

THANK YOU FOR JOINING THE
12TH VETERANS AND
COMMUNITY OVERSIGHT AND
ENGAGEMENT BOARD

PLEASE BE PATIENT THE
MEETING WILL START SHORTLY



VETERANS AND COMMUNITY OVERSIGHT AND ENGAGEMENT BOARD

Rules of Engagement

- ✓ Mute your phone line and silence cell phones
- ✓ Mute microphones on your desktop
- ✓ Allow DFO/VCOEB Chair to yield the floor to you prior to speaking, then turn on your camera
- ✓ The Chair will ask for questions and/or comments throughout the meeting.
- ✓ Please hold all questions until the presentation is complete
- ✓ Identify yourself prior to speaking
- ✓ After speaking be sure to mute your microphone and turn your camera off if required
- ✓ A roll call vote will be used for all proposed recommendations
- ✓ Minimize background noise while speaking
- ✓ **Note: this session is being recorded**

AGENDA


3:00 pm – 3:05 pm	Call to Order, Attendance, Welcome, Pledge of Allegiance, Opening Remarks	LTG (R) John D. Hopper, Chair, Eugene W. Skinner Jr, Designated Federal Officer
3:05 pm – 3:10 pm	VEO Update	Chief Veterans Experience Officer
3:10 pm – 3:15 pm	Opening Remarks/ COVID-19 Update	Dr. Steven E. Braverman, M.D., Medical Center Director
3:15 pm – 3:35 pm	Overview of Active Land Use Agreements: Specifically, VAGLAHS / UCLA Second Lease Amendment for baseball practice infield (Branca Family Field)	Mr. Robert McKenrick, Community Engagement and Reintegration Service (CERS)/Master Plan
3:35 pm – 4:05 pm	Strategies to house homeless Veterans	Perlita Carrillo, Associate Director, Brilliant Corners Daniel Valdez, Housing Acquisition Manager, Brilliant Corners
4:05 pm – 4:30 pm	Services and Outcomes Subcommittee recommendation brief discussion and vote	Services and Outcomes Subcommittee Chair (Dr. Joshua Bamberger)
4:30 pm – 4:55 pm	Master Plan Subcommittee recommendation brief discussion and vote	Master Plan Subcommittee Chair (Mr. Anthony Allman)
4:55pm – 5:45 pm	Public Comments Session	Chi Szeto (Alternate DFO)
5:45 pm	Wrap up & Adjourn	LTG (R) John D. Hopper, Chair

Registered Public Comment

TIME SLOT	NAME
4:55 – 5:00	Ryan Thompson
5:00 – 5:05	Anastasia Travers
5:05 – 5:10	Robert Reynolds
5:10 – 5:15	Francisco Juarez
5:15 – 5:20	Beatriz Camarena
5:20 – 5:25	Maureen Elias
5:25 – 5:30	Janet Turner
5:30 – 5:35	Jerry Orlemann
5:35 – 5:40	Mathew Millen
5:40 – 5:45	Patricia Jackson Kelly

► In the interest of time management, speakers will be held to a 5-minute time limit and have been selected in the order of event registration.

► If time expires and your name was not selected, or you did not register to provide public comment and would like to do so, you are asked to submit public comments via email at VEOFACA@va.gov for inclusion in the official meeting record.

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 on the left and the red and white stripes on the right. The flag appears to be waving or draped.

*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.*

Veterans and Community Oversight and Engagement Board (VCOEB)

March 23, 2021

VAGLAHS Director's Update

- Current COVID environment
- GLA posture for campus use
- COVID Testing and Vaccinations

List of Active Land Use Agreements

Land Use Agreement Types and Authorities:

- **Enhanced Use Lease (EUL) Authority**
 - Authorizes VA to lease buildings or property to third parties for use as supportive housing for homeless Veterans and their families
 - 38 U.S.C. 8161 et seq., West Los Angeles Leasing Act of 2016 (Public Law 114-226, sec 2(b)(1))
- **Service Lease Authority**
 - Lease of real property for a term not to exceed 50 years to a third party to provide services that principally benefit veterans and their families
 - Public Law 114-226, sec 2(b)(2)
- **Easement Authority**
 - General Easement Authority (38 U.S.C. 8124)
 - WLA-specific for public transportation authority and local government agencies (Public Law 114-226)
- **Revocable License (RL) Policy**
 - VA Office of Construction Facility Management Office (CFM) Office of Real Property (ORP) Departmental Policy
 - Public Law 114-226, sec 2(k)
- **Lease to CA Regents**
 - Public Law 114-226, sec 2(b)(3)
 - In general, the lessee has the authority to do activities that are required under the terms of their lease, as well as those other activities that are consistent with the use as defined in the lease

