



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable David P. Roe, M.D.
Chairman
Committee on Veterans' Affairs
U.S. House of Representatives
Washington, DC 20515

Dear Mr. Chairman:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to other leaders of 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.

Sincerely,

A handwritten signature in black ink that reads "David J. Shulkin, M.D." with a stylized flourish at the end.

David J. Shulkin, M.D.

Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Johnny Isakson
Chairman
Committee on Veterans' Affairs
United States Senate
Washington, DC 20510

Dear Mr. Chairman:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

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THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Charles Dent
Chairman
Subcommittee on Military Construction,
Veteran Affairs and Related Agencies
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

Dear Mr. Chairman:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

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THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Jerry Moran
Chairman
Subcommittee on Military Construction, Veteran Affairs and Related Agencies
Committee on Appropriation
United States Senate
Washington, DC 20510

Dear Mr. Chairman:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to other leaders of 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.

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Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Tim Walz
Ranking Member
Committee on Veterans' Affairs
U.S. House of Representatives
Washington, DC 20515

Dear Congressman Walz:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to other leaders of 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.

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David J. Shulkin, M.D.

Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Jon Tester
Ranking Member
Committee on Veterans' Affairs
United States Senate
Washington, DC 20510

Dear Senator Tester:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to other leaders of 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.

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David J. Shulkin, M.D.

Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Debbie Wasserman Schultz
Ranking Member
Subcommittee on Military Construction,
Veteran Affairs and Related Agencies
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

Dear Congresswoman Wasserman Schultz:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to other leaders of 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.

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David J. Shulkin, M.D.

Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Brian Schatz
Ranking Member
Subcommittee on Military Construction, Veteran Affairs and Related Agencies
Committee on Appropriation
United States Senate
Washington, DC 20510

Dear Senator Schatz:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to other leaders of 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.

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David J. Shulkin, M.D.

Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Dianne Feinstein
United States Senate
Washington, DC 20510

Dear Senator Feinstein:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to leaders of 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.

Sincerely,

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David J. Shulkin, M.D.

Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Kamala Harris
United States Senate
Washington, DC 20510

Dear Senator Harris:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to the leaders of 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.

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Enclosures



THE SECRETARY OF VETERANS AFFAIRS
WASHINGTON

September 25, 2017

The Honorable Ted W. Lieu
U.S. House of Representatives
Washington, DC 20515

Dear Congressman Lieu:

In accordance with the requirements of section 2 of Public Law 114-226, enclosed is the Department of Veterans Affairs Annual Report evaluating all leases and land-sharing agreements carried out at the Veterans Affairs West Los Angeles Campus, as well as the required statement of cost for preparing the report.

This report has also been sent to the leaders of 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.

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David J. Shulkin, M.D.

Enclosures



U.S. Department of Veterans Affairs
Report on the West Los Angeles
Leasing Act of 2016

AUGUST 2017

Purpose

The purpose of this report is to provide updates 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 House of Representatives who represent the Greater Los Angeles (GLA) area, on the U.S. Department of Veterans Affairs (VA) leases and land-sharing agreements carried out on the VA Greater Los Angeles Healthcare System – West Los Angeles (GLAHS-WLA) campus located in Los Angeles, California. This report is being submitted in accordance with the requirements of section 2 of Public Law (P.L.) 114-226, "the West Los Angeles Leasing Act", the Secretary of the Department of Veterans Affairs (the "Secretary" or "VA") shall submit 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 an annual report evaluating all leases and land-sharing agreements carried out at the Campus, including:

- (A) An evaluation of the management of the revenue generated by the leases; and
- (B) The records described in subsection (b)(3)(D).
 - (b) Leases described. Leases described in this subsection are the following:
 - (3) A lease of real property for a term not to exceed 10 years to The Regents of the University of California, a corporation organized under the laws of the State of California, on behalf of its University of California, Los Angeles (UCLA) campus (hereinafter in this section referred to as "The Regents"), if—
 - (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 and makes such records available to the Secretary.
- (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—
 - (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
- (2) Any 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 and that are limited to one or more of the following purposes:

