

West Los Angeles Integrated Project Team (WLA IPT) Update/Status/Q&A

September 12, 2018

Update/Status

- Housing: Buildings 205/208/207, MacArthur Field
- Temporary Bridge Housing
- Safe Parking
- PEIS
- South Campus Major Construction Projects
- Purple Line Extension
- Third-Party Land Use Audit

Questions?

Housing: Buildings 205/208 and 207



- ❑ Environmental Assessment (EA) for Buildings 205, 208 and 207 will be published 1st Quarter FY 2019
- ❑ B205/208 developer is in the process of securing financing and working with VA to finalize lease documents
- ❑ Construction anticipated to begin in 2nd Quarter FY 2019
- ❑ Delivery of approx. 120 units anticipated 4th Quarter FY 2020
- ❑ Principal Developer will develop B207; construction and delivery dates TBD

Housing: MacArthur Field

- ☐ Environmental and historic due diligence for this contemplated new construction is being analyzed as part of the ongoing PEIS
- ☐ Developer has been identified, but development will not occur until the PEIS is completed
- ☐ Anticipate construction beginning 1st Quarter FY 2020
- ☐ Delivery of at least 150 units anticipated 4th Quarter FY 2022

Temporary Bridge Housing

- ☐ Negotiations with City and County of Los Angeles underway
- ☐ Anticipate October 2018 construction start and February 2019 delivery
- ☐ 100 beds + separate facilities for dining and hygiene
- ☐ Separate structures for men and women
- ☐ Exclusively for Veterans

Safe Parking

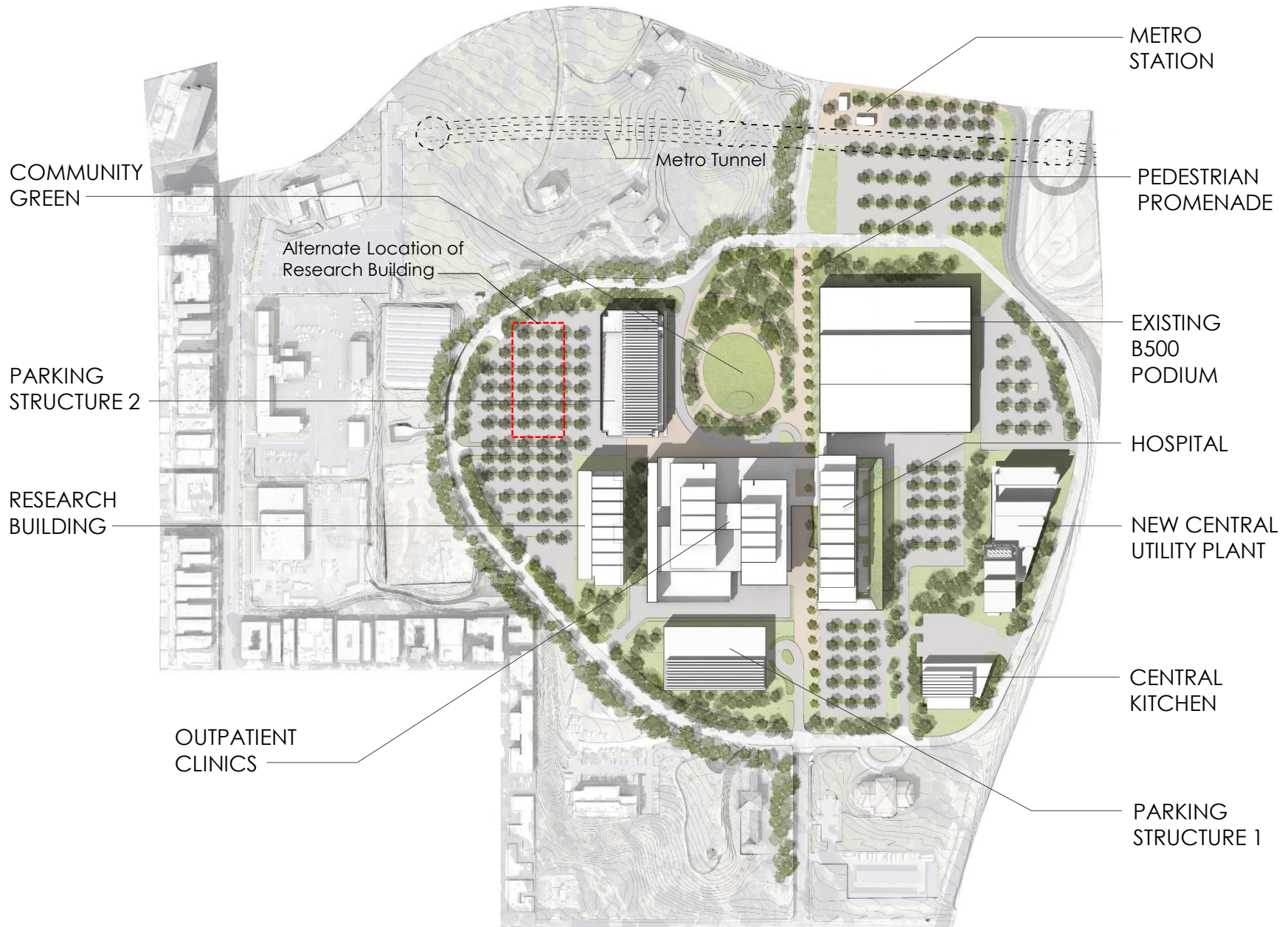


- ❑ The Safe Parking Program provides a designated safe area for eligible Veterans to park and sleep in their vehicles, overnight, with security and access to sanitation stations and supportive services
- ❑ Initial pilot was successful – average 8 cars/night
- ❑ Negotiations underway to expand to other parking area(s) on campus, expand capacity to ≈ 30 cars

Environmental and Historic Due Diligence



- ❑ On target to publish draft PEIS in late 2018
- ❑ The draft PEIS will be published in the Federal Register and solicit public comments for a 45-day period.
- ❑ Additionally, VA will host public meeting in late 2018 / early 2019 as an additional forum for feedback from the public.
- ❑ VA appreciates VCOEB's insight and assistance in soliciting Veteran feedback
- ❑ The Principal Developer will work with PEIS to recommend optimal scenario(s) for most cost-effective and least time-consuming approach to delivering 1,200 units of housing, non-housing services and activities.



Purple Line Extension



- ❑ VA recently conducted a peer review of LA Metro's 130c environmental compliance documentation
- ❑ Real Estate Transaction negotiations underway
- ❑ Advanced utilities relocation work (off campus) to begin 4th Quarter FY 2018
- ❑ Negotiating short- and long-term impact mitigation strategies now

Proposed locations of temporary & permanent property utilization by LA Metro

Third-Party Land Use Audit



- ❑ West L.A. Leasing Act requires VA Office of Inspector General (OIG) to audit leases and other third-party land uses
- ❑ OIG sends its report and VA's response to SVAC, HVAC, Appropriations Committees, and local Congressional offices
- ❑ Report due out 9/28/18



Questions?

VA Enhanced-Use Lease (EUL) Program Information Session

**September 12, 2018
Presented by
Edward Bradley
Executive Director
Office of Asset Enterprise Management (OAEM)**

1. Purpose
2. EUL Overview and Authority
3. EUL vs. Federal Construction
4. West Los Angeles Principal Developer Concept
5. Principal Developer RFQ Approach
6. EUL Process for West Los Angeles Campus
7. Capital and Operating Funding Sources
8. Principal Developer RFQ Status and Next Steps
9. Questions & Answers

- ❑ Provide the VCOEB with background on:
 - VA's EUL Program
 - Principal Developer Concept and RFQ Development Process
 - Future EUL Implementation on the West Los Angeles Campus
 - Status of Principal Developer solicitation process

Overview

- ❑ An EUL is a VA mechanism to provide permanent supportive housing for homeless Veterans and their families
- ❑ VA does not have the direct legislative authority to provide and maintain housing for Veterans and their families
- ❑ VA enters into a long-term ground lease with a non-VA entity, who develops, builds, finances, operates, and maintains the housing
- ❑ Since 1991, VA has executed 99 EULs, which include 47 operational housing EULs nationwide containing nearly 3,000 units of housing
- ❑ VA housing EULs have raised approximately \$513M of private sector capital, enabling VA to focus its limited appropriated funding on the provision of health care and benefits for Veterans

Selected California EUL Projects



Menlo Park, CA EUL Project

60 Units of Permanent Supportive Housing for Homeless Veterans and Veterans at Risk of Homelessness



Sepulveda, CA EUL Project

149 Units of Permanent Supportive Housing for Homeless Veterans and Veterans at Risk of Homelessness

- ❑ Selected EUL projects completed under VA's original EUL authority include:



