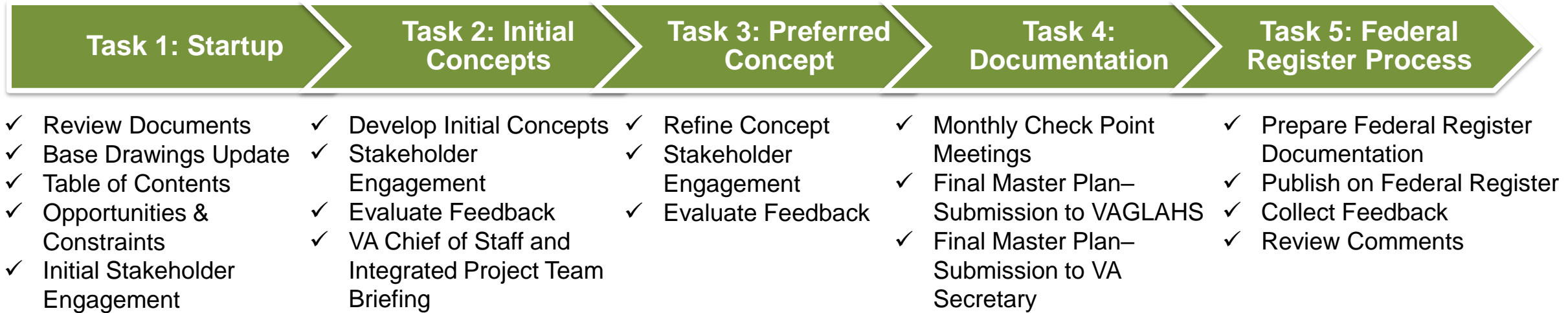
FY23 EUL Infrastructure Awarded Projects and Request for Funding

FY23 PROJECT NAME	START / COMPLETION DATE
B300 Deactivation (\$0.6M)	Awarded 4/14/2023*
B220 Renovation (\$14.6M)	ETA Award: Q3 2023*
B210 Deactivation (\$0.07M)	Awarded 4/18/2023*
B258 Steam Boiler Replacement (\$0.32M) (SoW Completed, Change orders in progress)	11/29/22 12/29/22
CERS/CTRS Administrative Space for Veterans Support (\$2.5M)	Awarded 4/21/2023*
Upgrading Fire and Water Distribution System Pckge 2 (DBB) (\$10M)	Awarded 5/11/2023*
PL20 Demolition and Reroute utilities (\$4.75M)	ETA Award Q3 FY23*
EUL Security Support (\$2.9M)	ETA Award Q4 FY23*
B258 Renovation (\$0.47M)	Awarded 6/12/2023*
FY23 EUL Total: \$36.21M	
* Projects funded utilizing PACT Act Funding	