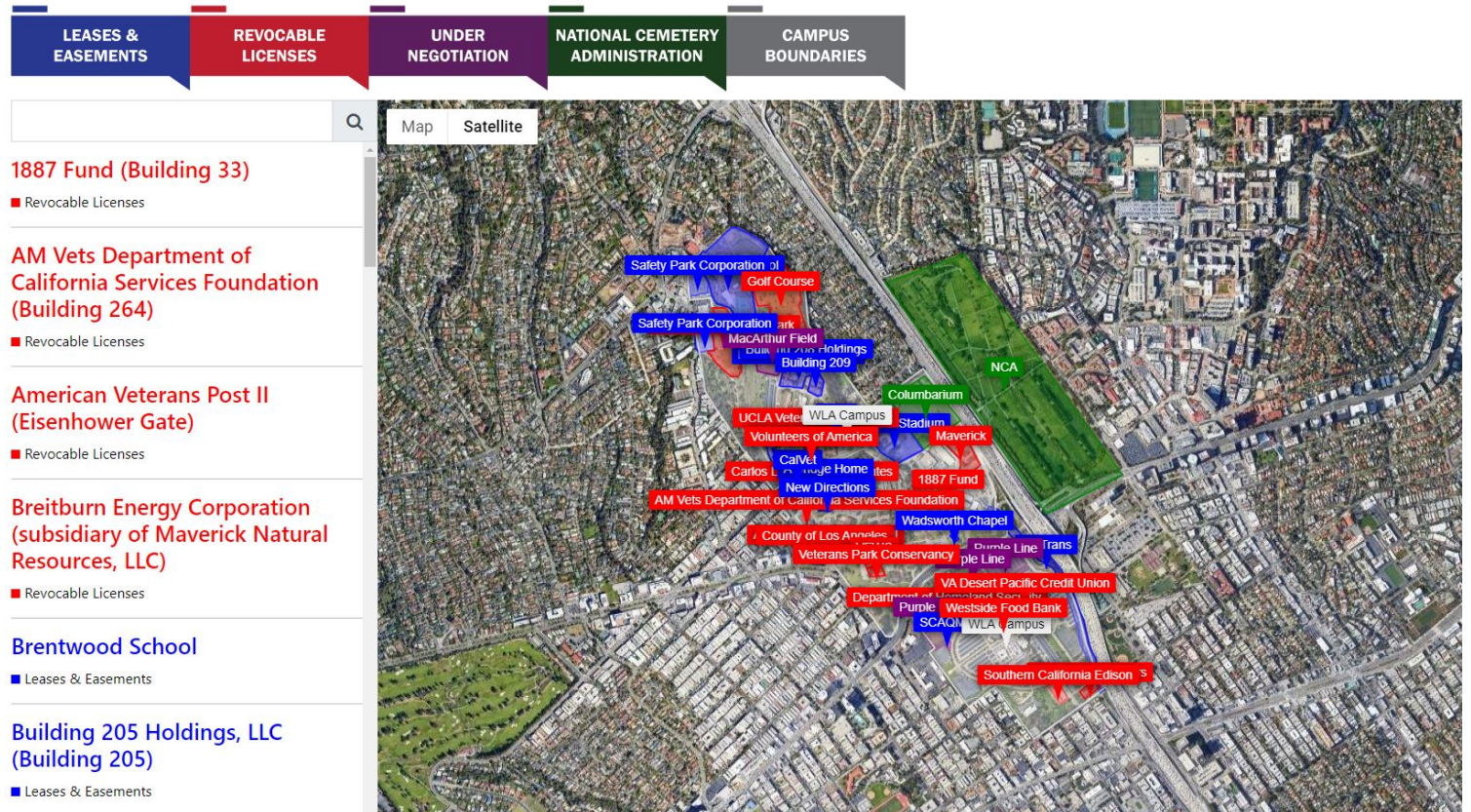
Land Use Advisory Committee (LUAC)

- The LUAC reviews third-party land use proposals to ensure the requests principally benefit Veterans and their families, as required for Service Leases mentioned above and that does not place an undue burden on existing GLAHS resources
- The LUAC is responsible for making recommendations to the Medical Center Director to approve or disapprove Land Use requests.

List of Active Land Use Agreements

Interactive Land Use Map

- Land Use and Partnerships page on www.westladraftmasterplan.org provide inventory of active and in development land use agreements
- Also includes portal for submitting Third-Party Land Use Requests



For additional information and regular updates, please visit:
<https://www.westladraftmasterplan.org/land-use-partnerships>

List of Active Land Use Agreements

- **1887 Fund (Revocable License - B33)**
 - Planning associated with the prospective renovation and rehabilitation of five historic buildings on the WLA Campus
- **AM Vets Department of California Services Foundation (Revocable License - B264)**
 - Storage and delivery of furniture and household items for Veterans moving into housing through VA's HUD-VASH voucher program
- **American Veterans Post II (Revocable License - Eisenhower Gate)**
 - Sanitation services for homeless Veterans (portable toilets and hand washing station)
- **The Bandini Foundation (Revocable License - Heroes Golf Course)**
 - Veteran activities conducted on a 9-hole golf course which is open to the public, with Veterans permitted to play free of charge
- **Breitburn Energy Corporation (Lease, Revocable License, & Donation Agreement - Maverick Natural Resources, LLC)**
 - Oil drilling lease with Bureau of Land Management (BLM)
 - Donation agreement with Disabled American Veterans, Department of California (DAV-CA) to provide transportation services to Veterans and their families to and from the WLA Campus
- **Brentwood School (Lease)**
 - Athletic facilities, Veteran Center for Recreation and Education, other special programs and events benefitting Veterans and their families

