



March 13, 2026

The Honorable Mike Bost
Chairman House Committee on Veterans' Affairs
Washington, D.C. 20515

The Honorable Mark Takano
Ranking Member House Committee on Veterans' Affairs
Washington, D.C. 20515

Subject: Support for H.R. 6599 – Leasing Reform for the Department of Veterans Affairs

Dear Chairman Bost and Ranking Member Takano,

On behalf of the National Federal Development Association (NFDA), we write to express our strong support for H.R. 6599, a critical piece of legislation designed to modernize and streamline the Department of Veterans Affairs (VA) leasing process.

The current VA infrastructure is hindered by a procurement process that is chronically delayed, over-engineered, and prone to inflated costs. By adopting private-sector standards and reducing bureaucratic friction, H.R. 6599 ensures that the VA can deliver high-quality medical facilities to our nation's veterans with greater efficiency.

Specifically, we support the following core pillars of the bill:

- **Accurate Prospectus Cost Estimating:** The bill aims to address the most significant obstacle hindering the award and development of new Community Based Outpatient Clinic leases nationwide — the flawed cost estimating process for prospectuses.
- **Expedited Delivery:** The mandatory requirement to award leases within one year of solicitation will significantly reduce the multi-year cycles currently seen in VA procurement, preventing price escalations and ensuring faster veteran access to care.
- **Market-Based Standards:** Adopting NNN (Triple Net) or Modified Gross lease structures and updating design guides every five years aligns the VA with private-sector norms, avoiding the "Government Premium" often paid for over-engineered features that do not exist in the private market.
- **Fiscal Stability:** The establishment of a "Veterans Leasing Fund" with no-year funding provides long-term budget certainty, preventing costly project restarts or litigation due to funding gaps.

We believe that H.R. 6599 provides the necessary tools to build a responsive, modern healthcare network while remaining fiscally accountable through life-cycle cost modeling and regional market adjustments.

We urge the Committee to move forward with this essential reform and look forward to working with the Committee and its staff to ensure our veterans receive the facilities they deserve.

Sincerely,

National Federal Development Association