- (A) The promotion of health and wellness, including nutrition and spiritual wellness.
- (B) Education.
- (C) Vocational training, skills building, or other training related to employment.
- (D) Peer activities, socialization, or physical recreation.
- (E) Assistance with legal issues and Federal benefits.
- (F) Volunteerism.
- (G) Family support services, including child care.
- (H) Transportation.
- (I) Services in support of one or more of the purposes specified in subparagraphs (A) through (H).

Background

Enacted in September 2016, and codified in 38 United States Code Sections 8161 through 8169, the West Los Angeles Leasing Act of 2016 (H.R. 5936), allows the Department to enter into certain leases at the GLAHS-WLA campus, to make certain improvements to the enhanced-use lease (EUL) authority of the Department, and for other purposes.

Since 2016, VA has entered into two (2) leases for real property, on the GLAHS-WLA campus, for terms not exceeding 50 years, with third parties, to provide services that principally benefit Veterans and their families. Per the West Los Angeles Leasing Act (H.R. 5936), such services are limited to one or more of the following:

- The promotion of health and wellness, including nutrition and spiritual wellness
- Education
- Vocational training, skills building, or other training related to employment
- Peer activities, socialization, or physical recreation
- Assistance with legal issues and Federal benefits
- Volunteerism
- Family support services, including child care
- Transportation

Since 2016, VA has entered into one (1) EUL, on the GLAHS-WLA campus, for the purposes of providing supportive housing (PSH), as that term is defined in section 8161(3) of such title, that principally benefit Veterans and their families.

Discussion

This report is intended to inform Congress of the recent actions that VA has taken to implement leases on the GLAHS-WLA campus. Specifically, this report will provide the following information for each lease:

- (A) An evaluation of the management of the revenue generated by the leases; and
- (B) The records described in subsection (b)(3)(D).
 - (b) Leases described. Leases described in this subsection are the following:

(3) A lease of real property for a term not to exceed 10 years to The Regents of the University of California, a corporation organized under the laws of the State of California, on behalf of its University of California, Los Angeles (UCLA) campus (hereinafter in this section referred to as "The Regents"), if—

(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 and makes such records available to the Secretary.

(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—

(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

(2) Any 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 and that are limited to one or more of the following purposes:

(A) The promotion of health and wellness, including nutrition and spiritual wellness.

(B) Education.

(C) Vocational training, skills building, or other training related to employment.

(D) Peer activities, socialization, or physical recreation.

(E) Assistance with legal issues and Federal benefits.

(F) Volunteerism.

(G) Family support services, including child care.

(H) Transportation.

(I) Services in support of one or more of the purposes specified in subparagraphs (A) through (H).

This report will focus on three (3) Lease Agreements, which meet the reporting requirements outlined in the West Los Angeles Leasing Act of 2016 (H.R. 5936), as identified below:

- Between VA and Veterans Housing Partnership, LLC for Building #209
- Between VA and the Brentwood School
- Between VA and Regents of the University of California, on behalf of the University of California, Los Angeles

This report will also provide an update on one proposed Enhanced-Use Lease (EUL), as identified below:

- Between VA and Veterans Housing Partnership, LLC for Buildings #205 & #208

Evaluation

This section of the report will focus on the requirements, dictated by the West Los Angeles Leasing Act of 2016, (H.R. 5936), for each lease identified in the Discussion section.

Enhanced-Use Lease (EUL) Agreement between VA and Veterans Housing Partnership, LLC – Building #209

On May 18, 2017, the U.S. Department of Veterans Affairs (VA) entered into an enhanced use lease (EUL) with the Veterans Housing Partnership, LLC (Shangri-La Construction, LLC with Step Up, Inc. as the service provider) for Certain Real Property and Facilities at the GLAHS-WLA campus, in Los Angeles, California, pursuant to the West Los Angeles Leasing Act of 2016 (H.R. 5936).