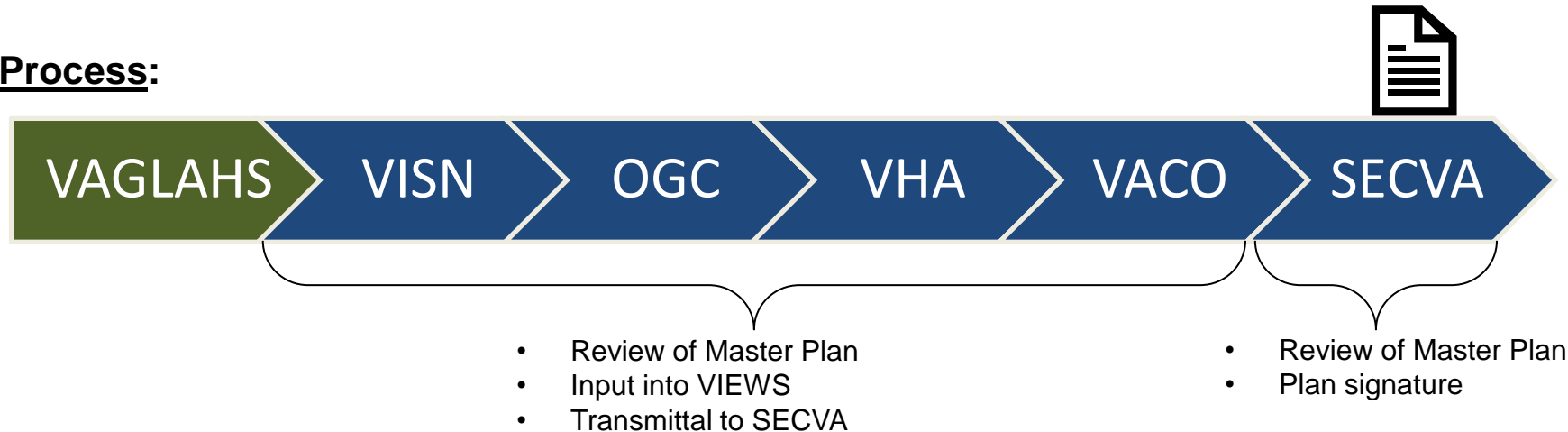


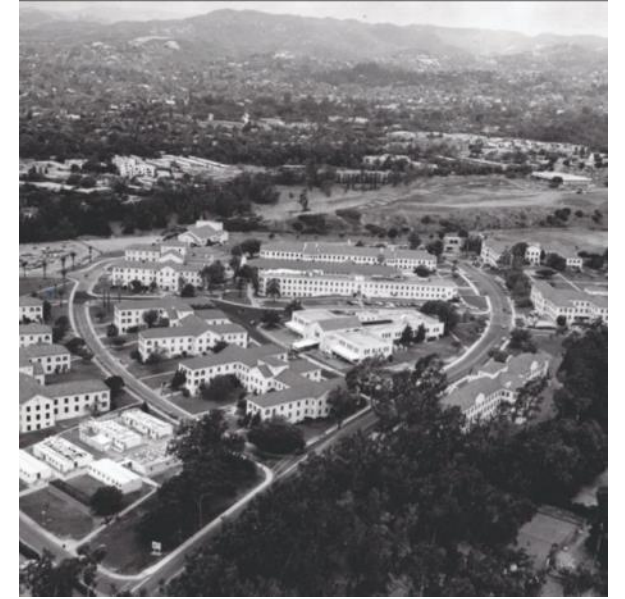
Master Plan 2025 Projections

Timeline:



Concurrence Process:





Comments or Questions?



BRIDGELAND
— RESOURCES, LLC —

06/21/23

Sawtelle Development Plans And Status Update

What are the dates and duration of the various revocable licenses?

- **Amendment, Revival and Extension of the Revocable License for Non-Federal Use of Real Property Agreement (the “Revocable License”)**
 - Effective Date: March 7, 2017.
 - Provides for, among other things, use of the existing Sawtelle drill site south of Constitution Avenue and west of Highway 405 (the “Sawtelle Drill Site”) for slant drilling wells bottomed under land outside VA Property.
 - Term: expires March 2, 2027 with one Ten Year Option to extend.
- **Amendment, Partial Surrender of Surface Rights and Ratification of Protective Oil and Gas Lease (the “Lease Amendment”)**
 - Effective Date: December 23, 2016.
 - Amends Federal Lease No. R-1956 to, among other things, provide for the “Replacement Drill Site”.
 - Term: No term specified; remains in effect so long as Federal Lease No. R-1956 remains in effect.

What are the values/royalties of each of the revocable licenses?

- **Revocable License**

- Grants DAV-LA a 2.5% overriding royalty interest on “the total gross production of all oil, gas and other hydrocarbons, which are produced from any wells drilled under this License.”

- **Lease Amendment**

- Grants DAV-LA a 2.5% overriding royalty interest on “the total gross production of all oil, gas and other hydrocarbons, which are produced from any wells drilled under this License.”

DAV-LA and ONRR's Royalties on Production From the Sawtelle Drill Site Wells

Sawtelle Drill Site Oil Wells					
Well API No.	Well Name	Bottomhole Lease	Well Status (6/9/23)	DAV-LA's Overriding Royalty Interest	Office of Natural Resources Revenue's Royalty Interest
403716756	DF-2	Federal Lease No. 138800	Active	2.5%	12.5%
403716758	DF-4	Federal Lease No. 138800	Active	2.5%	12.5%
403700114	DF-5	Federal Lease No. 138800	Active	2.5%	12.5
403720756	DF-12	Town Lot Leases unitized with Federal Lease No. R-1956	Active	2.5% (Proportionate reduction for Unit = 0.9675%)	16.666667% (Proportionate reduction for unit = 10.216667%)
403720887	DF-13	Town Lot Leases unitized with Federal Lease No. R-1956	Active	2.5% (Proportionate reduction for Unit = 0.9675%)	16.666667% (Proportionate reduction for unit = 10.216667%)
403723796	DF-14	Federal Lease No. R-1956	Active	None	16.666667%
403725331	DF-15	Federal Lease No. 138800	Active	2.5%	12.5%
403723797	SAW-2	Sawtelle Extension Area Leases	Active	2.5%	None
403700126	DF-6	Federal Lease No. 138800	Idle	2.5%	12.5%
403720018	DF-7	Federal Lease No. 138800	Idle	2.5%	12.5%
403720358	DF-10	Federal Lease No. 138800	Idle	2.5%	12.5%

Separate and apart from the revocable licenses, are there any outstanding leases from VA?

