



VA

U.S. Department
of Veterans Affairs
VA Greater Los Angeles Healthcare System

Veterans Community Oversight & Engagement Board

May 21, 2020



CERS COVID-19 Initiatives

Building 214

- ❑ Clean and safe COVID self-isolation, treatment and recovery area – opened April 1, 2020
- ❑ Repurposed 138 Domiciliary beds
- ❑ For self-isolation, presumed infected & pending test, and COVID positive

A Bridge Home (ABH)

- ❑ Project was pending furniture and staffing to open.
- ❑ VA supported with furniture and staffing – opened 25 beds April 4, 2020
- ❑ ABH furniture install completed for opening of 50 socially distanced beds May 6, 2020

Care Treatment and Rehabilitation Services (CTRS)

- ❑ Entry level clean and safe environment for clinical, social work and housing assistance
- ❑ 25 spaces opened April 6, 2020
- ❑ Monitored social distancing with cleanliness via restrooms, showers, hand washing, and laundry service
- ❑ Donated food, tents and other items

COVID Testing

- ❑ Mobile team deployed for routine testing
- ❑ On campus transitional housing and VASH programs
- ❑ High need areas in collaboration with LA County
 - Skid Row
 - Transitional housing programs

Lease Revenues Generally

WEST LOS ANGELES LEASING ACT OF 2016 ESTABLISHES LEASE REVENUE POLICY

- Pursuant to section 2(D) of the West Los Angeles Leasing Act of 2016 (Public Law 114– 226; 38 U.S.C. 101 note), **revenues from leases at the West L.A. Campus stay with VA to be used for the renovation and maintenance of the land and facilities** at the Campus.
- Absent that statutory authority, lease revenues would be directed to the Treasury. Funds received pursuant to that authority are credited to the applicable Department medical facilities account and must be available **without fiscal year limitation**.
- The primary sources of funds are **UCLA**, **Brentwood School**, and the **Building 209 Enhanced-Use Lease (EUL)**. More recently, the **Safety Park** lease for operation of the **Barrington Village Parking Lots** has begun generating revenue.

CRITERIA FOR USE

To determine best use of the funds, in 2018 GLA developed a decision-making framework prioritizing projects that:

1. **Conform with the West LA Leasing Act;**
2. **Show a demonstrable benefit to homeless or at-risk Veterans; and,**
3. **Would not be something otherwise funded through normal medical center operations or programs.**