Lincoln, NE: Former VA Medical Center Campus

- Senior Foundation VA Vision, LLC (EUL Lessee) has a 75-year lease for approximately 59 acres of land and 21 buildings
- The lessee has constructed the first phase on a portion of the vacant land consisting of 70 units of permanent supportive housing for Veterans
- Additional housing phases, including senior supportive housing, are planned for the buildings and remaining vacant land

North Chicago, IL: VA Medical Center (VAMC)

- North Chicago Energy (EUL Lessee) leases 1.07 acres of land
- The lessee designed, constructed, owns, and operates a state-of-the-art cogeneration energy center that supplies all of the VAMC's electric and thermal energy, as well as the energy required by the joint VA/DoD Federal Hospital
- VA receives 50% of the balance of excess electricity sales to grid and 100% of any third party energy sales after management expenses are paid



Minneapolis, MN: VA Medical Center

- Hennepin County Housing and Redevelopment Authority (EUL Lessee) has a 60-year lease for 4.34 acres of land and four buildings
- The lessee has constructed two new buildings and renovated three existing VA buildings to provide 140 affordable housing units for Veterans
- Other Minneapolis EUL projects include additional housing units and a credit union

EUL Authority: 38 U.S.C. §§ 8161-8169

- ☐ EULs can only be for the provision of supportive housing that engages tenants in on-site and community-based support services for Veterans or their families that are at risk of homelessness or are homeless, to include:
 - Permanent housing
 - Transitional housing
 - Single-room occupancy
 - Congregate living housing
 - Independent living housing
 - Assisted living housing
 - Other modalities of housing
- ☐ EUL term may not exceed 75 years
- ☐ The consideration for any EUL shall consist solely of cash at fair value as determined by the Secretary – VA can receive no other type of consideration
- ☐ The EUL agreement may not provide for any:
 - Acquisition; or
 - Exchange; or
 - Lease-back by the Secretary or Federal Government

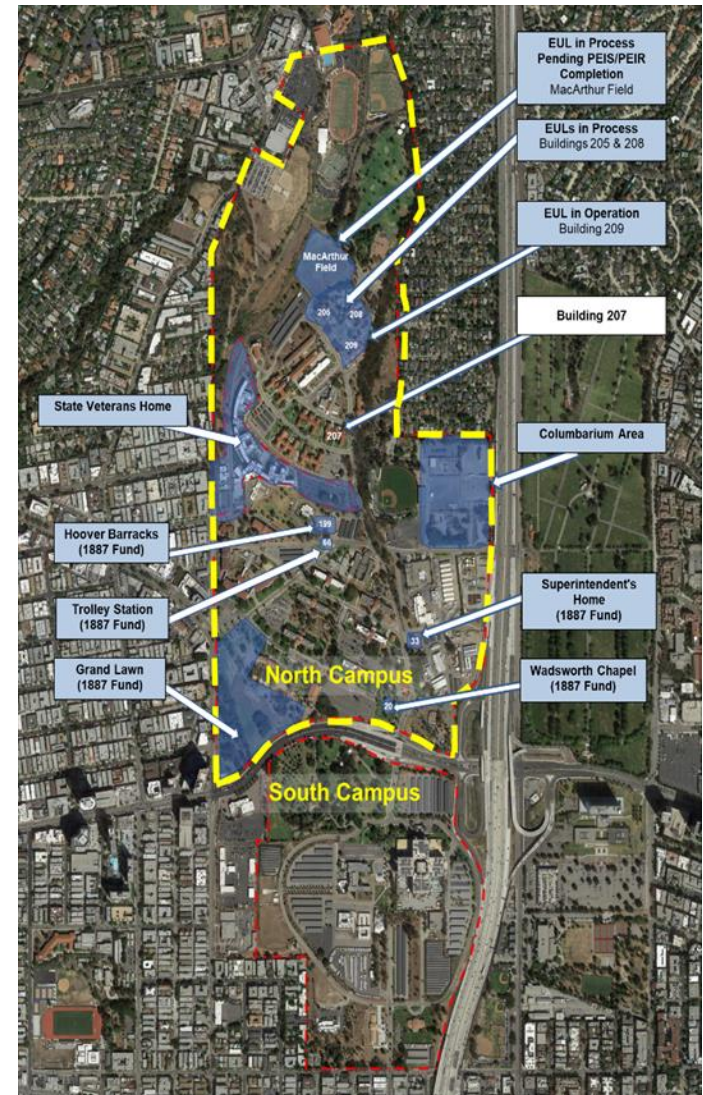
EUL Projects vs. Federal Construction

	EUL Projects	VA / Federal Construction
1. <u>TRANSACTION DYNAMICS</u>		
Agreement Type	Outlease for Private Use	Service Contract
Private Sector Partner		
	Developer	General Contractor
2. WHO CARRIES RISK?		
Construction	Developer	VA
Occupancy	Developer	VA
Residual	Developer	VA

West Los Angeles Principal Developer

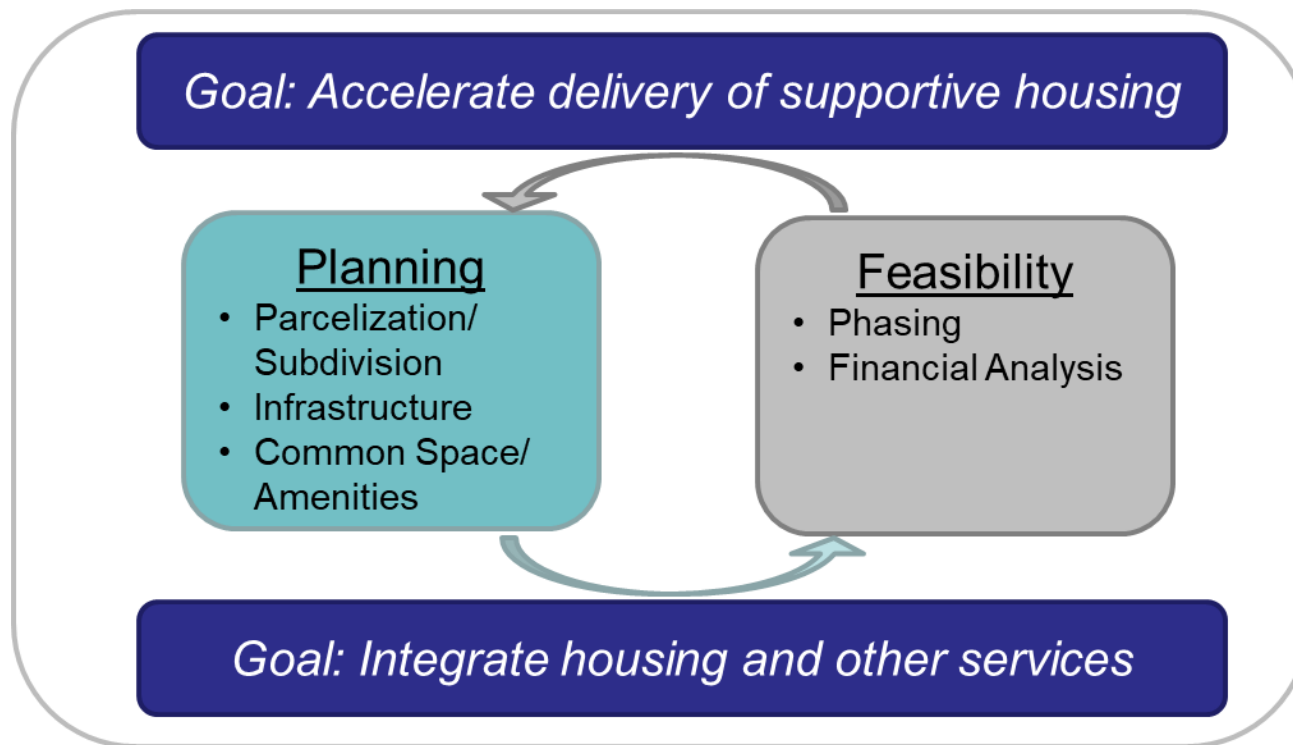
EULs on the West Los Angeles Campus

- ❑ Goal in West Los Angeles is for **multiple EULs** to deliver at least 1,200 supportive housing units for homeless and at-risk Veterans
- ❑ VA has already identified multiple potential locations
- ❑ EULs underway include:
 - Building 209 (54 units in operation)
 - Buildings 205 & 208 (120 units in development)
 - MacArthur Field (developer selected)
- ❑ A Principal Developer is needed to coordinate, integrate, and implement development of at least 900 supportive housing units