- **There are no “outstanding leases” from the VA.**
 - Bridgeland leases the federally-owned mineral rights underlying the VA Property from the Bureau of Land Management (“BLM”).

Of the total amount of oil produced, how much comes from VA land versus adjacent non-federal land?

- **This varies based on wells off-line and changes in production**
- **The May 2023 average daily oil production from all Sawtelle Wells was comprised of approximately 45% oil produced from VA land, and 55% oil produced from non-federal land.**
 - The average daily oil production of all Sawtelle wells in May 2023 was 236 barrels of oil per day ('BOPD').
 - Currently, five (5) wells on the VA Property produce oil from VA Property or lands unitized with the VA Property.
 - Currently, only one (1) well on the VA Property produces oil from non-federal land (Sawtelle No. 2 Well). The May 2023 average daily oil production from the Sawtelle No. 2 Well was approximately 130 BOPD.

How was the DAV picked to received monies from the license?

- . The Revocable License pre-dates Bridgeland's ownership of the leases and we have no notes on the negotiation.



How was the amount of 2.5% determined?

- . The Revocable License pre-dates Bridgeland's ownership of the leases. An overriding royalty interest of 2.5% is extremely generous compared to customary overriding royalty rates which are typically 1%.

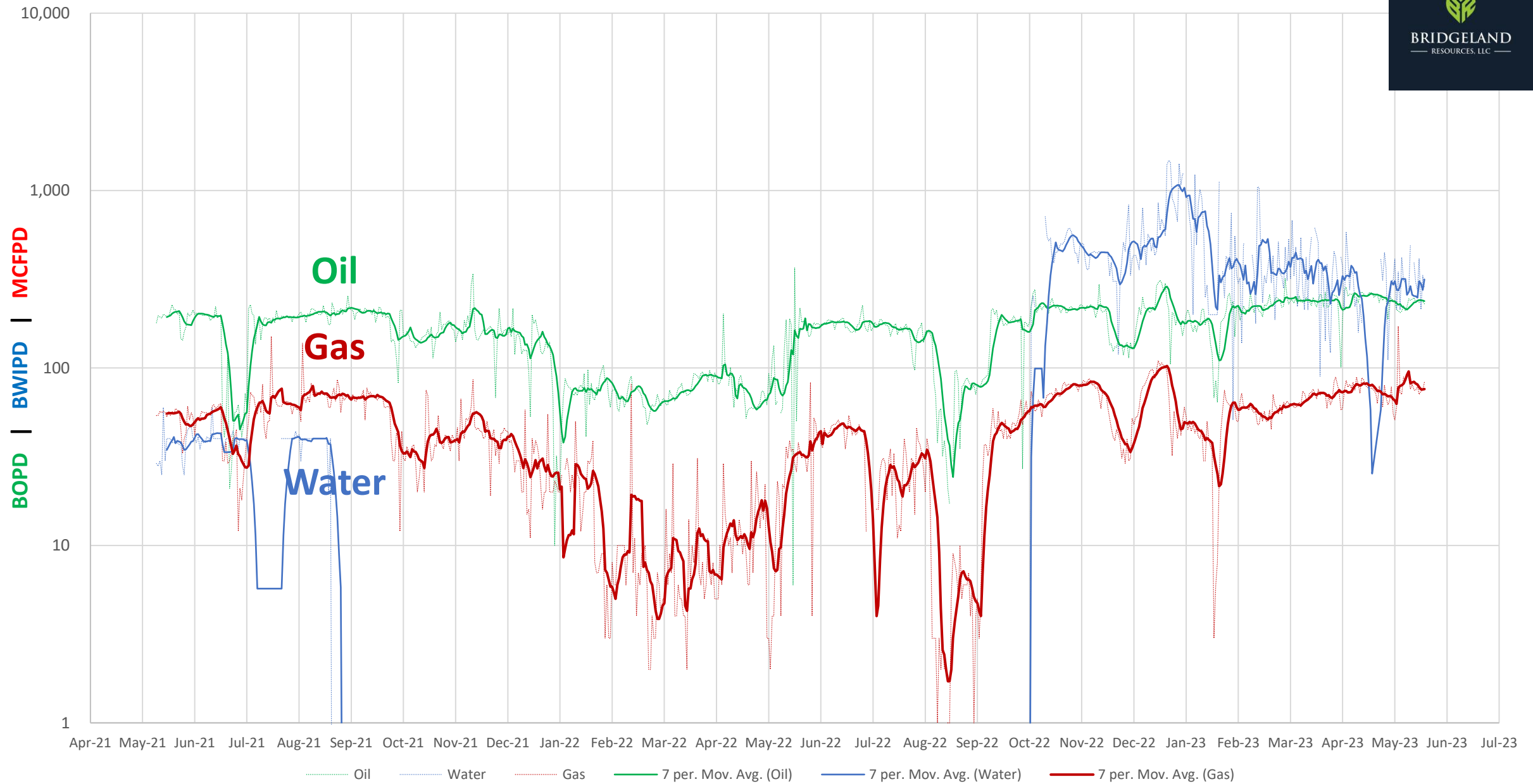
Do you have any short-term capital expenditures contemplated? And, if so, have those now been cancelled because of the City and County ordinances shutting down production and further capital investments?