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

List of Active Land Use Agreements

- **Building 205 Holdings (EUL - B205)**
 - Under renovation: homeless Veteran permanent supportive housing
- **Building 208 Holdings (EUL - B208)**
 - Under renovation: homeless Veteran permanent supportive housing
- **CalTrans (Easement - State of California Department of Transportation)**
 - Highway and maintenance easement involving a portion of the 405 Freeway onramps/offramps
- **Carlos Lopez & Associates (Revocable License - B337)**
 - Transitional housing services provider offices for operation of "A Bridge Home" facility for homeless Veterans
- **City of Los Angeles (Easement - A Bridge Home)**
 - Easement for City construction of "A Bridge Home" facility for homeless Veterans
- **City of Los Angeles (Revocable License - Veterans Barrington Park)**
 - Day-to-day management and maintenance of Veterans Barrington Park located on seven (7) acres
- **Community Partners (Revocable License – Lot 1)**
 - Safe Parking LA
 - Overnight secure parking site for homeless Veterans living in their cars
- **County of Los Angeles (Revocable License - Eisenhower Gate)**
 - Trash & refuse services for use by homeless Veterans on San Vicente Boulevard

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

List of Active Land Use Agreements

- **Department of Homeland Security (Inter-agency Agreement - Building 23)**
 - First responder training and technology initiative to enhance security within the WLA Campus. Revocation in process.
- **LACMTA Purple Line Transit Facilities (Easement under negotiation, Access Agreements)**
 - Two property access agreements are in place that permit LACMTA's due diligence and preliminary construction activities during negotiations
 - Negotiations in process with Los Angeles County Metropolitan Transportation Authority (LACMTA) regarding an easement for the Purple Line Extension Transit Project and transit facilities (subway station and tunnel)
- **New Directions (Lease - B116)**
 - Transitional housing and support services for homeless Veterans
- **New Directions (MOA - B257)**
 - Emergency shelter bed services provider in Welcome Center
- **Regents of the University of California (Lease - UCLA Jackie Robinson Stadium)**
 - Lease for property used by the UCLA men's baseball team for athletic fields and complex
 - Generates rent plus in-kind consideration is distributed within three categories:
 - (a) Establish & Operate a UCLA Veterans Legal Clinic on WLA Campus,
 - (b) Design & Implement a VA Family Resource & Well-Being Center (known as the UCLA/VA Veteran Family Wellness Center) and a VA Mental Health & Addictions Center (known as the Center of Excellence) on WLA Campus, and
 - (c) In-Kind Services (Campus Beautification, Veteran Events, etc.).

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

List of Active Land Use Agreements

- **Regents of the University of California (Revocable License - UCLA Veterans Legal Clinic B206)**
 - Veteran legal services provided through UCLA School of Law staff and students
- **Regents of the University of California (Revocable License - UCLA/VA Family Wellness Center B220)**
 - Wellbeing program focused on Veteran families
- **Safety Park Corporation (Lease – Barrington Village Parking Lots)**
 - Lease for parking lot operations and Veteran employment/training
- **SCAQMD (Easement - South Coast Air Quality Management District)**
 - Monitors regional pollution levels to achieve certain air quality standards
- **SCE (Southern California Edison)**
 - Access and maintain conduit improvements servicing CalVet State Home
- **SCE (Southern California Edison)**
 - Access and maintain conduit improvements servicing Patriot House (B525)
- **The Salvation Army (Revocable License - B257)**
 - Veteran support services comprised of housing, career development, and job placement services
- **VA Building 207 LP (EUL - B207)**
 - Under renovation; homeless Veteran permanent supportive housing
- **VA Desert Pacific Credit Union (Revocable License - B500)**
 - Financial and banking services for Veteran patients, visitors, and staff

**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

List of Active Land Use Agreements

- **Veterans Housing Partnership (EUL - B209)**
 - Operational; homeless Veteran permanent supportive housing
- **Village for Vets (Revocable License – Parking)**
 - One (1) vehicle parking space to park their food truck for Veteran-centric meal delivery
- **Veterans Park Conservancy (Revocable License – Rose Garden)**
 - Beautification and upkeep to support Veteran events/programs
- **Volunteers of America Los Angeles (Revocable License - B257)**
 - Veteran support services comprised of housing and job placement services
- **Wadsworth Chapel Heritage Partners (Lease - B20)**
 - Wadsworth Chapel Under Renovation (Design & Fund-Raising Phase)
 - Will provide services that principally benefit Veterans and their families, including services for the purpose of the promotion of health and wellness, and nutrition and spiritual wellness
 - Lessee to fund, design, preserve, rehabilitate, maintain, operate, and manage the Wadsworth Chapel
- **Westside Food Bank (Revocable License)**
 - Distributes free fresh produce to Veterans on a weekly basis