Principal Developer Approach

1. Consolidates development responsibilities for the remaining EUL projects into one Principal Developer
2. Creates a safe, affordable, housing community for homeless and at-risk Veterans and their families on the North Campus



Principal Developer Role

- ❑ Assemble a multi-faceted team to plan, coordinate, and execute all development activities:
 - Identify assets for redevelopment of new housing
 - Coordinate community/neighborhood planning
 - Address infrastructure and utility issues
 - Create phasing plan and associated timeline for completing all housing
 - Self-perform or competitively select (through RFP process) new teams to develop, finance, construct, and operate each phase of development
 - For each EUL project, team will include: developer, architect, engineering firm, general contractor, property manager, supportive services provider, legal services, historic preservation consultant, etc.
 - Team to be approved by VA
- ❑ Responsible for overall delivery of supportive housing solution

West Los Angeles Principal Developer RFQ

Solicitation Inputs:

Targeted Market Research

- OAEM held calls with selected affordable, multifamily housing developers, both for- and non-profits
- Goal of calls was to:
 - Determine interest in opportunity;
 - Identify potential risks associated with Principal Developer concept;
 - Evaluate mitigation strategies; and
 - Gather developer feedback

Kingdomware Sources Sought Notice

- VA published a Sources Sought notice on FedBizOpps on 5/29/2018
- Purpose of the notice was to see if two or more qualified Veteran owned small businesses (VOSBs) could perform as a Principal Developer
- Notice closed 6/19/2018
- Based on responses received to the Sources Sought notice, RFQ was a full and open competition

Industry Forum

- VA held Industry Forum for Principal Developer opportunity on 7/10/2018 in Los Angeles
- Purpose was to provide information about the RFQ to potential Offerors
- 52 non-VA attendees representing 40 different organizations
 - 28 attendees (from 21 organizations) were developers
 - 5 attendees (from 3 organizations) were funders
 - Other attendees included citizens, consultants, and other stakeholders

West Los Angeles Principal Developer RFQ

Solicitation Goals:

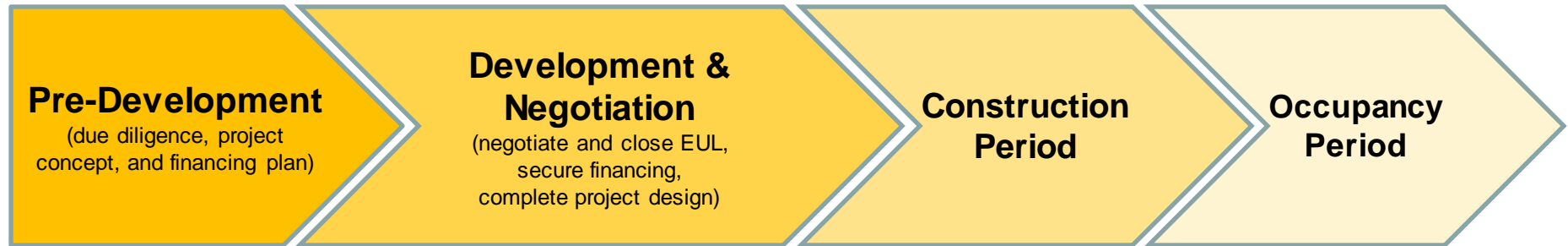
- ❑ Select the most highly qualified **Principal Developer Team** to create, evaluate, and implement housing scenario(s) for the North Campus, as well as execute the Building 207 development
- ❑ Enable VA to select the best possible Offeror, while taking into consideration:
 - Level of effort required to respond required to respond
 - Uncertainties surrounding project

Solicitation Approach:

- ❑ Evaluate responses using **five equally weighted factors** (see next slide) that take into consideration VA's goals and objectives, required skill sets, and the pre- and post-PEIR/PEIS scopes of work
 - Three factors are qualifications-based (master development, affordable/ supportive housing, and financial wherewithal)
 - Two factors are project-based (management plan and Building 207 plan)

EUL Process for West Los Angeles

Implementation:



- ❑ Implementation to be done by Principal Developer Team or new teams, which have been competitively selected by Principal Developer
- ❑ Principal Developer must have specific affordable housing development expertise, and will assemble additional team members as needed for each individual EUL to include:
 - Architect
 - General Contractor
 - Consultants (environmental, historic, financing, etc.)
 - Legal
 - Property Manager
 - Supportive Services Provider
- ❑ Single most complicated EUL element is for the Principal Developer or new teams to secure capital and operating financing for project

EUL Process for West Los Angeles (cont'd)

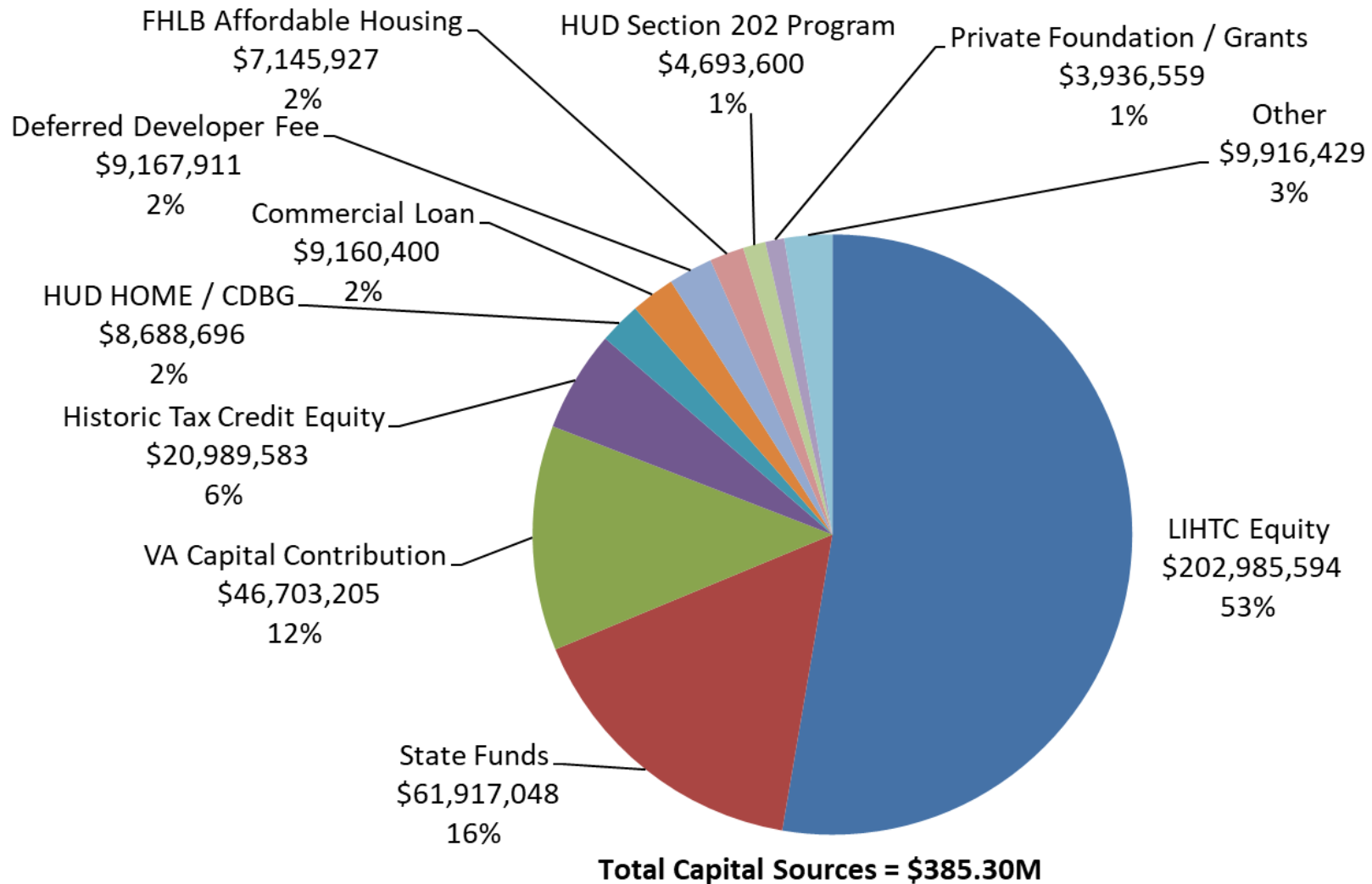
For each EUL, Principal Developer Team:

- ☐ Conducts own due diligence studies to meet any lender requirements
- ☐ Prepares draft and final project plans:
 - Site Plan
 - Design Plan
 - Development and Financing Plan
 - Utility Plan
 - Operations and Maintenance Plan, and
 - Tenant Selection Plan
- ☐ Applies for financing and secures capital and operating financing commitments
- ☐ Coordinates with local authorities to obtain letters/ agreements required
- ☐ Executes EUL with VA

***The Principal Developer will begin this process for
Building 207 immediately following selection;
Other EULs to commence following PEIS/PEIR completion***

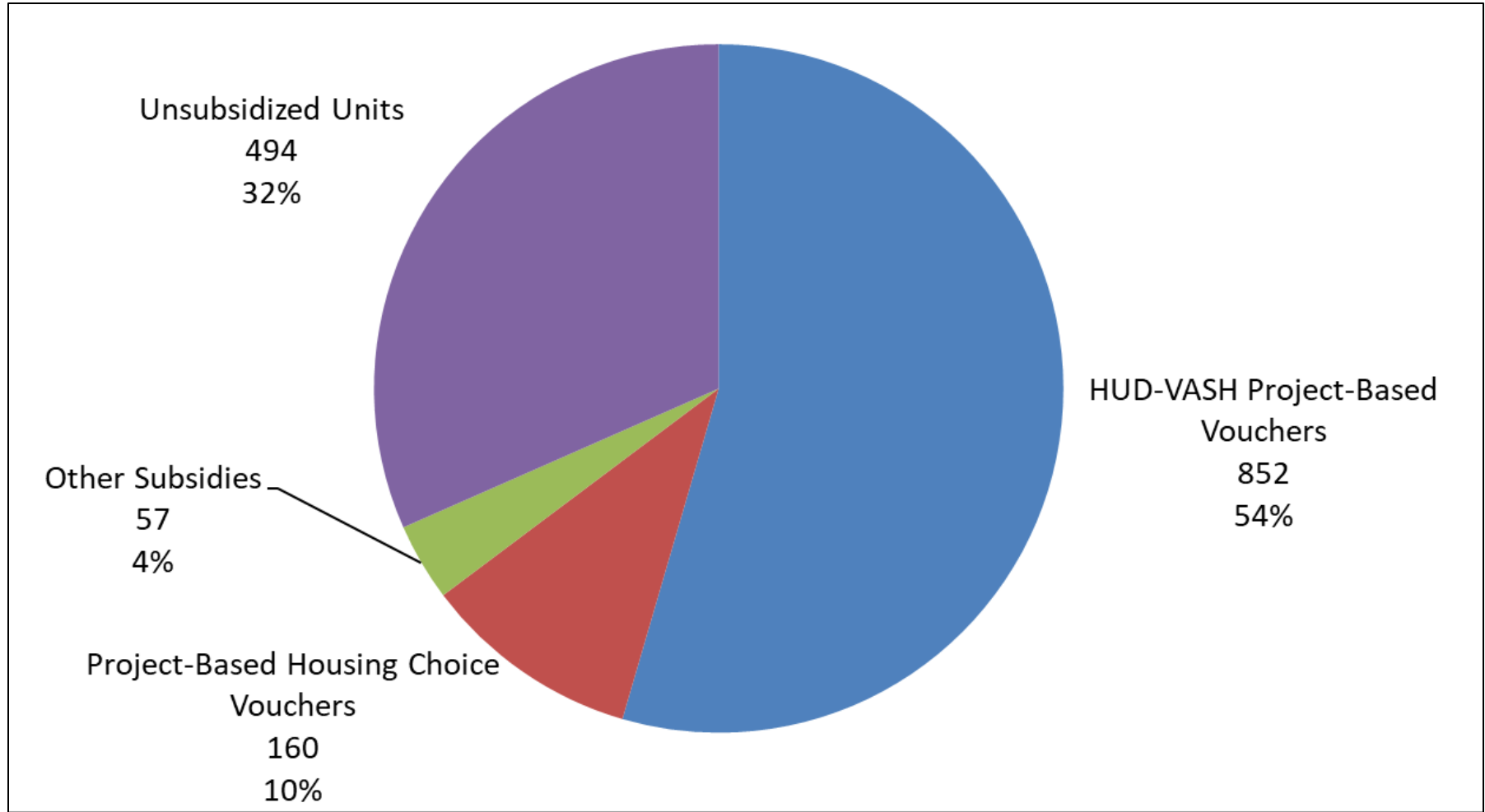
EUL Capital Funding Sources

Capital Funding Sources for Closed Supportive Housing Projects



EUL Operating Funding Sources

Operating Subsidies for Executed Leases / Amendments*



*Chart reflects projects for which we have complete financial information.

Principal Developer RFQ Status and Next Steps

Solicitation Status:

- ☐ Request for Qualifications (RFQ) released – July 2
- ☐ Offeror responses received – August 27
- ☐ Anticipated Evaluation Period – August 29 to mid-October
- ☐ Anticipated Notification of Selection to Principal Developer – mid-October

Additional Information Sources:

VA EUL Program

- ❑ VA EUL Program: <http://www.va.gov/AssetManagement/>
- ❑ EUL Videos
 - <https://www.youtube.com/watch?v=j-lyHQqtC1E>
 - <https://www.youtube.com/watch?v=2GEdFc9Q1tc>
 - <https://www.youtube.com/watch?v=kxwtzglkdo8&feature=youtu.be>

West Los Angeles Principal Developer and Building 207 RFQ Information

- ❑ Accessing RFQ:
 - Go to www.fbo.gov
 - Search for Solicitation Number: 36E7718Q9061
- ❑ Building 207 and Principal Developer Public Hearing:
 - https://www.losangeles.va.gov/documents/VA_Public_Hearing_EUL_04_18.pdf
 - https://www.losangeles.va.gov/documents/WestLABuilding207PHQuestionsReceived-10May2018FINAL_R1.pdf

GLAHS Information

- ❑ GLAHS: <http://www.losangeles.va.gov/>
- ❑ West Los Angeles Master Plan: <http://www.losangeles.va.gov/masterplan/>



UCLA and West LA VA Partnership

Veterans and Community Oversight and Engagement Board
Quarterly Meeting
September 12, 2018

Presented by: Jonathan Varat
UCLA Veterans Affairs Relations

Overview

- ▶ History of UCLA relationship with GLA VA
- ▶ West Los Angeles Leasing Act of 2016
- ▶ UCLA/VA Lease Agreement
- ▶ UCLA/VA Partnership Programs Pursuant to Lease
 - UCLA/VA Veteran Family Wellness Center
 - UCLA School of Law Veterans Legal Clinic
 - VA UCLA Center of Excellence: Veteran Homelessness, Mental Health & Substance Abuse
 - Athletics
- ▶ In-Kind Contributions Pursuant to Lease
- ▶ Additional Veteran-Centric undertakings not required by the lease
- ▶ Questions



70 Year UCLA/VA Relationship

Longstanding, ongoing and enduring connections between UCLA & the West LA VA

- ▶ Medical Affiliate (since 1948)
 - VA personnel with UCLA academic appointments: **319**
 - In FY18 UCLA provided healthcare services to military personnel and families: **2,361**
 - Inpatient stays: **389**
 - UCLA eye doctor visits by Veteran patients: **20,000**
 - UCLA medical students who rotate to the VA's Medical, Surgical, Psychiatry and Imaging Services annually: **250**



70 Year UCLA/VA Relationship

Longstanding, ongoing and enduring connections between UCLA and the West LA VA

- ▶ Baseball Stadium (Sawtelle Field 1964-79; Jackie Robinson Stadium since 1981)
- ▶ Operation Mend (2007)
- ▶ Entrepreneurship Bootcamp for Veterans with Disabilities (2008)
- ▶ UCLA/VA Lease Agreement (2016)—New Programs and Commitments



West Los Angeles Leasing Act of 2016

Section 2 specifically authorizes the Secretary to carry out certain leases at the West LA VA campus, including the following:

- ▶ Section 2(b)(3) “A lease of real property for a term not to exceed 10 years to The Regents of the University of California ... on behalf of ... UCLA ..., if—
 - (A) the lease is consistent with the master plan ...;
 - (B) the provision of services to veterans is the predominant focus of the activities of The Regents at the Campus during the term of the lease;
 - (C) The Regents expressly agrees to provide, during the term of the lease and to an extent and in a manner that the Secretary considers appropriate, additional services and support (for which The Regents is not compensated by the Secretary or through an existing medical affiliation agreement) that—