- On April 4, 2023, Bridgeland filed its Petition for Writ of Mandate and Complaint for Declaratory Relief, Constitutional Violations, and Damages challenging the City of Los Angeles's oil ordinance.
 - This action is currently pending in the Los Angeles County Superior Court captioned *Bridgeland Resources, LLC v. City of Los Angeles, et al.*, Case No. 23STCP01217.
- On May 19, 2023, Bridgeland filed its Petition for Writ of Mandate and Complaint for Declaratory Relief, Constitutional Violations, Inverse Condemnation, and Damages challenging the County of Los Angeles's oil ordinance.
 - This action is currently pending in the Los Angeles County Superior Court captioned *Bridgeland Resources, LLC v. County of Los Angeles, et al.*, Case No. 23STCV11422.

What is the forecasted time to recoup current capital investments?

- . All capital investments for the Sawtelle wells to date, except for the DF-14 Well, have been recouped

Sawtelle Production



Recent Success

- DF01 Injector Repair & Stimulation: **+800 BWIPD & no trucking**
 - This well continues to handle all current injection requirements for the field
- DF04 COROD Conversion
 - Well was converted from Kobe pump, which failed every 3 weeks, to COROD with a new surface unit install. Project was very successful and well continues to run without failure.
- DF12 (Electric Submersible Pump) ESP RTP: **+60 BOPD**
 - This project has now paid off, and we are reviewing options to produce the well more aggressively to bring down fluid level
- DF08 Injector Repair: **Potential for +600 BWIPD**
 - Long term idle injector was repaired. Well is currently shut-in electively. We believed we needed it to produce DF04 and DF14, but still do not need it. We anticipate returning this to active injection to pressure support instead of disposal capacity.
- DF14 Stuck Tubing Removal: **+12 BOPD**
 - Project was successful and went on production in March.
- Enhanced Chemical Program: **Reduced Maintenance + Longer Equipment Runtime**

Recent Challenges

- DF14 Unit Failure **-13 BOPD**
 - Despite successful workover, the unit has failed. Repair is fairly easy, but we have long lead time for repairs + specialty part
- Sawtelle 2 Pump Efficiency Loss **-35 BOPD**
 - Pump is losing efficiency, as expected due to outdated Kobe pump design.
 - We are increasing pump pressure to gain more production, but a workover may likely be needed in coming weeks.
- DF05 ESP Failure: **-25 BOPD**
 - ESP on DF05 Failed 12/2022. Failed equipment from well has been pulled and design has been finalized for when the decision is made to repair the well.
- DF02 ESP Failure: **-32 BOPD**
 - ESP on DF05 Failed 7/2022. Failed equipment from well has been pulled and design has been finalized for when the decision is made to repair the well.

Upcoming Projects (from short to long term)

- DF02 ESP Repair **+32 BOPD**
 - We have tentative approval to repair this well in July 2023, which will us to take advantage of DF08 and the on-site generator.
- Generator Restoration **saves operating costs**
 - We are **almost** at our target gas production from running on-site generator to reduce electricity costs. We anticipate we are one workover away from surpassing our target.
- DF07 Idle Well Test
 - Keeps us in compliance with regulatory agencies
- DF09 Casing Repair: **+500 BWIPD**
 - Sawtelle benefits from pressure restoration, more injectors equates to better distribution of pressure and waterflood sweep efficiency
 - Having all (3) injectors online will allow support for future development
- DF06 Add Pay + New Drill Wells: **+~300 – 500 BOPD**
 - We have filed (5) NOI's to drill 5 new wells.
 - We already have 3 slots prepped for drilling, and remaining two will be drilled on alternate drill site.