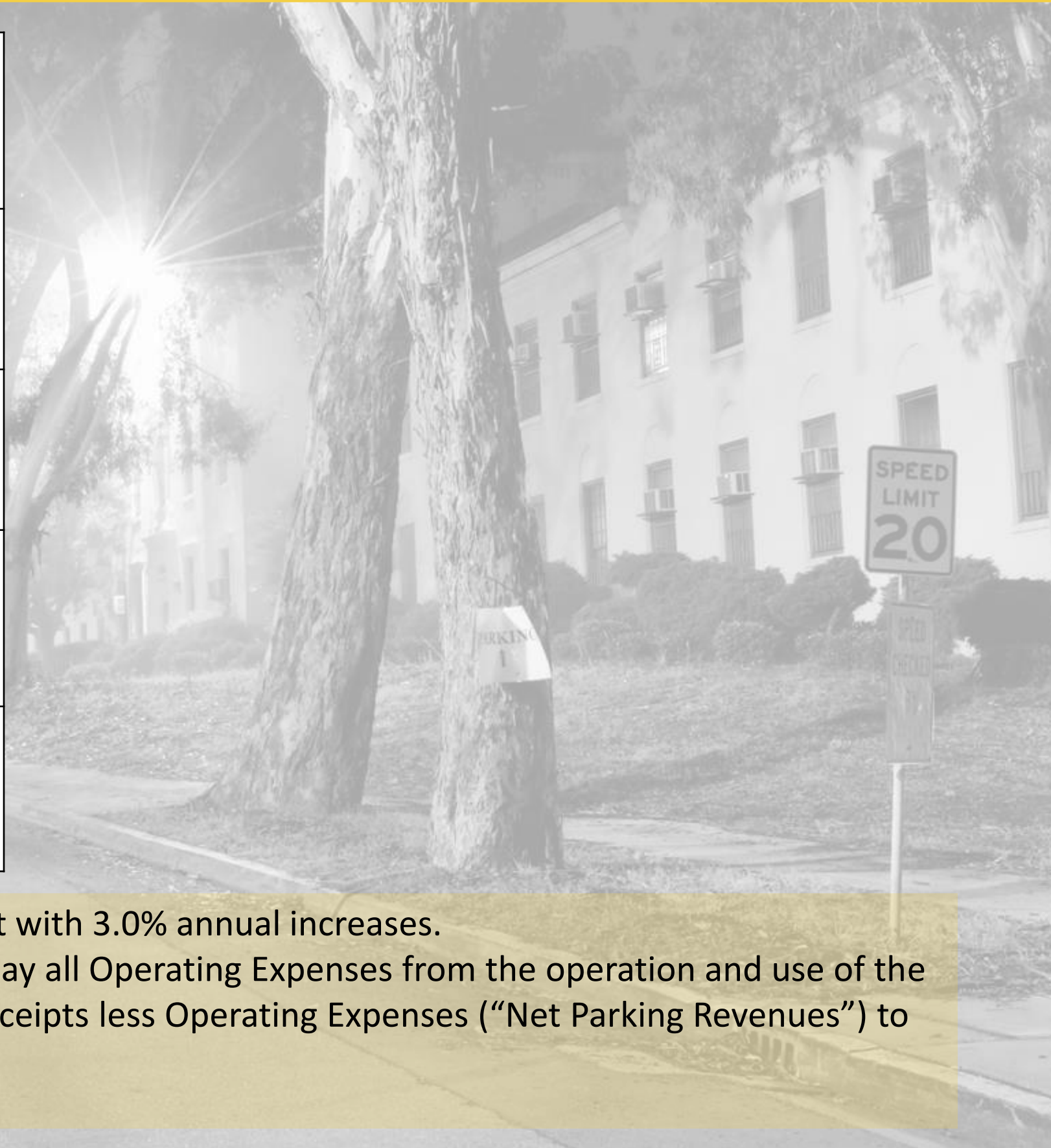
Sources of Lease Revenue

Brentwood School	\$72,604 (monthly)
UCLA	\$25,758 (monthly)
B209 EUL	\$21,006 (yearly)*
Barrington Parking Lots	\$143,006 (FY2020 to date)**
Account Total	\$4,621,523.90***

*Current rent per Lease. Based upon annual rent of \$360 per unit with 3.0% annual increases.

**Lessee shall diligently collect all Gross Receipts and promptly pay all Operating Expenses from the operation and use of the VA Barrington Parking Lots. The Lessee will remit the Gross Receipts less Operating Expenses (“Net Parking Revenues”) to VA by no later than the 10th day of each month

***As of May 15, 2020



Lease Revenue – Proposed Project

a sense of home – the Healing Garden at the Domiciliary Courtyard

This project – *a sense of home* – transforms the existing overgrown, institutional courtyard into a space fostering a sense of comfort by creating a familiar, homelike environment and **enhancing the environment of care for Veterans** who reside at the Domiciliary. With spaces facilitating **clinically-led recreation, teaching, and activities that fosters rehabilitation**, the design features:

- A **therapeutic walking path** encircling the garden leading past an **edible garden**, a small **amphitheater**, and spaces designed for **physical exercise and recreation**;
- Small **outdoor rooms** with space for **teaching circles**, individual **therapy**, or **meditation**; and,
- Secure and private space dedicated for use by women Veterans.