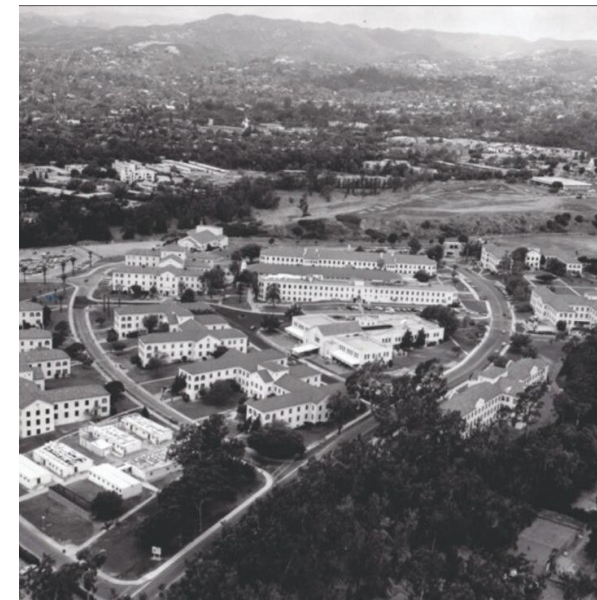
**Includes Easements, Leases, Property Access Agreements, and Revocable Licenses*

UCLA Lease Amendment

- VA has executed a second amendment to its lease agreement with UCLA to permit UCLA to construct and operate a synthetic practice infield/recreation space within UCLA's current leasehold for the joint use of Veterans and their families and the UCLA baseball team. This use is consistent with the authorized use of the leasehold.
- No change to the 12/16/2016-12/15/2026 initial lease term.
- UCLA will work with VA to create, implement, and manage a program to provide Veterans ongoing access to and use of the new synthetic field.
- Removal of VA's obligation to provide 500 overflow parking spaces throughout the year.
- First amendment dated 04/03/2017 confirmed the site area and boundaries through a new land survey.
- The construction of the practice in-field will be entirely paid for by private donations to, and constructed by, UCLA Athletics.



Conceptual rendering



FOR MORE INFORMATION:
www.losangeles.va.gov
www.westladraftmasterplan.org

STREAMLINING HOUSING PLACEMENTS

Housing Acquisition Strategies from the Flexible
Housing Subsidy Pool, a Nationally Recognized
Supportive Housing Solution

**The solution to
homelessness is housing.
Throughout LA County,
there are vacant units
waiting to be leased.**



Flexible Housing Subsidy Pool

WHAT'S THE MODEL?

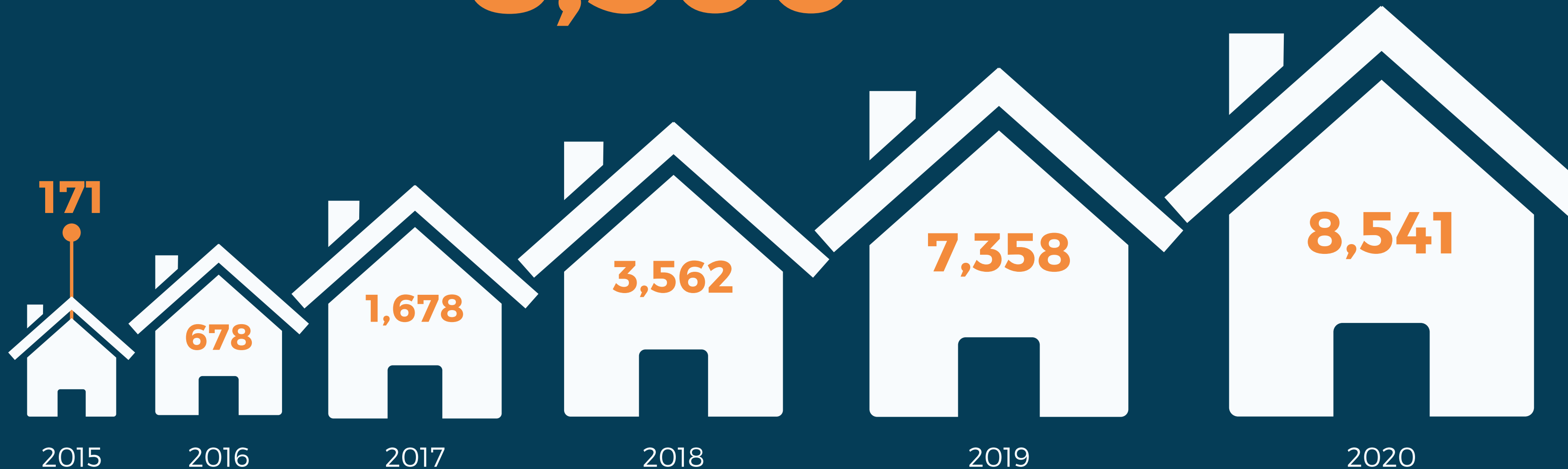
Evidence-based supportive housing solution connects unhoused individuals to available units and provides wrap-around supportive services.

HOW DOES IT WORK?

At scale, a pooled housing approach matches vulnerable households with housing options in real time to meet the public health emergency of homelessness. Model works for all populations, including Veterans.

WHAT'S THE IMPACT?

There were **171** housing placements in Year 1 of LA County's Flex Pool. Since then, there have been over **8,500** cumulative placements.