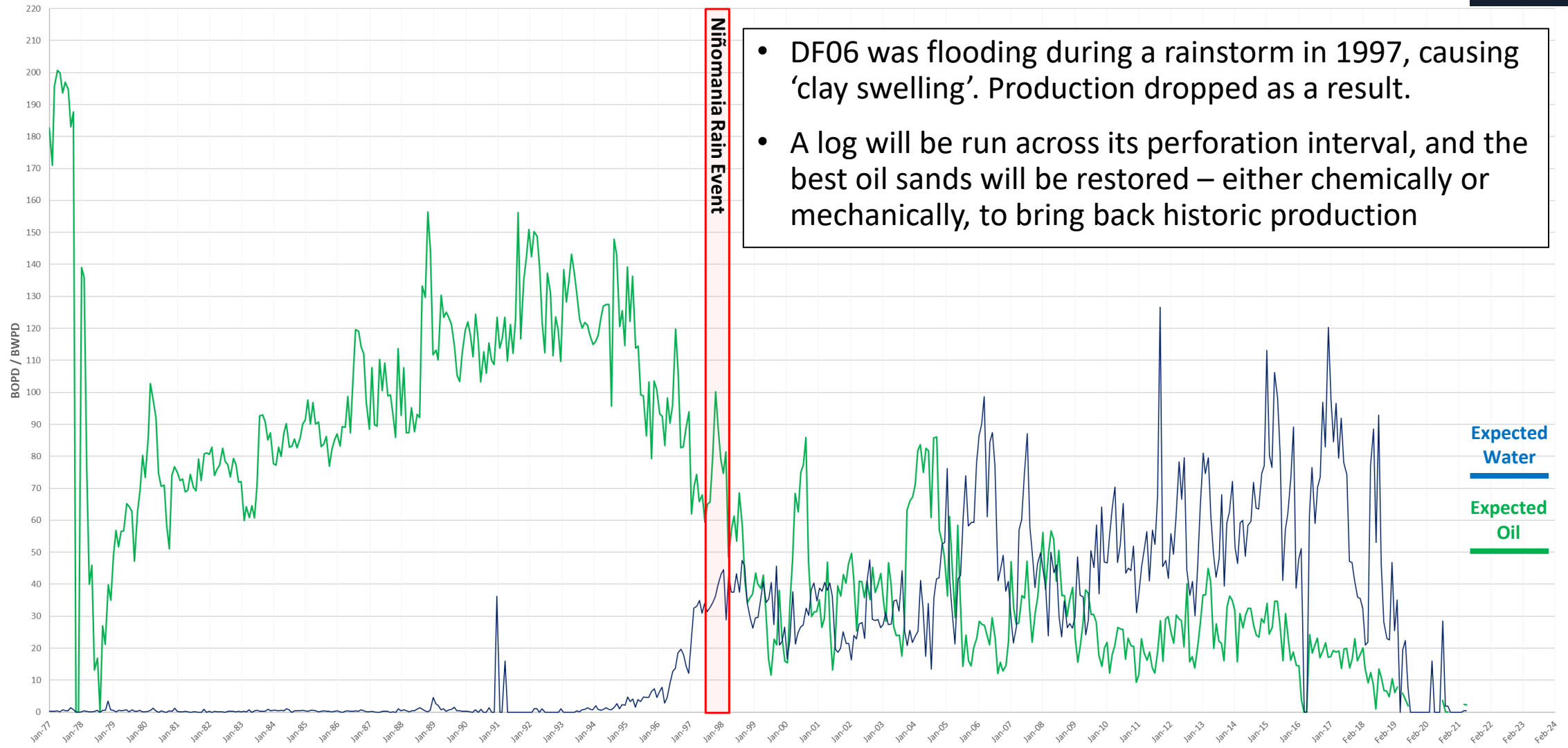
Delayed Projects: DF04 Rotaflex Install



- The COROD conversion for this well was widely successful and has already paid off with higher oil rate than expected (53 BOPD vs 40 BOPD).
- Due to current design being more efficient than expected, production gain from Rotaflex install has been reduced to +12 BOPD, which is not as economic of an investment vs other Sawtelle projects.

