

114TH CONGRESS
1ST SESSION

H. R. 3484

To authorize the Secretary of Veterans Affairs to enter into certain leases at the Department of Veterans Affairs West Los Angeles Campus in Los Angeles, California, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 10, 2015

Mr. TED LIEU of California introduced the following bill; which was referred to the Committee on Veterans' Affairs

A BILL

To authorize the Secretary of Veterans Affairs to enter into certain leases at the Department of Veterans Affairs West Los Angeles Campus in Los Angeles, California, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Los Angeles Homeless
5 Veterans Leasing Act of 2015”.

1 **SEC. 2. AUTHORITY TO ENTER INTO CERTAIN LEASES AT**
2 **THE DEPARTMENT OF VETERANS AFFAIRS**
3 **WEST LOS ANGELES CAMPUS.**

4 (a) IN GENERAL.—The Secretary of Veterans Affairs
5 may carry out leases described in subsection (b) at the
6 Department of Veterans Affairs West Los Angeles Cam-
7 pus in Los Angeles, California.

8 (b) LEASES DESCRIBED.—Leases described in this
9 subsection are the following:

10 (1) An enhanced-use lease of real property
11 under subchapter V of chapter 81 of title 38, United
12 States Code, for purposes of providing supportive
13 housing, as that term is defined in section 8161(3)
14 of such title.

15 (2) A lease of real property for a term not to
16 exceed 50 years to a third party to provide services
17 that principally benefit veterans and their families
18 and that are limited to one or more of the following
19 purposes:

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

22 (B) Education.

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

25 (D) Peer activities, socialization, or phys-
26 ical recreation.

1 (E) Assistance with legal issues and Fed-
2 eral benefits.

3 (F) Volunteerism.

4 (G) Family support services, including
5 child care.

6 (H) Transportation.

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

10 (3) A lease of real property for a term not to
11 exceed 10 years to an institution of the State of
12 California that has partnered with the Department
13 at the campus specified in subsection (a) for more
14 than 20 years, if—

15 (A) the lease is consistent with the master
16 plan described in subsection (e);

17 (B) the provision of services to veterans is
18 the predominant focus of the activities of the
19 institution at the campus during the term of
20 the lease; and

21 (C) the institution expressly agrees to pro-
22 vide, during the term of the lease and to an ex-
23 tent and in a manner that the Secretary con-
24 sider appropriate, services and support that—

1 (i) principally benefit veterans and
2 their families in the Greater Los Angeles
3 area, including veterans that are severely
4 disabled, women, aging, or homeless; and

5 (ii) may consist of activities relating
6 to the medical, clinical, therapeutic, die-
7 tary, rehabilitative, legal, mental, spiritual,
8 physical, recreational, research, and coun-
9 seling needs of veterans and their families
10 or any of the purposes specified in any of
11 subparagraphs (A) through (I) of para-
12 graph (1).

13 (c) LIMITATION ON LAND-SHARING AGREEMENTS.—
14 The Secretary may not carry out any land-sharing agree-
15 ment pursuant to section 8153 of title 38, United States
16 Code, at the campus specified in subsection (a) unless
17 such agreement—

18 (1) provides additional health-care resources to
19 the campus; and

20 (2) benefits veterans and their families other
21 than from the generation of revenue for the Depart-
22 ment of Veterans Affairs.

23 (d) PROHIBITION ON SALE OF PROPERTY.—Notwith-
24 standing section 8164 of title 38, United States Code, the
25 Secretary may not sell or otherwise convey to a third party

1 fee simple title to any real property or improvements to
2 real property made at the campus specified in subsection
3 (a).

4 (e) CONSISTENCY WITH MASTER PLAN.—The Sec-
5 retary shall ensure that each lease carried out under this
6 section is consistent with the new master plan under devel-
7 opment as of the date of the enactment of this Act that
8 will detail how the campus specified in subsection (a) will
9 be used to benefit all veterans.

10 (f) COMPLIANCE WITH CERTAIN LAWS.—

11 (1) LAWS RELATING TO LEASES AND LAND
12 USE.—If the Inspector General of the Department of
13 Veterans Affairs determines, as part of an audit re-
14 port or evaluation conducted by the Inspector Gen-
15 eral, that the Department is not in compliance with
16 all Federal laws relating to leases and land use at
17 the campus specified in subsection (a), or that sig-
18 nificant mismanagement has occurred with respect
19 to leases or land use at the campus, the Secretary
20 may not enter into any lease or land-sharing agree-
21 ment at the campus, or renew any such lease or
22 land-sharing agreement that is not in compliance
23 with such laws, until the Secretary certifies to the
24 Committee on Veterans' Affairs of the Senate, the
25 Committee on Veterans' Affairs of the House of

Representatives, and each Member of the Senate and the House of Representatives who represents the area in which the campus is located that all recommendations included in the audit report or evaluation have been implemented.