Model Overview



**Landlord
Engagement
Creates Portfolio
of Units**



**Tenancy
Supports Team
Ensures Housing
Stability**



**Operations Team
Streamlines Lease
& Rent Process**



**Intensive Case
Management
Provides Wrap-
Around Support**

How it Works

Brilliant Corners
curates a portfolio
of units based on
client needs
through landlord
engagement

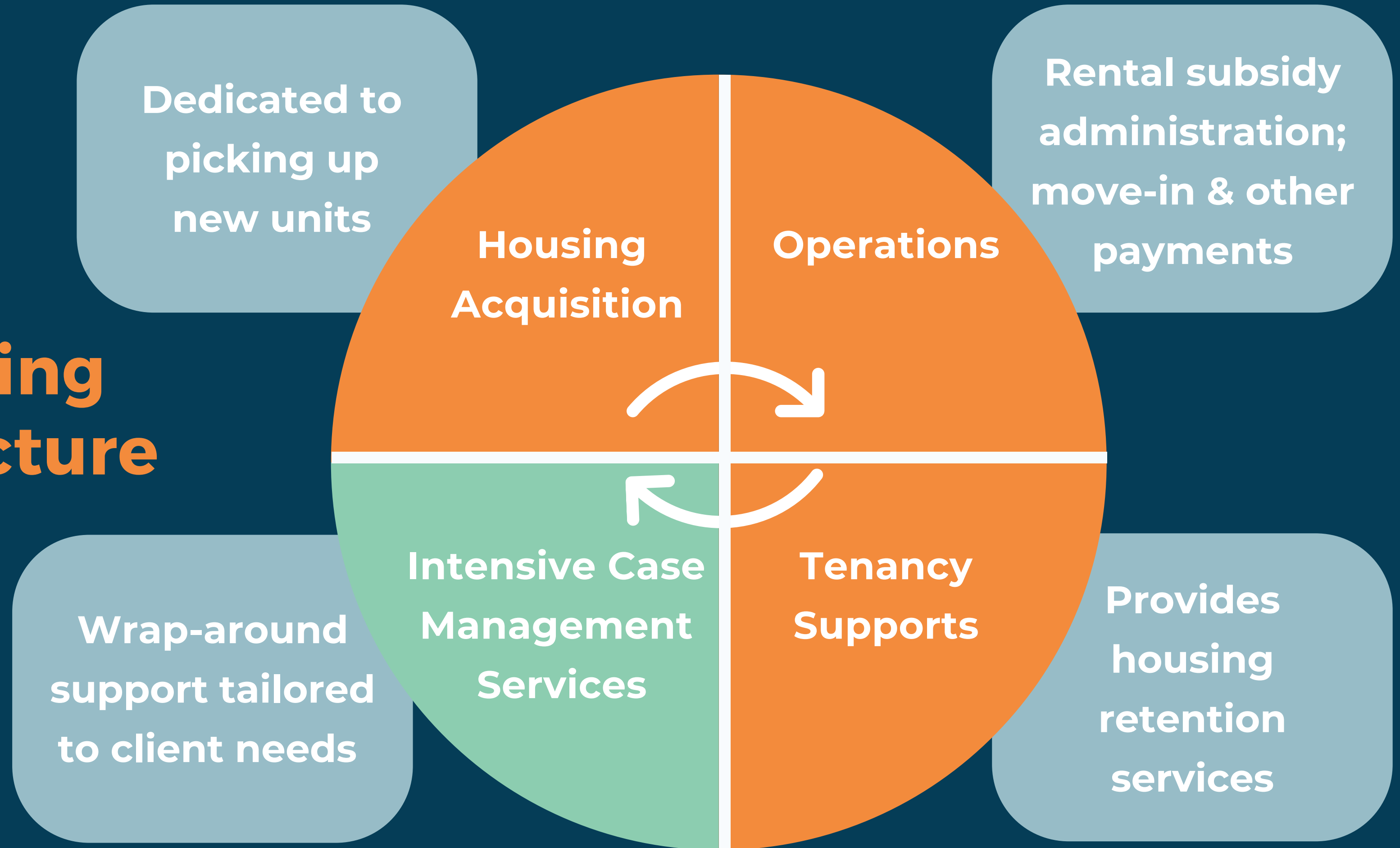
Partners
refer client

Client moves into
unit and is provided
housing retention
and case
management
services