The EUL agreement between VA and the Veterans Housing Partnership, LLC consists of Building #209, located on approximately two acres of real property on the GLAHS-WLA campus and serves to provide permanent supportive housing to chronically homeless Veterans. The Veterans Housing Partnership, LLC recognizes VA's goal to help end Veteran homelessness in Los Angeles, California. The Veterans Housing Partnership, LLC continues to work collaboratively with VA and the Veteran community to accomplish such goals with the purpose of providing affordable, safe, drug free (other than properly prescribed medication) housing, consisting 55 housing units, comprised of 32 studios and 23 one-bedroom units, 4 of which are Bariatric units) for Veterans and their families. One unit within Building #209 is filled by the on-site Clinical Manager, provided by the Service Provider: Step Up on Second.

As a result of the EUL agreement, the Veterans Housing Partnership, LLC, will provide support services on the GLAHS-WLA campus, to benefit Veterans and their families, including, but not limited to:

- Vocational training, skills building, or other training related to employment
- Education
- Transportation
- Peer activities, socialization, or physical recreation

The EUL between VA and the Veterans Housing Partnership, LLC outlines a 50-year initial term, with right of the parties to exercise up to one 20-year extension. Furthermore, the EUL provides consideration, in form of cash, in the amount of approximately \$626,000 (Net Present Value –NPV) over the term of the EUL. The first cash consideration is due by June 18, 2018.

Exhibit A:

Cash Considerations		
	<i>Per Year</i>	<i>50-year NPV</i>
Rent	\$19,800*	\$626,000

** Indicated amounts represent the estimated value of cash consideration (base rent \$360/unit/year, totally \$19,800 per year). The Base Rent shall be increased by 3 percent per year, but shall be adjusted downward to match any allowable escalator of gross rents under the HUD-VASH program.*

The EUL between VA and Veterans Housing Partnership, LLC outlines an initial term of 50 years, with right of the parties to exercise up to one 20-year extension. Furthermore, the EUL provides consideration for the primary benefit of Veterans and their families, in addition to providing housing and wrap-around services for Veterans. Veterans Housing Partnership, in alignment with the Draft Master Plan and the West Los Angeles Leasing Act of 2016,(H.R. 5936), has committed to providing the following services to Veteran residents of Building #209:

- Job Training, Coaching, and Placement;
- Computer Training;
- Transportation to include: to/from VA appointments and group activities;
- Access to two (2) meals daily; and
- Life Skills Support to include: cooking, budgeting, etc.

The EUL with Veterans Housing Partnership, LLC, was a part of the larger effort to implement the Draft Master Plan on the GLAHS-WLA campus, VA competitively sought a Developer to operate, maintain, and operate building #209 for supportive housing for the purpose of providing affordable, safe, drug free (other than properly prescribed medication) housing for Veterans and their families. The following process was followed to execute the EUL agreement:

1. Building #209 was identified in the Draft Master Plan for EUL process;
2. Public Hearing was held on November 16, 2016;
3. Request for Proposal (RFP) was issued on November 23, 2016, under set aside (Small Disadvantage Veteran Owned Small Business) but no eligible proposals were received;
4. RFP was reissued under full and open competition on December 20, 2016;
5. Veterans Housing Partnership, LLC (Shangri-La Construction, LLC with Step Up, Inc. as the service provider) was awarded as the selected Developer on January 6, 2017;
6. The Office of Management and Budget (OMB) notification was sent on January 16, 2017;
7. OMB certification received on March 3, 2017;
8. Notice of Intent to Enter was submitted to Congress on March 15, 2017, and the 45-days waiting period expired on April 30, 2017;
9. EUL agreement executed on May 18, 2017; and
10. Veteran occupancy and Ribbon Cutting Ceremony occurred on June 9, 2017.