West Los Angeles Leasing Act of 2016

- (i) principally benefit veterans and their families, including veterans that are severely disabled, women, aging, or homeless; and (ii) may consist of activities relating to the medical, clinical, therapeutic, dietary, rehabilitative, legal, mental, spiritual, physical, recreational, research, and counseling needs of veterans and their families or any of the purposes specified in any of subparagraphs (A) through (I) of paragraph (2); and
- ▶ (D) The Regents maintains records documenting the value of the additional services and support that The Regents provides pursuant to subparagraph (C) for the duration of the lease

UCLA Lease Agreement

- ▶ Signed effective December 23, 2016
- ▶ Lease between U.S. Department of Veterans Affairs and UCLA
- ▶ Provisions for program commitments, stadium rent, and in-kind contributions totaling \$16.5 million over 10 years



UCLA Lease Agreement

ARTICLE 2 – CONSIDERATION FOR LEASE, UTILITY INFRASTRUCTURE, AND PAYMENT OF ANCILLARY SERVICES

A. **Consideration:** In return for VA granting this Lease on the Greater Los Angeles (GLA) Campus, the Lessee hereby agrees to provide the following consideration for the principal benefit of Veterans and their families:

1. **Rent Payment:** Lessee will provide an annual rent payment of \$300,000 to VA, which amount shall be payable in monthly installments of \$25,000, for a term of 10 years. Such rent payments shall be adjusted upwardly (but not downwardly) for inflation at a fixed rate of 1% every year during the term of the lease.

2. **Additional Services and Support for the Principal Benefit of Veterans and Their Families:**

a. Lessee will (i) establish and operate, through the UCLA School of Law, a UCLA Veterans Legal Clinic on the West Los Angeles campus at a cost of \$4,000,000 (including salaries and benefits) over the duration of the ten-year lease, (ii) design and implement jointly with VA a Family Resource & Well-Being Center and a Mental Health & Addictions Center at a combined cost to UCLA of \$7,500,000 (including salaries and benefits) over the duration of the ten-year lease, and (iii) provide in-kind services with a value of \$2,000,000 (including salaries and benefits) over the duration of the ten-year Lease to Veterans on the West Los Angeles campus.

UCLA Lease Agreement

b. VA will provide at its cost adequate and appropriate space and physical support for the presence of the UCLA Veterans Legal Clinic on the West Los Angeles campus, including, for example, utilities, internet access, and related information technology infrastructure, janitorial and maintenance services. VA will provide at its cost additional staffing and adequate and appropriate space and physical support for the Family Resource & Well-Being Center and Mental Health & Addictions Center on the West Los Angeles campus, including, for example, utilities, internet access, and related information technology infrastructure, janitorial and maintenance services.

c. Lessee and VA agree that, unless otherwise agreed to in writing by the parties, the UCLA Veterans Legal Clinic will begin operations on August 21, 2017, and the Family Resource & Well-Being Center and Mental Health & Addictions Center will begin operations no later than August 1, 2017.

UCLA Lease Agreement

d. In recognition of the fact that the costs to Lessee for the services identified in subpart (a) of this Article 2.A.2 may vary from time to time over the life of the Lease, Lessee and VA agree that Lessee shall not be in breach of its obligations hereunder in the event of a shortfall in costs incurred by Lessee in connection with providing services in any one or more of the categories of services if and to the extent the shortfall is made up by costs Lessee incurs providing any one or more of the other categories of services. In other words, if Lessee incurs costs providing the services identified in this section in the aggregate of \$13,500,000, Lessee shall be deemed to have satisfied its monetary obligations for the provision of services identified in subpart (a).

e. In the event the term of this Lease ends before the passage of a full ten-year period, the amount of the costs required to be incurred by Lessee hereunder shall be prorated based on the actual length of the term of the Lease as a fraction of ten years.

f. For the avoidance of doubt, if Lessee exercises the option to enter into a New Lease with Lessor as set forth in Article 3.B, Lessee shall be obligated to provide the same amount of services identified in subpart (a) of this Article 2.A.2 over the ten year period of the New Lease, subject to the provisions of subpart (d) of this Article 2.A.2. Further, if the term of the New Lease ends before the passage of a full ten-year period, the amount of the costs required to be incurred by Lessee, shall be prorated based on the actual length of the term of the New Lease as a fraction of ten years.

UCLA Lease Programs in Partnership with West LA VA

- ▶ UCLA/VA Veteran Family Wellness Center
- ▶ UCLA School of Law Veterans Legal Clinic
- ▶ VA UCLA Center of Excellence for Training and Research in Veteran Homelessness, Substance Abuse, Mental Illness and Recovery
- ▶ UCLA Athletics
- ▶ In-Kind Contributions of Several Varieties, including from UCLA Recreation

UCLA/VA Veteran Family Wellness Center

MISSION OVERVIEW

- First partnered Center of its kind in the VA system
- Comprehensive veteran and family-centered behavioral health and resilience-based wellness services
- Veterans, Guard and Reserve members of all eras – regardless of discharge status
- Family members - including children, significant others and extended family members
- Quality evidence-based programming, vetted resources, and coordination among UCLA, VA, and community assets and organizations

UCLA/VA Veteran Family Wellness Center



MISSION (continued)

- ▶ Warm, welcoming atmosphere
- ▶ Veterans and family members of all ages and life-stages can obtain convenient and meaningful services and resources.
- ▶ FOCUS (Families Overcoming Under Stress) model, pioneered at the UCLA Semel Institute for Neuroscience and Harvard University
 - Used to support well being in service members and families at over 30 active duty U.S. military bases around the world.
 - Recognized as a Department of Defense best practice

PERSONNEL

- ▶ Executive Director Tess Banko; Founder, Dr. Patricia Lester, Director, Nathanson Family Resilience Center; Seven Staff Members

UCLA/VA Veteran Family Wellness Center

SERVICES

- ▶ Wellness and Resilience Services for Families and Couples
 - Including extended family and children of all ages
- ▶ Individual and Family Consultations
- ▶ Tele-Wellness Services—Serving Veterans and Active Military throughout the State
- ▶ Skill Building and Parenting Groups
- ▶ Workshops and Family Events
- ▶ Resources and Referrals
- ▶ Women Veterans and Caregiver Support



UCLA/VA Veteran Family Wellness Center

VETERAN PARTICIPATION (August 2017-July 2018)

▶ Trainings

- ▶ Veterans and Families served at VFWC: **200**
- ▶ Total number of sessions: **582**

▶ Services

- Consultations – **122** (sessions) / **189** (individuals)
- Trainings – **582** (sessions) / **200** (participants)
- Workshops – **6** (workshops) / **56** (attendees)
- Skill Building Groups – **90** (groups) / **484** (attendees)

▶ **1,136 – Individual Service Sessions**

▶ **7,121 – Total Attendees across all categories**



UCLA/VA Veteran Family Wellness Center



- ▶ **92%** of participants were “satisfied” or “very satisfied” with the services received at the VFWC
- ▶ **92%** of participants would “recommend” or “highly recommend” the services received at the VFWC

“I would recommend Resilience Training to other families because the program helps families with any issues and problems that may arise. The program assists to bring families closer and establish better communication.”

UCLA School of Law Veterans Legal Clinic

MISSION STATEMENT

The mission of the UCLA School of Law Veterans Legal Clinic is twofold:

- To develop the practical skills of law school students while enhancing their knowledge of, and appreciation for, the issues facing our former military service members; and
- To address the unmet legal needs of Veterans, particularly those living or seeking services on the West Los Angeles VA campus.

PERSONNEL

Sunita Patel & Will Watts, UCLA School of Law Faculty Co-Directors, and a Paralegal

UCLA School of Law Veterans Legal Clinic

SERVICES

The Legal Clinic primarily assists veterans with:

- ▶ Securing disability benefits
- ▶ Citations received for various minor offenses
 - i.e. - jaywalking and driving with a suspended license
- ▶ Appearing in court
- ▶ Advice and referrals
 - Including housing, family law and consumer debt



UCLA School of Law Veterans Legal Clinic

VETERAN PARTICIPATION (Aug 2017-June 2018)

- ▶ Provided services to: **237 veterans**
- ▶ Total legal matters: **316**
- ▶ Official days of intake: **27**
 - Intake occurs on numerous informal occasions year round to address certain urgent situations
- ▶ Trained law school students in legal services for veterans: **16 students**
- ▶ Average legal services provided to veterans and their families: **\$1.3 million**
- ▶ Achieved financial benefits: **\$10,869.71**



Link to Annual Report - <https://law.ucla.edu/academics/clinical-and-experiential-programs/veterans-legal-clinic/>

UCLA School of Law Veterans Legal Clinic

"I was in Long Beach and I made a crossing and got a ticket. . . I panicked. I couldn't have this on my record. The Legal Clinic [students] wrote a very elegant motion, appeared in court with me, and, as a result, the judge dismissed the case... I would go [to the clinic] again. They really put time and effort into it."