Units are held to
create pool

Brilliant Corners
matches client to
available unit

Staffing Structure



Understanding Landlord Motivation

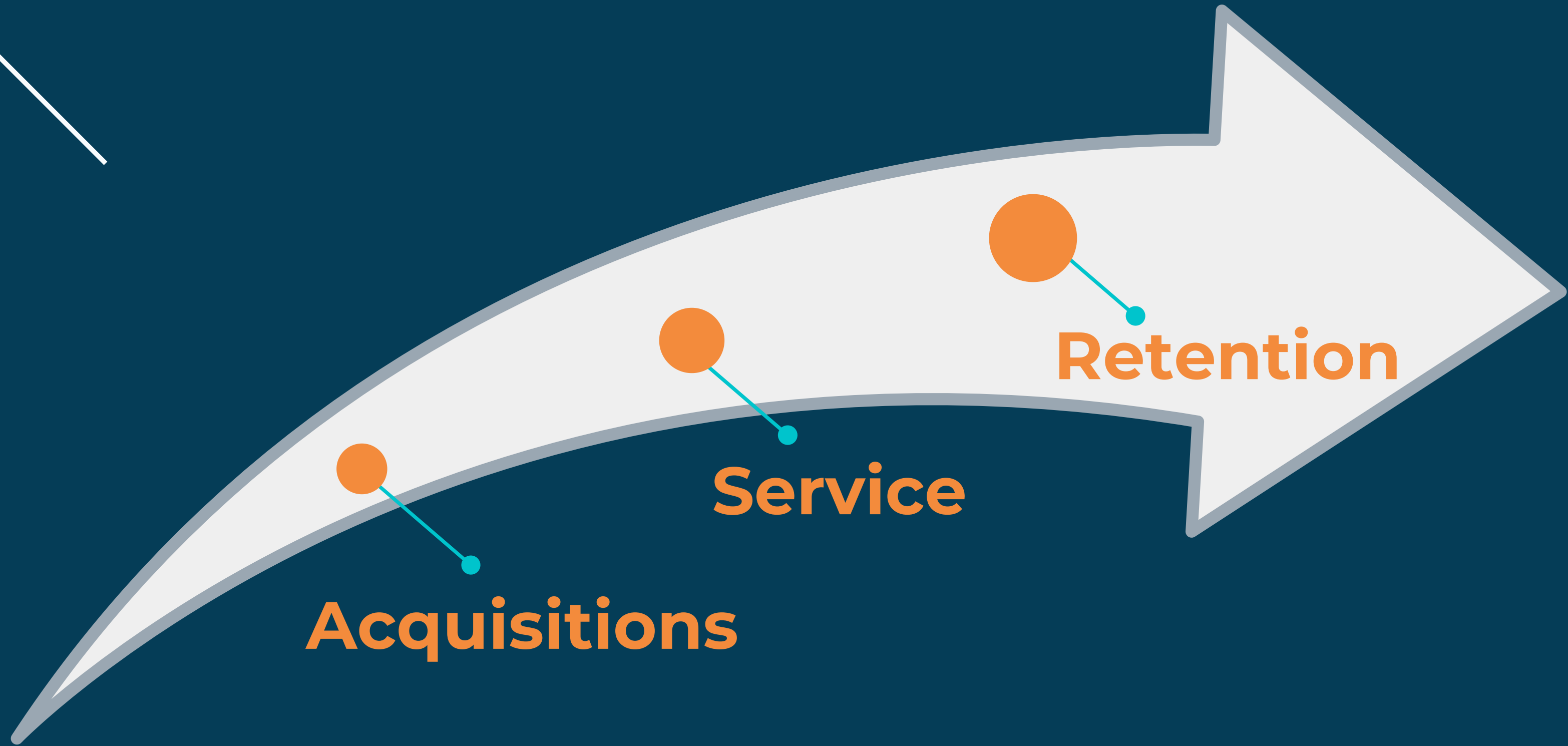
Rent

**No
Vacancies**

**Damage
Mitigation**

Support

Our Housing Acquisition Approach



Brilliant Corners' Housing Acquisition Model

STANDARD FINANCIAL TOOLS

Unit Holding Agreement

Funding to quickly hold vacant units for client match.

Streamlined Inspections

Specialists are mobilized to conduct housing quality inspections, making this process happen faster than traditional Housing Authorities, shortening the time to bring units online.

Move-in Payments

Security deposit, first & last month's rent.

Move-in Assistance

Funding for household needs: furniture, bedding, cookware, & utility turn-on fees.

Property Provider Incentives

Encourage property provider participation, such as lease-signing bonus & inspection repair funds.

Flexible Financial Assistance

Funding to support & maintain client's tenancy: past-due rent balances; unit repairs; unit modifications.

Rent Subsidy Administration

Brilliant Corners administers ongoing rental payments, requiring full Operations Team capacity.