Proposed Enhanced-Use Lease (EUL) Agreement between VA and Veterans Housing Partnership, LLC – Buildings #205 & #208

On March 31, the U.S. Department of Veterans Affairs (VA) released a Request for Qualifications (RFQ) seeking a developer to renovate, maintain and operate Buildings #205 & #208 on the GLAHS-WLA campus to provide permanent supportive housing (PSH) for chronically homeless Veterans. VA has selected Veterans Housing Partnership for the proposed EUL:

- Building #205 is approximately 53,047 SF built in 1937;
- Building #208 is approximately 47,265 SF built in 1945;
- The anticipated project will yield over 100 units of PSH for chronically homeless Veterans;
- The EUL project will consist of a mix of studio units and one-bedroom units; and
- The EUL project will complete Federal environmental requirements (i.e. National Environmental Policy Act of 1969, (NEPA), State Historic Preservation Officer (SHPO) notification).

The following process was followed as VA works towards finalizing an EUL agreement with Veterans Housing Partnership, LLC:

1. Buildings #205 & #208 were identified in the Draft Master Plan for redevelopment through the EUL process to develop supportive housing for Veterans;
2. Public Hearing was held on November 16, 2016;
3. Request for Qualifications (RFQ) was issued on March 31, 2017; and
4. Public Information Session was held on April 20, 2017.

Veterans Housing Partnership, LLC is in the process of completing due diligence and obtaining financing. Once these steps are complete, VA and Veterans Housing Partnership, LLC, will execute an EUL agreement for Buildings #205 & #208.

Lease Agreement between VA and Brentwood School

On November 4, 2016, the U.S. Department of Veteran Affairs (VA) entered into a Lease Agreement with the Brentwood School for Certain Real Property and Facilities at the GLAHS-WLA campus, in Los Angeles, California, pursuant to the West Los Angeles Leasing Act of 2016, (H.R. 5936).

The Lease Agreement between VA and the Brentwood School consists of athletic fields and complex located on approximately 22.06 acres of real property on the GLAHS-WLA campus. The Brentwood School recognizes VA's goal to revitalize the campus into a welcoming and vibrant community for Veterans of the greater Los Angeles area, to help end Veteran homelessness in Los Angeles, California. The Brentwood School continues to work collaboratively with VA and the Veteran

community to accomplish such goals and fortify the parties' existing partnership, with the purpose of ensuring that it more appropriately benefits Veterans and their families, including Veterans who are severely disabled, chronically homeless, aging, or female. As such, the Brentwood School has provided support and services to VA, on the GLAHS-WLA campus, for the benefit of Veterans and their families, including, but not limited to:

- The promotion of health and wellness;
- Education;
- Vocational training;
- Skills building or other training related to employment; and
- Peer activities, socialization, or physical recreation.

The Lease Agreement between VA and the Brentwood School outlines a ten year initial term, with right of the parties to exercise up to one 10-year extension. Furthermore, the Lease Agreement provides consideration for the primary benefit of Veterans and their families in the amount of approximately \$1.76M per year. An overview and breakdown of this annual consideration amount is provided in Exhibits B and C, noted below:

Exhibit B:

Financial & In-Kind Considerations - Overview	
Rent (<i>per year</i>)	\$850,000
In-Kind Services Consideration (<i>per year</i>)	\$918,000
Category A	Operation, Maintenance, & Upkeep of Site
Category B	Special Programs & Events
Category C	Capital Cost Improvements for Veteran Activities
Category D	Athletic, Recreational, & Educational Programs

Exhibit C:

Financial & In-Kind Considerations - Breakdown		
--	Annual Rent	\$850,000.00
A	Annual Cost for routine upkeep (landscape, custodial, etc.)	\$170,587.00*
	Repair & Replacement (property, equipment, etc.)	\$348,000.00*
B	Use of Complex by VSOs for Events (BBQ, concerts, etc.)	\$15,000.00*
	Brentwood School initiated & hosted activities (movie screening, etc.)	\$30,000.00*
C	Future Improvements (i.e. constructing a fitness center)	To be determined
D	Management, Communication, Staffing, etc.	\$ 23,462.00*
	Athletic Equipment & Gear	\$2,500.00*
	Course Offerings (i.e. GED, seminars, etc.)	\$39,228.00*
	Transportations (to/from Complex)	\$82,458.00*
	Scholarships (Academic Year/Summer Camp)	\$164,000.00*

Website & Communication Development/Maintenance	\$60,000.00*
Donation Drives	No cost to VA

* Indicated amounts represent the estimated value of in-kind consideration

As of the date of this report, VA has received consideration from the Brentwood School, to include both financial and in-kind services, as required by the executed Lease Agreement. The below Exhibits, D and E, provide a breakdown of the consideration(s) received by VA, from the Brentwood School, relative to the outlined requirements.

Exhibit D:

	Rent Requirements	
	<i>Amount Received to Date*</i>	<i>Required Amount**</i>
Year #1	\$ 779,166.63	\$850,000.00
Year #2	--	\$850,000.00
Year #3	--	\$850,000.00
Year #4	--	\$871,250.00
Year #5	--	\$871,250.00
Year #6	--	\$871,250.00
Year #7	--	\$893,031.25
Year #8	--	\$893,031.25
Year #9	--	\$893,031.25
Year #10	--	\$915,357.03

* The amount reflected in this table, listed under "Amount Received to Date," is current as of August 1, 2017

** The increased amounts represent the following Lease Agreement provision: Annual Rent shall increase by 2.5 percent on each third anniversary of the effective date during the Lease Term, and such increase may be satisfied by increasing the Annual Rent or Annual In-Kind Consideration Amount by such amount. Determination of increasing Annual Rent vs. Annual In-Kind Consideration Amount will be determined by VA, in consultation with the Brentwood School

Exhibit E:

	In-Kind Consideration Requirements	
	<i>Amount Received to Date</i>	<i>Required Amount</i>
Year #1	Annual Audit will be conducted to validate amount*	\$918,000.00
Year #2	--	\$918,000.00
Year #3	--	\$918,000.00
Year #4	--	\$918,000.00
Year #5	--	\$918,000.00
Year #6	--	\$918,000.00
Year #7	--	\$918,000.00
Year #8	--	\$918,000.00
Year #9	--	\$918,000.00
Year #10	--	\$918,000.00

** This report will describe the in-kind consideration(s) received by VA, from the Brentwood School, but will not attribute specific value amounts.*

Exhibit D accounts for the amount of funds paid by the Brentwood School, to VA, for annual rent, per the Lease Agreement, totaling \$779,166.63, as of August 1, 2017. To date, VA has not yet utilized these funds in support of the GLAHS-WLA campus redevelopment effort.

Exhibit E provides the required amount of annual in-kind consideration, due to VA, from the Brentwood School. Currently Exhibit E does not provide amounts or estimations for the actual in-kind consideration that has been provided to VA, from the Brentwood School. An annual audit, which will be conducted following the anniversary of the Effective Date, listed as November, 4, 2016, will review each in-kind consideration, attribute value, and assess the Brentwood School's fulfillment of Lease Agreement requirements.

Until the audit is completed, this report will catalog, without associating value, the events, activities, and resources provided by the Brentwood School, to VA, for categorization as in-kind consideration. As of August 1, 2017, the following services have been provided to VA, from the Brentwood School:

- The Brentwood School has provided continuous access to their athletic and recreational facilities for Veterans participating in in-patient programs on the GLAHS-WLA campus. Facilities include: tennis courts, pavilion, football field, back field, and pool;
- The Brentwood School and VA have worked to pilot an expansion of this access for all Veterans, not just those participating or residing on the GLAHS-WLA campus. This pilot will go live in early Fiscal Year 18;
- The Brentwood School has provided 123 summer camp scholarship slots, for summer camp at the Brentwood School, for children and grandchildren of Veterans. From June 19, 2017, through August 4, 2017, the Brentwood School provided one 1 to 3 week summer courses to fifty-eight 58 Veteran families; and
- The Brentwood School provided 125 tickets and transportation, at no cost to Veterans, for the Hutson Lecture Series. This event featured a guest lecture with Erik Larson and Conan O'Brien.