UCLA School of Law Veterans Legal Clinic

“Professionally, the Veterans Legal Clinic was an extraordinary opportunity to put what I learned in the classroom into action. I wrote real legal briefs, I prepared arguments to give in court, I appeared in front of a judge with a client. Personally, as the stepson of a veteran and someone who is dedicated to addressing the ongoing crisis of homelessness in our city, it was an incredibly meaningful experience.” – **Ian Grady, Class of 2019**



VA/UCLA Center of Excellence: Veteran Homelessness, Mental Health & Substance Abuse

MISSION STATEMENT

The mission of the VA/UCLA Center of Excellence (COE) is to improve the health and social outcomes of Veterans who are homeless and have complex needs, including histories of behavioral health disorders, acute and chronic health problems, and substance use disorders. The COE has two components:

- ▶ 1) The *Training Division* is designed to better prepare VA and contract agency staff to implement evidence-based clinical practices that effectively address patient engagement and motivation, mental illness, substance use disorders, employment, and family and community integration; and
- ▶ 2) The *Research Division* will employ a community-based participatory research approach to develop and promote innovations in services that effectively engage Veterans who are homeless or are at risk of becoming homeless, and to support their improved health, social outcomes, and person-centered recovery.

VA/UCLA Center of Excellence



- ▶ Partnership agreement in Nov 2017 executed by
 - GLA VA Healthcare System Director Ann Brown
 - Dr. Peter Whybrow, Executive Chair of UCLA'S Department of Psychiatry and Biobehavioral Sciences in the David Geffen School of Medicine and Director, UCLA Semel Institute for Neuroscience and Human Behavior
- ▶ Efforts to assess teaching and research needs, and to develop effective and appropriate responses, underway since then
- ▶ Dr. Sam Tsemberis
 - Developer of the Housing First model adopted by the VA
 - On-boarded to VA as Executive Director of COE and will serve as Director of the Training Division

VA/UCLA Center of Excellence



► Dr. Kenneth Wells

- Psychiatrist and health services researcher; Professor in both UCLA's Geffen School of Medicine and UCLA's Fielding School of Public Health
- Also a part-time appointee at the VA, he has been serving as Interim Director of the COE's Research Division
- Dr. Wells has been working on this project since November 2017

VA/UCLA Center of Excellence

- ▶ A more detailed and refined MOU was executed on June 5, 2018
- ▶ In the interim, Dr. Tsemberis worked with GLA VA's homeless programs and with local and national HUD-VASH programs to help assess and improve interventions.
- ▶ Initial work focused on better team management, resolving differences between HUD-VASH culture and VAMC culture, reorganizing intake teams, improving tools for housing placements, and learning from NY programs.
- ▶ Further efforts were directed at developing mechanisms for improving staff competencies; improving the apartment search process; and increasing opportunities for Veterans after they are housed.

VA/UCLA Center of Excellence

- ▶ Simultaneously, Dr. Wells led efforts with a number of UCLA and VA researchers to focus research on homelessness and behavioral health, and collaborated with Dr. Tsemberis on training evaluation.
- ▶ That work involved coordination with other GLA research centers around that focus; mentoring junior investigators oriented towards such research; and identifying senior investigators at UCLA and VA to support them.
- ▶ Monthly or biweekly mentoring sessions and development of pilot research programs, among other activities, have been undertaken, and will continue, in order to foster the COE's research mission.



UCLA Athletics

- ▶ Serving the Greater Los Angeles Veteran and Military-connected community by providing recreational programming, entertainment, and recognition to our nation's bravest men and women.
- ▶ Fair market rent for the Jackie Robinson Stadium
- ▶ **PERSONNEL** – Senior Associate Athletic Director Matt Elliott and several other members of the UCLA Athletic Department



UCLA Athletics

VETERAN ACTIVITIES AND BENEFITS

- ▶ College baseball practices and games
- ▶ Veteran BBQ meals
- ▶ Movie nights
- ▶ Veteran-centric celebrations
- ▶ Year round military appreciation events
- ▶ Sports summer camps for children and grandchildren
- ▶ Free and reduced tickets for Veterans to all sporting events
- ▶ Donations of athletic apparel to Veterans across the region



UCLA Athletics

Veteran Participation

- ▶ Baseball home games: **32**
- ▶ Veterans Attending Events: **876**
- ▶ Veteran Appreciation Days: **15**
- ▶ Golf Clinic: **1**
- ▶ Sporting Event Tickets (*besides baseball*): **301**
 - Football
 - Women's Basketball
 - Men's Volleyball
 - Women's Gymnastics
 - Women's Softball
- ▶ Sports Camp for Children & Grandchildren: **12**



In-Kind Contributions in Multiple Forms

- ▶ Consulting to New Lease Programs
 - Example: Dr. Lester and others at Nathanson Family Resilience Center supporting VFWC
- ▶ Enhancements to New Lease Programs
 - Example: Funding of Tele-Wellness Services at VFWC
- ▶ Additional Spending on New Lease Programs
 - Likely over the course of the Lease



In-Kind Contributions in Multiple Forms

- ▶ Consulting outside New Lease Programs
 - Example: Landscape Architecture Services for new Healing Garden at the Domiciliary
- ▶ Additional Programs
 - Example: UCLA Recreation offering instruction to Veterans on GLA VA campus (Wordcommandos creative writing workshop).



Proposed UCLA Contributions Beyond the Lease Commitments

Examples

- ▶ Applicant for Revocable License to revitalize the 15-acre Veterans Garden
 - Adaptive Recreation, Therapeutic Pathways, Growing Produce, Entrepreneurial Instruction, etc.
- ▶ UCLA Recreation Department (led by Assistant Vice Chancellor Mick Deluca) and student Veteran Resource Center (led by Dr. Emily Ives) would partner with many UCLA staff and community partners in the revitalization
- ▶ Surplus Property Partnership Proposal for Veteran Employment and Training



The UCLA & VA Collaboration:

Past, Present, and Future

- ▶ For decades, UCLA and GLA VA have worked together for the benefit of Veterans in multiple ways
- ▶ We continue to work closely together, and since 2016 UCLA has acted to broaden and deepen our efforts to improve the welfare of Veterans, active military personnel, and their families
- ▶ Veterans should expect that UCLA's contributions to veteran well-being will continue to grow and diversify in the decades to come



Questions?





VETERAN'S BARRINGTON PARK *Lease Summary*



CITY OF LOS ANGELES
Department of Recreation and Parks
September 12, 2018



Key Areas Covered in Lease

- Rename Barrington Park to **"VETERANS' BARRINGTON PARK"** (Section B.1)
- **Park Use**
 - All dogs are required to be on leash unless they are in designated areas (Section C.1)
 - **Veterans and their families have priority use** of the park (Section C.2)
 - Reduction of dog park area (Section C.5)
 - Relocate the dog park
 - **Reduce the dog park area by 50%**
 - Post Notices for paid parking (Section C.6)



Key Areas Covered in Lease

- Lease Fees and City Obligation
 - Promote **Veterans hiring** of \$200,000 annually (Section D.1a)
 - Provide **maintenance and staffing** (Section D.1b)
 - Implement **recreational opportunities** (Section D.1c-d)
 - Dedicate a **memorial** up to a maximum of \$100,000 (Section D.1f)
 - Provide a park beautification of \$50,000 (Section D.1g)



Construction Improvements

p

- Dog park area **reduced by 50%**
- Additional dog park was constructed at
Westwood Recreation Center
- Veterans' Memorial was constructed



Construction Improvements



Dog Park Area Reduction

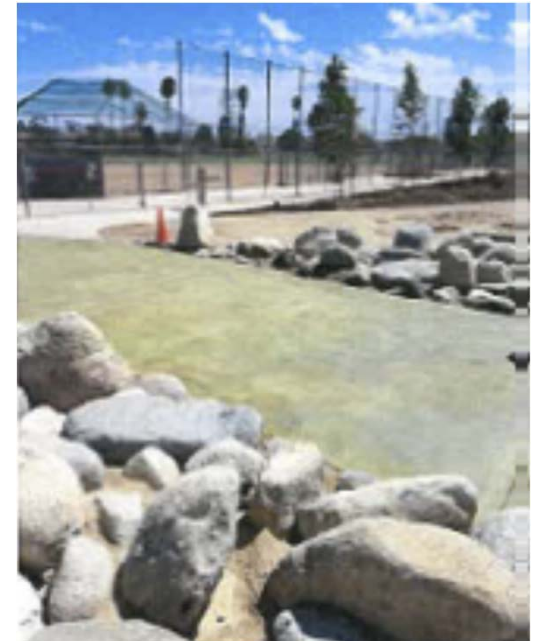
(Orange areas were renovated from dog park to memorial area and grassy areas.)