Project Cost

- Conceptual designs developed **at no cost to VA** by UCLA's Department of Facilities Management.
- 2019 cost estimates scoped project at **\$4.675 million**.
- With a cost estimate greater than the balance of revenues available, **GLA paused development** to consider options.
- **2020 Status:** moving forward with phased project that preserves the design concepts, maximizes donations, and does not deplete the lease revenue account balance.



Domiciliary Courtyard



Existing Conditions



TRANSFORMING A CAMPUS INTO A

COMMUNITY

WEST LOS ANGELES VA CAMPUS REDEVELOPMENT

DEVELOPMENT TEAM



CENTURY



THOMAS SAFRAN
& ASSOCIATES

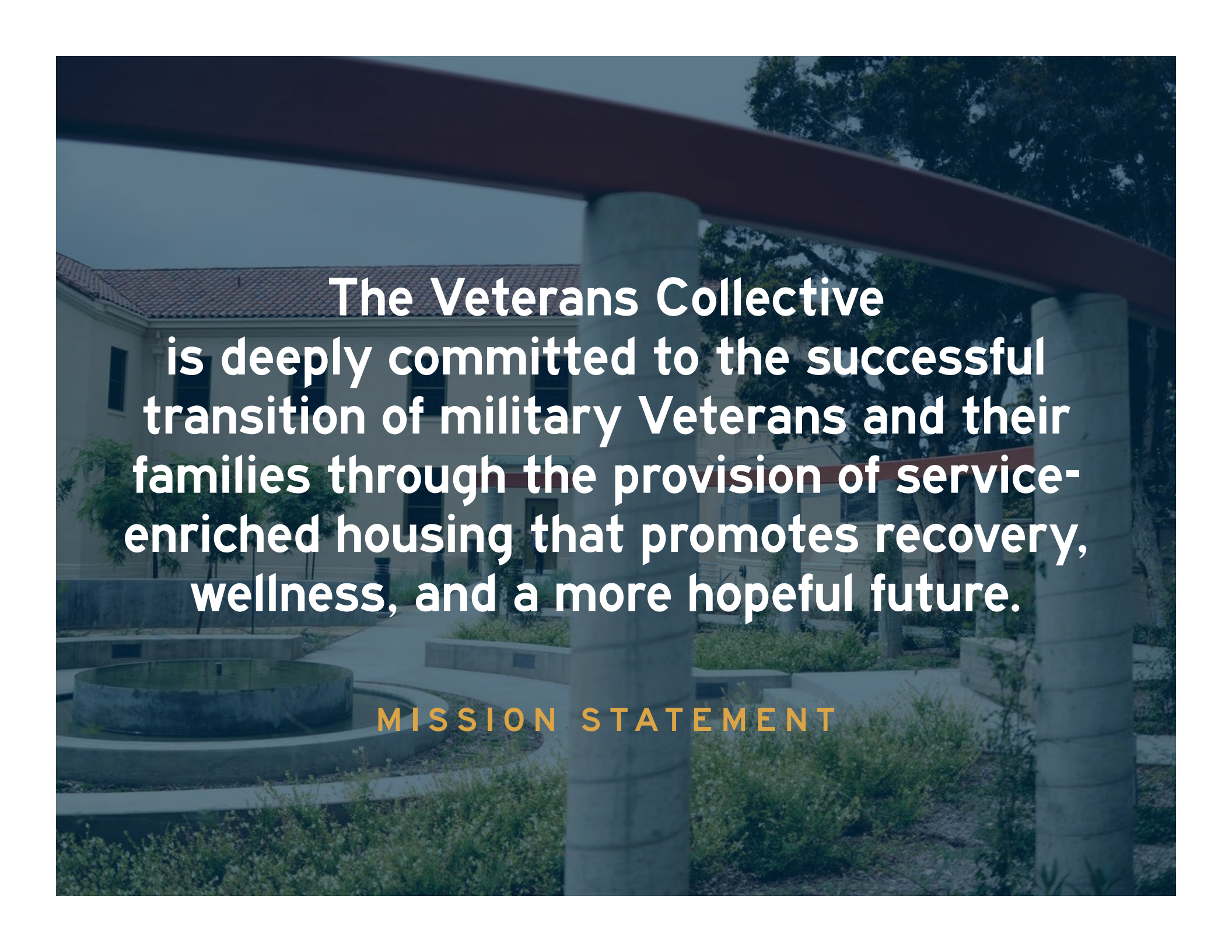
COLLABORATIVE PARTNERS



CF CITY
FABRICK

kpff





**The Veterans Collective
is deeply committed to the successful
transition of military Veterans and their
families through the provision of service-
enriched housing that promotes recovery,
wellness, and a more hopeful future.**