Lease Agreement between VA and Regents of the University of California, on behalf of the University of California, Los Angeles

On December 23, 2016, the U.S. Department of Veteran Affairs (VA) entered into a Lease Agreement with the Regents of the University of California, on behalf of the University of California, Los Angeles for Certain Real Property and Facilities at the GLAHS-WLA campus, in Los Angeles, California, pursuant to the West Los Angeles Leasing Act of 2016 (H.R. 5936).

The Lease Agreement between VA and the Regents of the University of California, on behalf of the University of California, Los Angeles, consists of athletic fields and complex located on approximately 10.09 acres of real property on the GLAHS-WLA campus. The Regents of the University of California, on behalf of the University of California, Los Angeles, recognizes VA's goal to revitalize the campus into a welcoming and vibrant community for Veterans of the greater Los Angeles area, to help end Veteran homelessness in Los Angeles, California. The Regents of the University of California, on behalf of the University of California, Los Angeles, continues to work collaboratively with VA and the Veteran community to accomplish such goals and fortify the parties' existing partnership, with the purpose of ensuring that it more appropriately benefits Veterans and their families, including Veterans who are severely disabled, chronically homeless, aging, or female. As such, Regents of the University of California, on behalf of the University of California, Los Angeles, has set forth support and services to VA, on the GLAHS-WLA campus, for the benefit of Veterans and their families, including, but not limited to:

- The promotion of health and wellness;
- Education;
- Peer activities, socialization, or physical recreation;
- Assistance with legal issues and Federal benefits;
- Volunteerism; and
- Family support services, including child care.

The Lease Agreement between VA and the Regents of the University of California, on behalf of the University of California, Los Angeles, outlines a ten year initial term, with right of the parties to exercise up to 1 ten-year extension. Furthermore, the Lease Agreement provides consideration for the primary benefit of Veterans and their families in the amount of approximately \$1.65M per year. An overview and breakdown of this annual consideration amount is provided in Exhibits F and G, noted below:

Exhibit F:

Financial & In-Kind Considerations - Overview	
Rent (<i>per year</i>)	\$300,000
In-Kind Services Consideration (<i>per year</i>)	\$1,350,000
Area A	UCLA Veteran Legal Clinic
Area B	VA Family Resource & Well-Being Center and Mental Health & Addictions Center
Area C	Beautification, Veteran Events, etc.

Exhibit G:

Financial & In-Kind Considerations – Breakdown		
--	Annual Rent	\$ 300,000.00
A	Establish & Operate a UCLA Veterans Legal Clinic on GLAHS-WLA campus	\$ 400,000.00*
B	Design & Implement a VA Family Resource & Well-Being Center on GLAHS-WLA campus	\$ 500,000.00*
	Design & Implement a VA Mental Health & Addictions Center on GLAHS-WLA campus	\$ 250,000.00*
C	In-Kind Services (Campus Beautification, Veteran Events, etc.)	\$ 200,000.00*

* Indicated amounts include salaries and benefits

As of the date of this report, VA has received consideration from Regents of the University of California, on behalf of the University of California, Los Angeles, to include both financial and in-kind services, as required by the executed Lease Agreement. The below Exhibits, H and I, provide a breakdown of the consideration(s) received by VA, from Regents of the University of California, on behalf of the University of California, Los Angeles, relative to the outlined requirements.