Upcoming Projects: DF06 Restoration (Permitted)

DF06 Production History



Has the operator explored any technologies that will address the health effects that have been the basis for regulatory action? If so, what is their cost and feasibility?



- . Bridgeland follows all health and safety regulations applicable to its Sawtelle operations.
- . Bridgeland does not consider the Sawtelle Drill Site to be a health hazard in any way.

VCOEB RECOMMENDATION 20-02

WHEREAS, Permanent supportive housing is the best solution to end veterans homelessness;

WHEREAS, Veterans experiencing homelessness in Los Angeles are growing older with the average of now exceeding 50 years old;

WHEREAS, As people age, their medical needs increase and their ability to adhere to medication and benefit from medical recommendations decreases resulting in increased preventable hospitalizations and medical cost;

WHEREAS, On-site nursing care integrated into project based permanent supportive housing has been shown to reduce preventable hospitalizations and improve health outcomes for the subset of people experiencing homeless with chronic medical conditions;

WHEREAS, In one representative sampling of people experiencing homelessness in San Francisco, 10% of the total homeless population were assessed to need on-site nursing services to prevent rapid deterioration of their medical condition;

WHEREAS, the development on the VA campus in West LA is expected to have at least 1200 units of permanent supportive housing.

NOW THEREFORE LET IT BE:

RECOMMENDED, The Secretary of the VA instruct the leadership of the VA of Greater Los Angeles to provide funding and staffing to place at least two fulltime registered nurses in at least two of the proposed project based facilities on the West LA Campus to serve at least 120 unduplicated veterans with chronic medical conditions.

IN WITNESS WHEREOF, the Veterans and Community Oversight and Engagement Board adopts this recommendation as of June 22, 2023.

VCOEB Recommendation 20-02

WHEREAS, the Veterans and Community Oversight and Engagement Board (“VCOEB”) is a federal advisory committee established by the U.S. Congress in the West Los Angeles Leasing Act of 2016;

WHEREAS, Congress stated that the VCOEB should be formed for the following purposes: “(A) identify the goals of the community and veteran partnership; (B) provide advice and recommendations to the Secretary to improve services and outcomes for veterans, members of the Armed Forces, and the families of such veterans and members; and (C) provide advice and recommendations on the implementation of the draft master plan approved by the Secretary on January 28, 2016, and on the creation and implementation of any successor master plans throughout the course of its work”;

WHEREAS, Congress stated that the VCOEB’s work would involve public outreach and participation by the Board (“the Board shall (A) provide the community opportunities to collaborate and communicate with the Board, including by conducting public forums on the Campus; and (B) focus on local issues regarding the Department that are identified by the community, including with respect to health care, implementation of the draft master plan and any subsequent plans, benefits, and memorial services at the Campus.”).

WHEREAS, the VA Advisory Committee Management Office currently maintains VCOEB’s website, which includes a board photo, a mission statement, the Charter, and *some* Minutes and Response Packets from Office of the Secretary to the VCOEB’s recommendations;

WHEREAS, currently, the website does not provide the public a full or adequate accounting of VCOEB’s research and activity to date and as a result it is not possible for interested members of the public or for committee members to access the full record of the federal advisory committee’s work;¹

WHEREAS, it is the opinion of VCOEB that the full breadth of the advisory committee’s work should be available online for public inspection. In doing so, it will provide the public with a full accounting of VCOEB’s efforts to fulfill its Congressional charter while promoting transparency and opportunities for collaboration with the community.

NOW THEREFORE LET IT BE RECOMMENDED ON JUNE 22, 2023:

RECOMMENDATION 20-02-A: the Secretary of Veterans Affairs task the VA Advisory Committee Management Office to post all agendas from past meetings.

RECOMMENDATION 20-02-B: the Secretary of Veterans Affairs task the VA Advisory Committee Management Office to post all briefing materials from past meetings.

RECOMMENDATION 20-02-C: the Secretary of Veterans Affairs task the VA Advisory Committee Management Office to post all minutes from past meetings, to include video recordings if available.

¹ https://www.va.gov/ADVISORY/Veterans_and_Community_Oversight_and_Engagement_Board.asp

VCOEB Recommendation 20-02

RECOMMENDATION 20-02-D: the Secretary of Veterans Affairs task the VA Advisory Committee Management Office to post all recommendations, as adopted, by the board from past meetings.