(2) COMPLIANCE OF PARTICULAR LEASES.—No lease may be entered into or renewed under this section unless the lease complies with chapter 33 of title 41, United States Code, and all Federal laws relating to environmental and historic preservation.

(g) NOTIFICATION AND REPORTS.—

(1) CONGRESSIONAL NOTIFICATION.—With respect to each lease or land-sharing agreement intended to be entered into or renewed at the campus specified in subsection (a), the Secretary shall notify the Committee on Veterans' Affairs of the Senate, the Committee on Veterans' Affairs of the House of Representatives, and each Member of the Senate and the House of Representatives who represents the area in which the campus is located of the intent of the Secretary to enter into or renew the lease or land-sharing agreement not later than 45 days before entering into or renewing the lease or land-sharing agreement.

1 (2) ANNUAL REPORT.—Not later than one year
2 after the date of the enactment of this Act, and not
3 less frequently than annually thereafter, the Sec-
4 retary shall submit to the Committee on Veterans'
5 Affairs of the Senate, the Committee on Veterans'
6 Affairs of the House of Representatives, and each
7 Member of the Senate and the House of Representa-
8 tives who represents the area in which the campus
9 specified in subsection (a) is located an annual re-
10 port evaluating all leases and land-sharing agree-
11 ments carried out at the campus.

12 (3) INSPECTOR GENERAL REPORT.—

13 (A) IN GENERAL.—Not later than each of
14 two years and five years after the date of the
15 enactment of this Act, and as determined nec-
16 essary by the Inspector General of the Depart-
17 ment of Veterans Affairs thereafter, the Inspec-
18 tor General shall submit to the Committee on
19 Veterans' Affairs of the Senate, the Committee
20 on Veterans' Affairs of the House of Represent-
21 atives, and each Member of the Senate and the
22 House of Representatives who represents the
23 area in which the campus specified in sub-
24 section (a) is located a report on all leases car-
25 ried out at the campus and the management by

1 the Department of the use of land at the cam-
2 pus, including an assessment of the efforts of
3 the Department to implement the master plan
4 described in subsection (e) with respect to the
5 campus.

6 (B) CONSIDERATION OF ANNUAL RE-
7 PORT.—In preparing each report required by
8 subparagraph (A), the Inspector General shall
9 take into account the most recent report sub-
10 mitted to Congress by the Secretary under
11 paragraph (2).

12 (h) RULE OF CONSTRUCTION.—Nothing in this sec-
13 tion shall be construed as a limitation on the authority
14 of the Secretary to enter into other agreements regarding
15 the campus specified in subsection (a) that are authorized
16 by law and not inconsistent with this section.

17 (i) PRINCIPALLY BENEFIT VETERANS AND THEIR
18 FAMILIES DEFINED.—In this section the term “prin-
19 cipally benefit veterans and their families”, with respect
20 to services provided by a person under a lease of property,
21 land-sharing agreement, or revocable license agreement—

22 (1) means services—

23 (A) provided exclusively to veterans and
24 their families; or

1 (B) that are designed for the particular
2 needs of veterans and their families, as opposed
3 to the general public, and any benefit of those
4 services to the general public is ancillary to the
5 intended benefit to veterans and their families;
6 and

7 (2) excludes services in which the only benefit
8 to veterans and their families is the generation of
9 revenue for the Department of Veterans Affairs.

10 (j) CONFORMING AMENDMENTS.—

11 (1) PROHIBITION ON DISPOSAL OF PROP-
12 ERTY.—Section 224(a) of the Military Construction
13 and Veterans Affairs and Related Agencies Appro-
14 priations Act, 2008 (Public Law 110–161; 121 Stat.
15 2272) is amended by striking “The Secretary of
16 Veterans Affairs” and inserting “Except as author-
17 ized under section 2 of the Los Angeles Homeless
18 Veterans Leasing Act of 2015, the Secretary of Vet-
19 erans Affairs”.

20 (2) ENHANCED-USE LEASES.—Section 8162(c)
21 of title 38, United States Code, is amended by in-
22 serting “, other than an enhanced-use lease under
23 section 2 of the Los Angeles Homeless Veterans
24 Leasing Act of 2015,” before “shall be considered”.

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