MISSION STATEMENT



GUIDING PRINCIPLES

★★★★★



HOME

Holistically assemble services, amenities and housing that anchor our residents in home.



NURTURE

Support residents' mental, physical and emotional health and connectivity within and beyond this community.



OPPORTUNITY

Embrace veterans, stakeholders, and partners with shared values and respect.



RESTORE

Serve as a responsible steward for the historic built and natural environments of the community.



OUTSTANDING

Build monumentally modest neighborhoods for veterans.



SUSTAIN

Ensure the long term fiscal health, viability and success of the community.

ESTABLISH
ORDER



Create sense of hierarchy, orientation, and monumentality across the community through organization of structures and landscape.

URBAN DESIGN
STRATEGIES



ASSEMBLE
HARMONY



Preserve the architectural heritage of the community and integrate new construction within the existing community.

CONNECT TO
CONTEXT



Foster physical connections both within the VA community and beyond into the surrounding community. Create meaningful gathering places where community can be brought together.

BUILD
CRITICAL MASS



Cluster development, uses, and infrastructure improvements to build critical mass of activity, services, and amenities within the community. Be thoughtful on phasing, focusing development on areas that can be fully claimed, built out and utilized.

CREATE MONUMENTAL
MODESTY



Enhance the civic design and architecture of the West LA-VA community through historic preservation, new construction, monuments, public art, and landscape design.

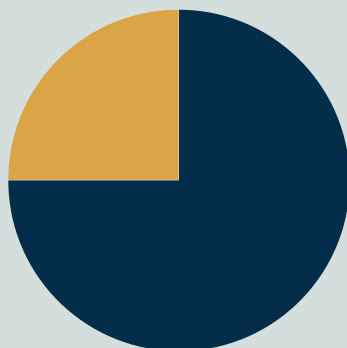
POPULATION OVERVIEW



2019 Los Angeles County Point In Time Count – 3,878 Veterans

Represents 7% of Los Angeles County homeless population
Includes 1,300 chronically homeless veterans

982
sheltered in
Emergency/
Transitional



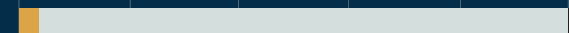
2,896
unsheltered

VETERANS OF ALL BACKGROUNDS & MILITARY SERVICE ERAS

Senior veterans	Single-parent veteran families
Female veterans	Iraq/Afghanistan era veterans
Male veterans	Chronically homeless
LGBTQ+ veterans	Disabled veterans
Veteran families	Military Sexual Trauma