Exhibit H:

	Rent Requirements	
	<i>Amount Received to Date*</i>	<i>Required Amount**</i>
Year #1	\$ 257,493.57	\$300,000.00
Year #2		\$303,000.00
Year #3		\$310,575.00
Year #4		\$318,339.38
Year #5		\$326,297.86
Year #6		\$334,455.31
Year #7		\$342,816.69
Year #8		\$ 351,387.11
Year #9		\$360,171.78
Year #10		\$369,176.08

* The amount reflected in this table, listed under "Amount Received to Date," is current as of August 1, 2017

** The increased amounts represent the following Lease Agreement provision: 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

Exhibit I:

In-Kind Consideration Requirements	
<i>Amount Received to Date</i>	<i>Required Amount</i>

Year #	Annual Audit will be conducted to validate amount*	
Year #1		\$1,350,000.00
Year #2	--	\$1,350,000.00
Year #3	--	\$1,350,000.00
Year #4	--	\$1,350,000.00
Year #5	--	\$1,350,000.00
Year #6	--	\$1,350,000.00
Year #7	--	\$1,350,000.00
Year #8	--	\$1,350,000.00
Year #9	--	\$1,350,000.00
Year #10	--	\$1,350,000.00

* This report will describe the in-kind consideration(s) received by VA, from Regents of the University of California, on behalf of the University of California, Los Angeles, but will not attribute specific value amounts

Exhibit H accounts for the amount of funds paid by the Regents of the University of California, to VA, for annual rent, per the Lease Agreement, totaling \$257,493.57, as of August 1, 2017. To date, VA has not yet utilized these funds in support of the GLAHS-WLA campus redevelopment effort.

Exhibit I provides the required amount of annual in-kind consideration, due to VA, from Regents of the University of California, on behalf of the University of California, Los Angeles. Currently, Exhibit I does not provide amounts or estimations for the actual in-kind consideration that has been provided to VA, from Regents of the University of California, on behalf of the University of California, Los Angeles. An annual audit, which will be conducted following the anniversary of the Effective Date, listed as December 23, 2016, will review each in-kind consideration, attribute value, and assess fulfillment of Lease Agreement requirements.

Until the audit is completed, this report will catalog, without associating value, the events, activities, and resources provided by Regents of the University of California, on behalf of the University of California, Los Angeles, to VA, for categorization as in-kind consideration. As of August 1, 2017, the following services have been provided to VA, from Regents of the University of California, on behalf of the University of California, Los Angeles (listed below as "UCLA"):

- UCLA has provided admission, at no cost, to Veterans for every home game played by the UCLA Baseball Team. Since the Effective Date of the Lease Agreement, listed as December 23, 2016, UCLA has hosted 35 home games.
- UCLA has continued to support a twice-weekly writing class for Veterans, on the GLAHS-WLA campus. UCLA provides the instructor and course content. As of the date of this report, UCLA has held approximately 40 writing classes for Veterans.
- UCLA has planned, sponsored, and executed five Veterans Garden Clean-Up, Barbeque, and Baseball Game Events. These events are led by the UCLA Student Veterans Association (SVA) and involve a clean-up of the

existing Veterans Garden, on the GLAHS-WLA campus, along with a Barbeque, and admission to the UCLA Baseball game, all at no cost for Veterans. Since kicking-off in February 2017, UCLA has cleared, treated, and revitalized over 35,000 square feet of overgrown garden, and have provided Barbeque and admission to UCLA Baseball games for Veterans following the Event.