RECOMMENDATION 20-02-E: the Secretary of Veterans Affairs task the VA Advisory Committee Management Office to post all Office of the Secretary response packets from past meetings.

RECOMMENDATION 20-02-F: the Secretary of Veterans Affairs task the VA Advisory Committee Management Office to organize all aforementioned material by VCOEB Meeting (in reverse chronological order) to facilitate a streamlined organizational structure for archival information.

VCOEB RECOMMENDATION 20-03

WHEREAS, the West Los Angeles Leasing Act of 2016 (P.L. 114-226) (“WLA”) charged, in subsection (j)(3), that the Inspector General (the “IG”) of the Department of Veterans Affairs (the “Department”) shall submit a report to the Veterans Affairs Committees and Appropriations Committees of the U.S. Congress “on all leases carried out at the Campus and the management by the Department of the use of the land at the Campus....”

WHEREAS, the IG has issued two audit reports on land use practices¹ and both times determined VA’s lease of land to the private Brentwood School for athletic facilities does not comply with federal law because: (1) the lease does not “principally benefit veterans” and (2) the lease’s use of maintenance expenses towards “rent” does not qualify under federal law² and therefore does not provide adequate monetary consideration.

WHEREAS, VA’s lease of land to the private Brentwood School for athletic facilities was entered after the WLA legislation was passed; so Brentwood School understood the requirement for its lease to comply with federal law in all respects, to include “principally benefiting veterans.”

WHEREAS, in October 2022 the VCOEB adopted Recommendation 18-01, which recommended that the Department immediately begin negotiations with the Brentwood School to bring the lease into compliance with federal law.

WHEREAS, in November 2022 a group of veterans sued the Department on several grounds, including that it was continuing to engage in illegal land use agreements (naming the lease to Brentwood School, among others).

WHEREAS, in May 2023 the Secretary stated he did not concur with VCOEB’s Recommendation 18-01 and justified his non-concurrence as follows: “While VA is limited in its ability to respond to this recommendation due to ongoing litigation, we may revisit this recommendation and update our response upon adjudication of this issue. At this time VA cannot take action to alter or amend the terms of any land use agreements subject to the litigation as it may impact the Government’s litigation posture.”

WHEREAS, VA’s current lease of land to the Brentwood School was executed on November 4, 2016 and will lease will expire in 2026, if not renewed.

¹ The IG’s two audit reports occurred in September 2018 (<https://www.va.gov/oig/pubs/VAOIG-18-00474-300.pdf>) and September 2021 (<https://www.va.gov/oig/pubs/VAOIG-20-03407-253.pdf>). This second audit report concluded that of the eleven prior leases judged non-complaint in the 2018 audit report, two of them remained non-compliant.

² 40 U.S.C. §1302 states “[e]xcept as otherwise specifically provided by law, the leasing of buildings and property of the Federal Government *shall be for a money consideration only*. The lease may not include any provision for the alteration, repair, or improvement of the buildings or property as a part of the consideration for the rent to be paid for the use and occupation of the buildings or property. Money derived from the rent shall be deposited in the Treasury as miscellaneous receipts.”

VCOEB RECOMMENDATION 20-03

WHEREAS, under the WLA legislation, for the lease to be renewed the Secretary needs to certify to Congress that he has implemented the recommendations of the OIG report, which include coming up with a plan for bringing non-compliant land use agreements, such as Brentwood School, into compliance with federal law:

“If the Inspector General of the Department of Veterans Affairs determines, as part of an audit report or evaluation conducted by the Inspector General, that the Department is not in compliance with all Federal laws relating to leases and land use at the Campus, or that significant mismanagement has occurred with respect to leases or land use at the Campus, ***the Secretary may not enter into any lease or land-sharing agreement at the Campus, or renew any such lease or land-sharing agreement that is not in compliance with such laws, until the Secretary certifies*** to the Committees on Veterans’ Affairs of the Senate and House of Representatives, the Committees on Appropriations of the Senate and House of Representatives, and each Member of the Senate and the House of Representatives who represents the area in which the Campus is located that all recommendations included in the audit report or evaluation have been implemented.”

WHEREAS, House Resolution 3848 was introduced on June 6, 2023 by Representative Lori Chavez-DeRemer of Oregon’s 5th District. Section 3 of H.R. 3848 attempts to amend the WLA Leasing Act of 2016 in two key areas. Notably, it attempts to remove the current provision that in order for a lease that OIG has deemed non-compliant to be renewed, the Secretary must certify to Congress that he has adopted the recommendation of the IG’s audit. Additionally, the legislation proposes to modify 40 U.S.C. §1302 such that “consideration other than money” (e.g. in-kind services) be acceptable forms of rental payment under the WLA Leasing Act.