MILITARY SEXUAL VIOLENCE

Male



Transgender

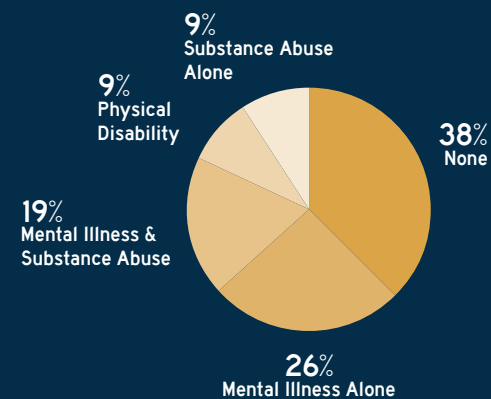


Female



0% 20% 40% 60% 80% 100%

PREVALENCE OF MENTAL ILLNESS, SUBSTANCE ABUSE, AND PHYSICAL DISABILITY





IMPACT OF COVID-19 ON EFFORTS



PROGRESS SINCE THE LAST VCOEB MEETING














Building 207

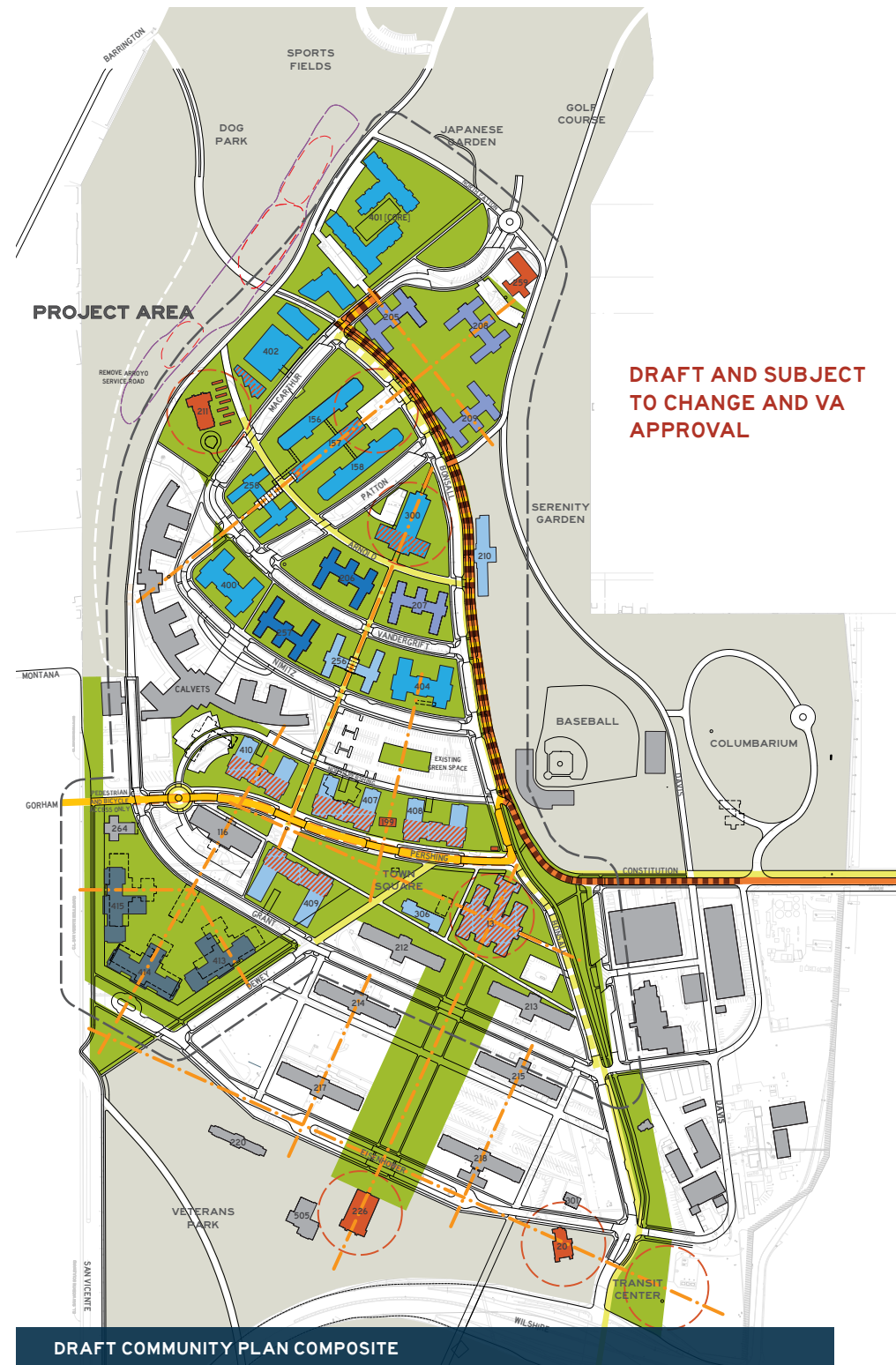
Bonsall Infrastructure

Community Planning

DC Advocacy

LEGEND

	PHASE 0		COMMUNITY
	PHASE 1		OPEN SPACE
	PHASE 2		GROUND FLOOR ACTIVITY
	PHASE 3		ELECTRICAL
	PHASE 4		NEW NATURAL GAS
			DATA AND COMMUNICATIONS