Best Practices for Key Account Management

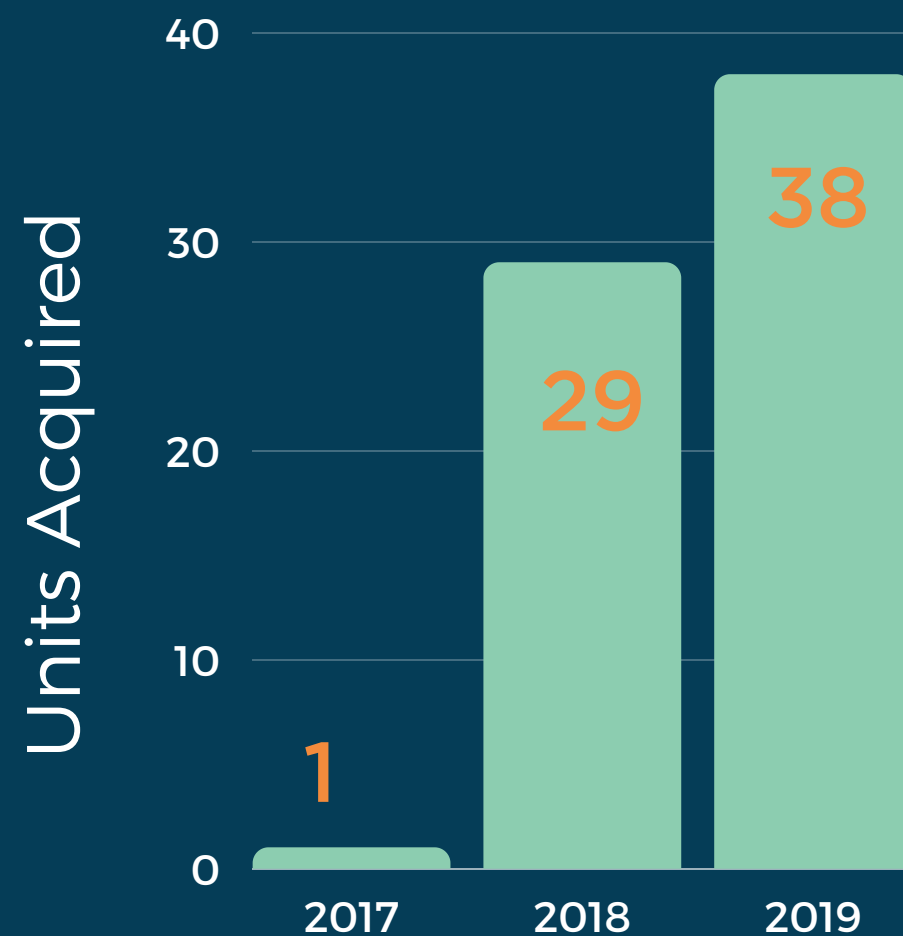
ACCOUNT OVERVIEW

Total Number of units with Brilliant Corners: 68
Total Number of properties with Brilliant Corners: 35
Rent Roll Per Month: \$104,379.36

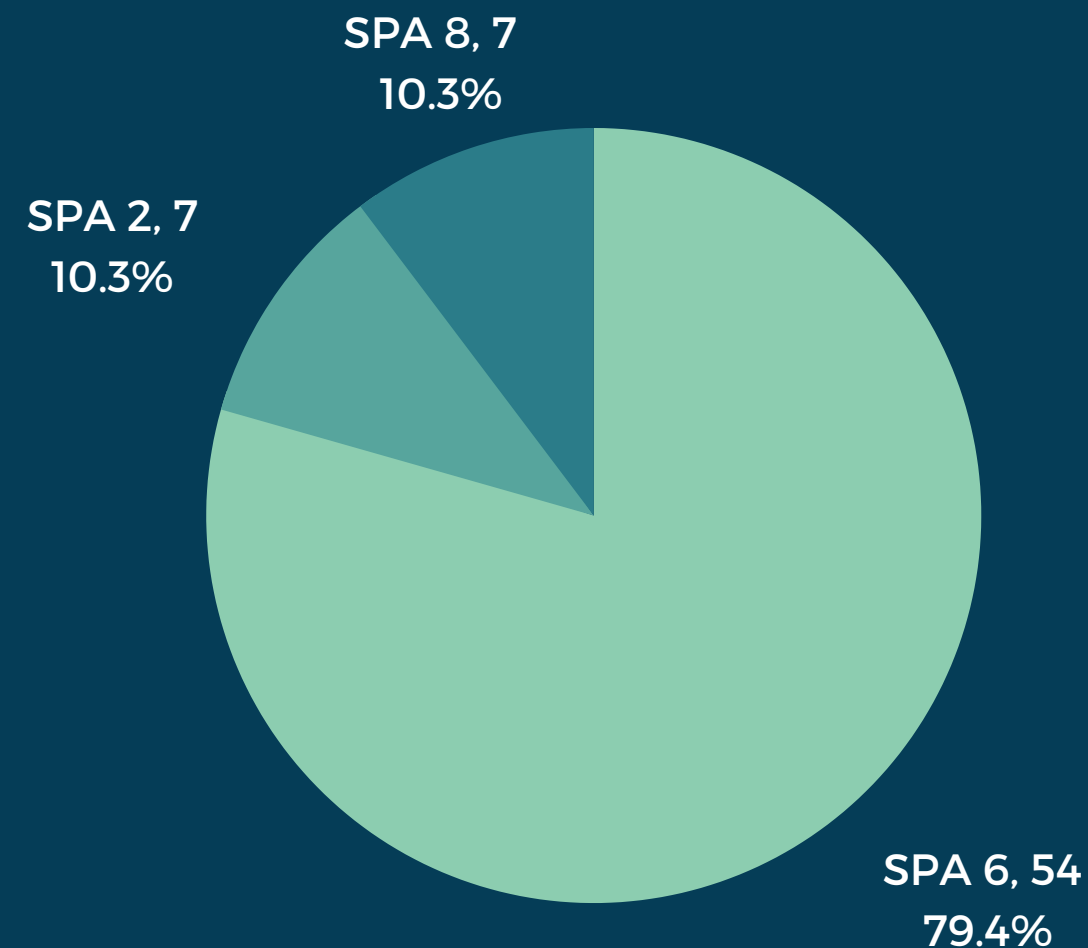
SCREENING CRITERIA

Flexibility with Credit Score and Income
Flexibility with Eviction
Semi-Flexibility with criminal background: non violent