WHEREAS, on June 14, 2023, the House Committee on Veterans Affairs Economic Opportunity Subcommittee conducted a bill hearing which included H.R. 3848:

- The American Legion provided written testimony opposed to Section 3 of H.R. 3848: “The WLA Leasing Act, as currently written, creates a mechanism that prevents the VA from entering into agreements that are not in the best interest of veterans. ***This mechanism is still necessary to hold the VA accountable for its decisions involving the WLA Campus on behalf of veterans.***” (pages 5-6)
<https://docs.house.gov/meetings/VR/VR10/20230614/116100/HHRG-118-VR10-Wstate-GomezR-20230614.pdf>.
- The Veterans of Foreign Wars provided written testimony opposed to Section 3 of H.R. 3848: “***we are unaware of a particular burden that prohibits VA or its lessees from following the law***, and we do not have any reason to support overturning this requirement. (page 2)

VCOEB RECOMMENDATION 20-03

<https://docs.house.gov/meetings/VR/VR10/20230614/116100/HHRG-118-VR10-Wstate-MurrayP-20230614.pdf>

- Disabled American Veterans Department of California submitted a Statement for the Record opposed to the Section 3 amendment: “During our review of the Substitute bill to H.R. 3484 we took into consideration the long history of controversy, misuse, and fraud related to the WLA campus land use. It was the purpose of H.R. 5936 to give the Inspector General oversight and accountability authority to ensure that leases on the WLA property principally benefit veterans. And *H.R. 3848 will dismantle that authority for private interests*. This authority is critical to give the Federal government a mechanism through which to exit leases on the WLA campus that do not principally benefit veterans, as required by current law.”
<https://docs.house.gov/meetings/VR/VR10/20230614/116100/HHRG-118-VR10-20230614-SD004.pdf>
- The American Legion Department of California submitted a Statement for the Record opposed to the Section 3 amendment: “The WLA VA campus has had a history of fraud, controversy and misuse of its land. The OIG's authority regarding the WLA VA campus was established in H.R. 5936 (Mr. Marin, FL), becoming Public Law 114-226., the Los Angeles Homeless Veterans Leasing Act of 2016. H.R. 5936 gave the OIG oversight and accountability authority to ensure that leases on the WLA property principally benefit veterans. After our review, it is TAL Department of California's opinion that *changes proposed in H.R. 3848 will eliminate that OIG authority to the benefit of private interests*.”
<https://docs.house.gov/meetings/VR/VR10/20230614/116100/HHRG-118-VR10-20230614-SD002.pdf>

WHEREAS, it is apparent that Section 3 of H.R. 3848 is being sought for the benefit of Brentwood School, as Brentwood School is the only lease holder on campus that faces these twin problems.

WHEREAS, other prior land use agreements that served private interests have been terminated when they did not “principally benefit veterans,” such as the revocable license to the Red Cross.

WHEREAS, VA provided written testimony in support of amending the West LA Leasing Act per Section 3 of H.R. 3848, but suggesting that it could be decoupled because it was not an urgent need. (“though VA supports this section, VA would support de-coupling this section from the other sections in this package to expedite progress on this bill”). But notably, VA did not claim that it had a plan to bring the non-compliant leases into compliance with federal law – a clear mandate from Congress.

VCOEB RECOMMENDATION 20-03

WHEREAS, during the VCOEB meeting of June 21, 2023 members of the public and veterans who appeared before the Committee voiced their opposition to the attempt to circumvent the West LA Leasing Act, proposed by the amendment.

WHEREAS, it is the opinion of VCOEB that this proposed amendment is an improper attempt by a powerful special interest (Brentwood School) to surreptitiously circumvent the clear intent and purpose of the original West LA Leasing Act and, in particular, its requirement that all leases on the West LA campus principally benefit veterans and their families.

NOW THEREFORE LET IT BE RECOMMENDED:

RECOMMENDATION 20-03: the Secretary of Veterans Affairs instruct the Office of Congressional and Legislative Affairs to inform House and Senate VA committee staff that the U.S. Department of Veterans Affairs no longer supports Section 3 of H.R. 3848 having heard strong opposition from veterans groups such as The American Legion, Veterans of Foreign Wars, Disabled American Veterans and the Veterans and Community Oversight and Engagement Board.



End of Day Wrap Up

ADJOURN