Construction Improvements



Various Construction Photos
(June/July 2017)

Construction Improvements



Various Construction Photos
(Memorial)



Recreational Activities

Softball League

- First Season – Fall/Winter 2017-18
 - **Three (3) Veteran teams** played in a six (6) team league
- Second Season – Spring/Summer 2018
 - **Three (3) Veteran teams** played.
 - Two (2) in a seven (7) team league
 - One (1) in a six (6) team league
- Current Programs
 - **Fall/Winter Softball League** started on **September 9, 2018**
 - **Umpire Military Program** scheduled to start on **October 2, 2018**



Recreational Activities

Umpire Military Program

- Slow-pitch softball **umpire training** for Veterans
 - First class was held in January 2018
 - 33 hours of training over 11 days
- Nine (9) umpires started the program
- Five (5) completed the program
- **Veterans officiated games in April and June**
(Total of 10 games)



Hiring Program / Maintenance

- **2017-18 Agreement Year**
 - Twelve (12) Veterans hired / eleven (11) retained
 - Four (4) declined the position
 - City employed \$125,000 of the \$200,000 obligation
- **2018-19 Agreement Year**
 - 25 Veterans currently on staff
 - City is projected to exceed the \$200,000 + \$75,000 hiring obligation
- **City continues to maintain and program the park**



Question or Comments:

Recreation Contact:

David Gadelha
(818) 765-0284

Veterans Hiring:

Raul Leon
(310) 548-7598





On August 23, 2017, the UCLA School of Law Veterans Legal Clinic (“Legal Clinic”) began assisting veterans on the U.S. Department of Veterans Affairs (“VA”) campus in West Los Angeles (“Campus”). The mission of the Legal Clinic is twofold:

- to develop the practical skills of law school students while enhancing their knowledge of, and appreciation for, the issues facing our former military service members, and
- to address the unmet legal needs of veterans, particularly those living or accessing services on the Campus.

The Legal Clinic primarily assisted veterans in securing disability benefits to which they are entitled and also appeared in court addressing citations veterans have received for various minor offenses such as jaywalking and driving with a suspended license. Advice and referrals have also been provided in numerous other areas, including housing, family law and consumer debt.

From commencement through June 30, 2018, the Legal Clinic has:

- provided services to **237 veterans** on **316 total legal matters**;
- conducted **27 official days of intake** (with intake happening on numerous other informal occasions throughout the year to address certain urgent situations);
- participated in 3rd Annual VA Greater Los Angeles Veteran Stand Down held on the Campus on October 27, 2017;
- trained **16 law school students** in the delivery of legal services to veterans;
- provided average of **\$1.3 million of legal services** to veterans and their families;
- achieved financial benefits of **\$10,869.71**.

Veteran clients have expressed great appreciation for the work of the Legal Clinic. For instance, Judah Schultz, a young Army veteran shared the following:

“In August, I was in Long Beach and I made a crossing and got a ticket. . . I panicked. I couldn’t have this on my record.” Legal Clinic students Ian Grady and Emily Waterhouse “wrote a very elegant motion,” appeared in court with him, and, as a result, the judge dismissed the case. “I would go [to the clinic] again. They really put time and effort into it.”

In addition, students have garnered valuable experience that will benefit them as they transition into the workforce, sentiments which one student expressed as follows:

“Professionally, the Veterans Legal Clinic was an extraordinary opportunity to put what I learned in the classroom into action. I wrote real legal briefs, I prepared arguments to give in court, I appeared in front of a judge with a client. Personally, as the stepson of a veteran and someone who is dedicated to addressing the ongoing crisis of homelessness in our city, it was an incredibly meaningful experience.” – *Ian Grady, Class of 2019*

Another Legal Clinic student who is also an Army veteran and 2018 law school graduate, Nathan Goncalves, has committed to continuing to assist veterans. He was awarded an Equal Justice Work Fellowship to work with Harriett Buhai Center for Family Law, providing much needed family law services to area veterans starting Fall 2018.

VA UCLA Center of Excellence for Training and Research in Veteran Homelessness, Substance Abuse, Mental Illness and Recovery

Central Goals

The COE is designed to support recovery of Veterans with homelessness and behavioral health problems and their families, through excellent Veteran-centered care. The specific goal is to:

- Develop and disseminate evidence-based interventions to improve housing stability and support and treatment services (mental health, addiction, health and employment) for Veterans who are homeless or at risk of homelessness, and to reduce the incidence of veteran homelessness.
- Provide staff training in new and existing evidence-based methods to improve services to homeless Veterans.
- Conduct research to develop new effective interventions and to promote use of effective existing interventions for Veterans with co-occurring homelessness, health, substance abuse and/or mental illness issues.

Structure and Components

The COE consists of two major components: a Training Division and a Research Division.

Training Division

Educational and training activities of the COE will include identifying evidence-based best practices and developing and disseminating training programs for relevant staff and trainees. The Training Division will identify the gaps in staff core competencies to provide housing and clinical and support services for the target population. Based on this assessment the Division will design and implement a comprehensive training curriculum to enhance existing staff core competencies and to ensure new staff are adequately trained with ongoing implementation support. Training will be offered through computer-based modules and with live instruction, coordinated by COE staff. The Division will provide training for VA community partners. The Division will develop ongoing quality assurance monitoring to identify gaps in services and to develop and implement innovative and effective housing interventions or system-level responses to support and improve Veteran-centered, recovery-focused housing outcomes. The emphasis will be to ensure that the training provided will result in homeless Veteran outcomes that are measurable.

Research Division

The research component will focus on how best to promote effective treatments and to develop new and effective approaches successfully to engage and treat Veterans with complex clinical and social needs who have experienced homelessness. Those complex needs include mental health, substance abuse, health, employment and social and community reintegration challenges. The Research Division also will serve as an academic bridge to researchers located at the GLA VA, UCLA, and other clinical and academic sites, who can bring a wide range of clinical and research expertise to research collaboration and to the development of interdisciplinary research. The professional staff of the VA and UCLA will employ a community-based participatory research approach working with stakeholders to develop effective, Innovative programs.

Both the Training and Research Divisions will have committees or boards that include stakeholders who are or serve Veterans at the VA and in the community. The COE will engage partners serving Veterans to promote community-based, evidence-based, recovery oriented, Veteran-centered care.

A Wide Range of Services for Veterans and their Families

The **UCLA/VA Veteran Family Wellness Center (VFWC)** provides a warm and welcoming atmosphere for Veterans and their families, including parents, couples, and kids. Our Center is part of a unique partnership between the University of California Los Angeles (UCLA) and the VA Greater Los Angeles Healthcare System (VAGLAHS). Programming offered at the VFWC strengthens Veterans and their families by providing coordinated, family-centered services including educational and preventive care designed to mitigate stress and enhance well-being. Services are offered regardless of discharge status, free and confidential.

The VFWC offers high quality, customized services and resilience-based behavioral health and wellness training to meet the needs of a variety of family dynamics. If you are a provider interested in referring families to the VFWC, please contact us today for a brief consultation about our services.

The UCLA/VA Veteran Family Wellness Center is pleased to offer:

Consultations

Consultations are available for individuals, couples and families. Consultations provide a starting point for new families and an outline of services available at the VFWC. Families meet with one of our family resilience trainers and receive guidance and professional expertise on specific topics, such as adjustment to reintegration or information regarding child development. Based on the family's needs, education around specific trauma, grief, or loss issues may also be offered. Following the consultation, individuals and families can choose to participate in programming at the VFWC, including FOCUS and group services. Based on need, families and individuals may also be linked to other quality and vetted services.

FOCUS (Families OverComing Under Stress) Resilience Training

FOCUS is a **6 to 10 session**, evidence-based, family-centered program. Sessions guide families through the development of a narrative timeline. By helping participants tell their story, families build on existing strengths to enhance cohesion and overall functioning. Skill building activities and psychoeducation also help individuals, couples, and families manage feelings, improve communication, and learn problem solving and goal setting skills. Adults and children have individual and joint sessions to foster relationships and increase family support. FOCUS is trauma-informed and specially adapted for use with Military and Veteran couples, parents, and families.