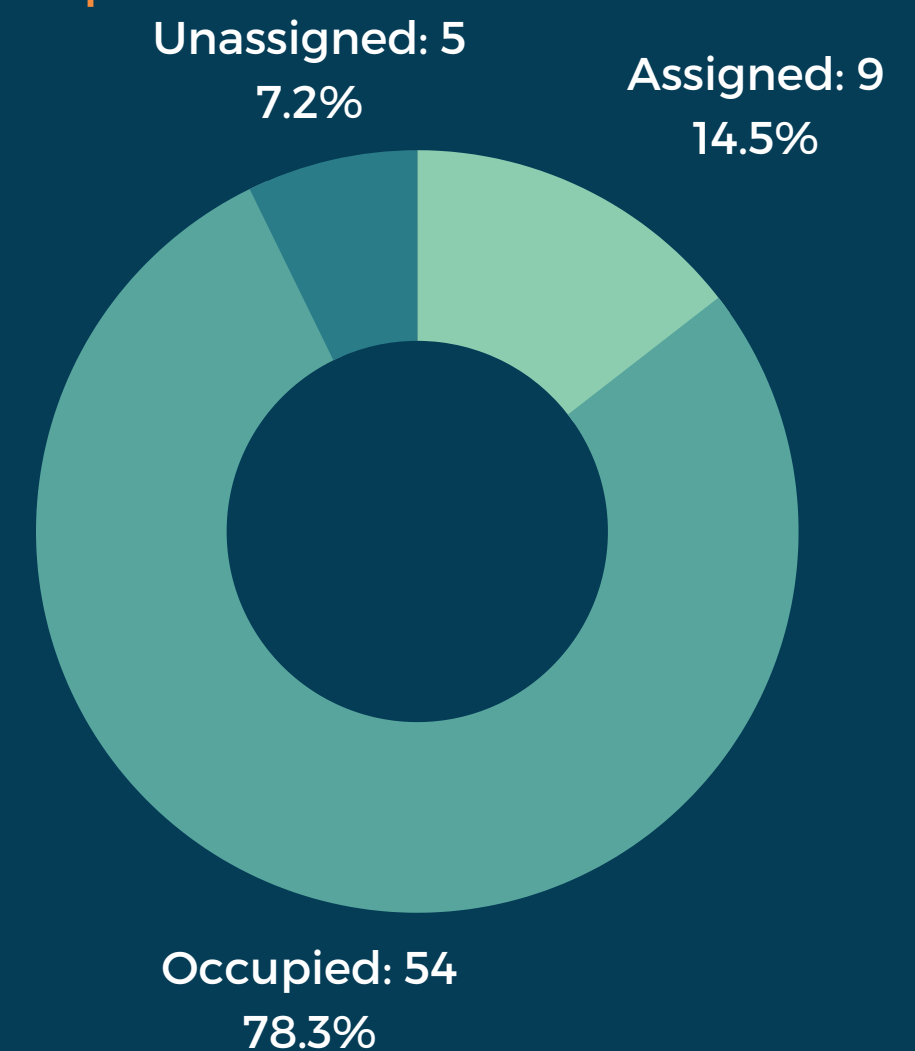
Portfolio Growth



Number of Units per SPA



Occupied and Vacant Units



Brilliant Corners & VA: San Francisco

SAN FRANCISCO HUD-VASH PROGRAM:

- Brilliant Corners has contracted with SFVA since 2011, now serving 209 clients
- 99% housing retention rate
- Partnered with SFVA Community-Based Outpatient Clinic (CBOC) mental health providers to form a Housing First Pilot team

COLMA VETERANS VILLAGE

- 66-unit affordable housing community in the Bay Area serving low-income Veterans
- Opened in 2019; Brilliant Corners has been involved since proposal
- In partnership with Mercy Housing and SFVA, Brilliant Corners' Veterans Services team provides on-site wrap-around supportive services

Brilliant Corners & VA: San Diego

SAN DIEGO

The San Diego Flex Pool was launched in fall 2020. The Flex Pool receives referrals from VASH, which provides housing vouchers to veterans experiencing homelessness. Brilliant Corners provides Housing Locator, Tenancy Supports, and Operations Services.

Services include:

- Housing Unit Identification and placement
- Move-in Coordination
- Housing Retention Services
- Partnership with VA

SDFHP Stats:

- Referrals in Pipeline: 26
- Placements: 11

In addition to our current partnerships with the VA, Brilliant Corners serves nearly **100** additional Veterans across our other statewide housing programs.

A Place to Call Home

A key takeaway from operating the Flexible Housing Subsidy Pool is that the **combination of housing locator services, tenancy support and wrap-around case management is the key recipe for success.**

Professionalizing these functions—as they are different skill sets—contributes to:

- 🏠 Program impact
- 🏠 Exceptional service for clients and landlord partners alike
- 🏠 Ability to rapidly scale housing placements for thousands of our unhoused neighbors



The Shockley Family, San Francisco HUD-VASH clients, at their new home.

Thank you!

Please contact us with any further questions:

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