NEXT STEPS AND ACTIVITIES IN 2020



Public hearing

Wet utility infrastructure assessment

Diligence and predevelopment on
additional buildings

Close financing and begin
construction on 207 and Bonsall

Community Planning





THANK YOU

WESTLAVETERANSCOLLECTIVE.COM





NATIONAL COALITION *for* HOMELESS VETERANS

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The CARES Act (P.L. 116-136) & VA Homeless Programs

- \$14.4 billion for VHA Medical Services, including \$202 million for SSVF, \$88 million for GPD, and \$10 million for HCHV.
- A requirement that telehealth equipment be available to case managers and veterans in HUD-VASH.
- Language lifting the authorization cap on SSVF during this emergency for new supplemental dollars.
- Language lifting the authorization cap on GPD during this emergency for new supplemental dollars.
- A waiver of any requirement to discharge a veteran from the VA Grant and Per Diem program after the veteran is absent for 14 days.
- Language allowing VA to continue to pay per diem to grant recipients for any additional days of absence when a veteran has already been absent for more than 72 hours.

H.R. 6800, The Health and Economic Recovery Omnibus Emergency Solutions Act (HEROES) Act & VA Homeless Programs

- Provides flexibility for the VA to care for homeless veterans during the COVID-19 public health emergency. Allows VA to provide transportation, purchase food, shelter, telecommunication equipment, clothing, blankets, and toiletry items for homeless veterans.
- Authorizes VA to setup homeless encampments on the grounds of VAMCs during a public health emergency, and make improvements to allow homeless veterans to stay temporarily in VA parking lots.
- Amends the CARES Act to expedite additional funding for Grant Per Diem (GPD) providers and awards additional grants to service providers. Authorizes Grant Per Diem providers to use per diem payments for food, basic supplies, and housing to assist homeless veterans and formerly homeless veterans to self-isolate during a public health emergency.
- Streamlines provision of HUD-VASH vouchers to homeless veterans during the COVID-19 pandemic. Allows public housing agencies administering HUD-VASH rental assistance vouchers to process applications electronically and waive in-person inspection requirements to rapidly house veterans during the COVID-19 public health emergency.
- Includes Grant Per Diem for children of homeless veterans. Authorizes VA to provide reimbursements to social service providers receiving grants for the costs of services for minor children of homeless veterans. This provision would modify the calculation of grants to providers to ensure children are included in calculations.
- Streamlines payment of emergency care claims to community providers during the COVID-19 public health emergency. Grants prior authorization for any emergency care sought by veterans at non-VA hospitals, including COVID-19-related diagnosis and treatment, and ambulance transportation.

- Provides VA health care for veterans without health insurance. Authorizes veterans without a disability but determined to have a financial hardship to qualify for enrollment in VA's health care system, and be exempt from payment of hospital and medical care copays.
- No copays for COVID-19 preventative services at VA medical facilities. Eliminates the payment of copays or cost sharing for preventative treatment or services for COVID-19, including the administration of a vaccine.
- Suspends VA debt collection activities during the COVID-19 public health emergency. Prohibits the Secretary from taking enforcement actions to collect payments for benefit debts, establishes new benefit debts, sends notices regarding benefit debts to individuals or consumer reporting agencies, allows interest to accrue on benefit debts, or applying administrative fees on benefit debts. Suspension of debt collection applies for 60 days past the end of the COVID-19 public health emergency.