For Families: Requires at least one parent/caregiver and at least one child. May include extended family. Sessions include parent-only, child-only, and family sessions.

For Couples: Suitable for a couple consisting of at least one Veteran and/or Service Member wanting to strengthen their relationship. Individuals looking to foster a current relationship individually are also welcome.

For Families with Young Children: Designed for at least one parent and a child under six years old looking to strengthen the parent-child bond. Includes parent-only and parent-child sessions.

For Parents: Intended for at least one parent seeking to improve parenting or co-parenting skills. Children typically do not attend sessions.

Skill Building and Educational Workshops

Skill Building Groups provide an introduction to the key resilience skills in an interactive group environment. Skill Building Groups are between 60-90 minutes in length and are designed for smaller audiences. Tailored groups are offered for adults, families, parents, or children. Educational workshops are tailored to larger audiences, and focus on providing the audience with information and education on specific topics. Contact us for more information about upcoming workshops.

REAL Voice Program - Women Veterans Initiative

The Women Veterans Initiative offers specialized programming for women who have served. The REAL Voice Program (Resilience, Empowerment, Achievement, Leadership), offers resilience training and informational workshops specific to female Veterans' interests and needs. Different topics are covered throughout the year and feature local experts from community agencies. The REAL Voice Program promotes resilience-based wellness, self-efficacy, and access to resources both within the VA and in the community for female Veterans.

Caregiver Support

The Caregiver Support Program, for groups and individuals, is designed for those taking care of our nation's heroes from all eras. This service aims to provide support for those facing ongoing stress and change related to caregiving of Veterans and/or children.

Survivor Support

The Survivor Support Program, for groups and individuals, offers assistance and wellness-based resilience training, including managing trauma and loss reminders, to the family members of those who were lost to illness, injury, or suicide (intended or accidental) during active duty or Veteran status. We also provide referrals to survivor groups, qualified mental health providers and VA benefits specialists.

TeleWellness

Many programs offered by the VFWC are also available through our TeleWellness option. TeleWellness allows families to access consultation, family sessions and support from the comfort of their home. Access to a computer and a reliable internet connection is required. Participants will engage with a resilience trainer through a secure video-conferencing application.

Questions and Referrals

To refer individuals, couples, and families to our program, please contact our Family Services Coordinator by phone at 310-478-3711 ext. 42793, or email info@vfwc.ucla.edu. Walk-ins are also welcome.

Visit our website at vfwc.ucla.edu!

UCLA Athletics Partnership with Veterans

As a steadfast partner of the West Los Angeles VA Campus, UCLA Athletics is committed to serving the Veteran community of the Great Los Angeles area. The department provides a breadth of recreational opportunities to the military and Veteran connected community, whether it be free admission for Veterans and their families to watch college baseball at Jackie Robinson Stadium, community events such as picnics, BBQ dinners, batting practice, or scholarships for young children and grandchildren of Veteran families to attend summer sport camps, the department remains well-positioned to provide a breadth of opportunities to the community in the heart of the VA campus.

UCLA Baseball

UCLA Baseball is humbled to call Jackie Robinson Stadium home, on the West Los Angeles VA campus. In addition to opening the gates for free admission to practice sessions, the team hosts upwards of 35 games regular season home games and scrimmages at the stadium each year, providing high quality entertainment that is easily accessible for Veterans living on or near the campus. All Veterans are welcome to attend games, and receive complimentary admission, parking, as well as one free concession item at each regular season game. In addition to being an elite program - UCLA brought home the 2013 National Championship Trophy to Jackie Robinson Stadium and the VA Campus - future MLB stars are born here with the likes of Brandon Crawford, Trevor Bauer, and Gerritt Cole being a few of the recent Bruins who passed through Westwood on their way to the MLB.

Tickets to All UCLA Athletic Events

Starting in 2018-19, UCLA Athletics will offer half-price tickets to active military members and Veterans for all sporting/athletic events ticketed by the department. Veterans who qualify can purchase tickets to enjoy Bruin games with family and friends. We believe that UCLA is the first college program in the country to provide this program. Baseball games will remain free for all Veterans.

UCLA Sports Camps

Starting in 2017, the UCLA Baseball program offered tuition-free slots in their sports camps for children of Veterans. In 2018, this offer was extended to include grandchildren. Each attendee participated in a four-day camp at Jackie Robinson Stadium and had the opportunity to play and learn from UCLA student-athletes and coaches.



Golf Clinic & Tournament and Jackie Robinson Day Fantasy Camp

UCLA coaches and student-athletes facilitate an annual golf clinic and tournament at the West LA VA Heroes Golf Course, as well as an annual baseball hitting and fielding practice at Jackie Robinson Stadium. For both events, Veterans receive coaching tips to improve their games while interacting with some of the best in college sports. UCLA Athletics provides apparel and meals for attendees. These events continue to grow in popularity. In April 2018, a record of over 300 participants joined in the annual Jackie Robinson Day BBQ and Camp.



Donation of Apparel and Proceeds from Auctions

UCLA Athletics consistently provides new and gently used athletic apparel, casual clothing, footwear and accessories to the West Los Angeles VA Campus and other regional Veteran groups. In 2017-18, UCLA donated over 1,000 items to Veterans. UCLA fans also showed their support by participating in an auction for game-worn helmets that raised over \$1,100 for the Blue Butterfly Village.

UCLA SERVES VETERANS

UCLA VA Partnerships



UCLA School of Law
Veterans Legal Clinic



UCLA/VA Veteran Family
Wellness Center



Center of Excellence

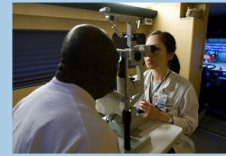


Athletics & Recreation

Other UCLA Veterans Collaborations



Operation Mend



Medical Center

Veterans Legal Clinic



237

Veterans provided
with legal assistance



316

legal matters
supported



Total

value of legal
services provided

The mission of the UCLA School of Law Veterans Legal Clinic is twofold: to develop the practical skills of law school students while enhancing their knowledge of, and appreciation for, the issues facing our former military service members; and to address the unmet legal needs of Veterans, particularly those living or accessing services on the West Los Angeles VA campus.

Center of Excellence: Homelessness, Mental Health, and Substance Abuse

The mission of the VA/UCLA Center of Excellence (COE) is to improve the health and social outcomes of Veterans who are homeless and have complex needs, including histories of behavioral health disorders, acute and chronic health problems, and substance use disorders.

UCLA/VA Veteran Family Wellness Center

\$1.2
million

Total Financial
Contributions

\$401
thousand

Annual Center
Operating Budget

\$212
thousand

In-Kind Services



The mission of the UCLA/VA Veteran Family Wellness Center (VFWC) is to provide comprehensive, holistic veteran and family-centered behavioral health and resilience-based wellness services to Veterans and their family members.



UCLA SERVES VETERANS

Athletics and Recreation

The UCLA Athletics Department is committed to serving the veteran and military connected community by providing recreational programming, entertainment, and recognition to our nation's bravest men and women. UCLA student Veterans have volunteered monthly to help revitalize the Veterans Garden on the West LA VA campus.



1K

Apparel items donated to Veterans

56

Event Engagements with Veterans

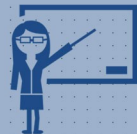
1,100+

Complimentary tickets and concessions

Veteran Medical Programs



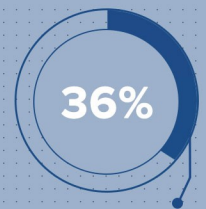
267 Students rotate to the VA's Medical, Surgical, Psychiatry, and sub-specialty subdivisions



318 VA faculty members have academic appointments at UCLA



300 Cases received for pathology outreach services for VA patients in the areas of dermatopathology, neuropathology, renal pathology, and cytogenetics



Percent of UCLA's 750 medical students who hold residency positions at the West LA VA

UCLA Health provides several on-campus healthcare services for Veterans and their families

UCLA Government & Community Relations

10920 Wilshire Blvd., Ste. 1500
Los Angeles, CA 90024

advocacy.ucla.edu

Created: 8/29/2018

Operation Mend

Healing wounded Veterans by covering the cost of treatment, travel and accommodations for patients and their families. Operation Mend's mission is to partner with the United States Military to jointly heal the wounds of war by delivering leading-edge patient care, research, and education and using the best medicine and technology available.



66

Caregivers Provided

335

Wounded Warriors Served