- UCLA has planned, sponsored, and executed two Veterans Movie Night in the Jackie Robinson Stadium (JRS) on the GLAHS-WLA campus, on March 11, 2017, and June 25, 2017. These events provided meals, facilities, and a movie showing for Veterans, at no cost.
- UCLA has planned, sponsored, and executed: "Jackie Robinson and Veterans Appreciation Day" in the JRS on the GLAHS-WLA campus. This event provided meals, facilities, clothing, and on-field batting practice with the UCLA Baseball Team for Veterans, at no cost.
- UCLA has provided admission to UCLA Sporting Events, to include Women's Basketball, Gymnastics, Men's Volley Ball, and Softball, for Veterans at no cost.
- UCLA has completed the design and implementation of the Family Wellness Center for Veterans on the GLAHS-WLA campus. This Center will be staffed with approximately ten UCLA employees, who have been hired, and provides innovative supportive education, service, and preventative services integrated within a holistic family-centered framework to Veterans and their families.
- UCLA has completed the design and implementation for the UCLA Legal Clinic for Veterans on the GLAHS-WLA campus. This Center will be staffed with approximately three UCLA employees, who have been hired, and approximately ten students, per semester, to provide legal support and advice to Veterans.
- UCLA is currently completing the design of the Mental Health and Addictions Center of Excellence on the GLAHS-WLA campus. VA has hired the Center Director, who is currently working to develop the staffing plan and location for this Center. The mission of this Center has been defined with a focus on Veteran recovery, informed by the principles and values of a welcoming culture, Veteran choice, trauma informed approaches, housing as a basic human right, respect, and community integration.

Estimate of Cost to Prepare Congressionally-Mandated Report

ATTACHMENT

Short Title of Report:

Annual Report: West Los Angeles Leasing Act of

Report Required By:

Provisions of 38 U.S.C. Sections 8161 through 8169, as
Public Law 112-226

In accordance with Title 38, Chapter 1, Section 116, the statement of cost for preparing this report and a brief explanation of the methodology used in preparing the cost statement are shown below:

Manpower Cost:	\$0
Contract(s) Cost:	\$6,650
Other Cost:	\$0
<u>Total Estimated Cost to Prepare Report:</u>	\$6,650

Methodology: The cost/manpower estimate for this report was calculated by multiplying the Base Year Hourly Rate, as listed in the Indefinite Delivery Indefinite Quantity (IDIQ) Contract (#VA262-16-R-0468), for the Labor Category responsible for preparing the CMR.

***Note:** Hours worked combined all hours worked on the direct or indirect effort to develop the CMR including: Time planning the CMR project plan, identifying data gaps, developing definitions, building report methodology, designing report infrastructure, reviewing historical information, coordinating with multiple Offices and Sections, writing the report, reviewing the report, designing report sustainment plan and finalizing the report.

***Note:** It is anticipated that this initial CMR on West Los Angeles Leasing Act of 2016 will be substantially greater than in subsequent years given the initial investment in planning and developing the infrastructure required to complete the legislative reporting requirement.

A	B	C	D	E	F	G
Short Title of Report:	West Los Angeles Leasing Act of 2016					
Report Required by:	Public Law 114-226					
Section 1 - Manpower Estimate						
<u>Grade Level</u>	<u>Hourly Rate¹</u>	<u>Benefits Percent²</u>	<u>Salary + Benefit Rate</u>	<u>Approx. Number of Hours³</u>	<u>Subtotal (DxE)</u>	
		32.99%	\$ -		\$0	
		32.99%	\$ -		\$0	
Subtotal - Manpower				0	\$0	
¹ Calculate this by dividing the annual salary rate by 2080 hours. ² FY 2004, use 25.10%; FY 2005, use 25.5%; FY 2006, use 22.6%; FY 2007, use 20.00%; FY ³ Include all effort required to prepare the report. Once it moves forward in the supervisory chain for review and signature, do not include any of this effort in the cost.						
Section 2 - Contract Costs						
<u>Type of Contract</u>			<u>Hourly Rate</u>	<u>Hours</u>	<u>Cost</u>	
Indefinite Delivery Indefinite Quantity (IDIQ) VA Contract # VA262-16-D-0203			\$190.00	35	\$ 6,650.00	
Subtotal - Contract(s)						
Section 3 - Other						
<u>Identify</u> _____					<u>Cost</u>	
Subtotal - Other						
Total Estimated Cost to Prepare Report:					\$6,650	