



**MINUTES
REGULAR MEETING OF THE
GOVERNING BOARD
March 19, 2014 – 4:45 P.M.**

The Governing Board met in a Regular Meeting on Wednesday, March 19, 2014 at 4:50 p.m. in the Administrative Office, 1717 N. Indian Hill, Suite B, Claremont, California.

CALL TO ORDER Vice-Chair Leeb called the meeting to order at 4:48 p.m.

ROLL CALL A visual roll call was taken.

PRESENT: Paula Lantz, City of Pomona, Chair
Chuck Leeb, Ph.D., City of Claremont, Vice Chair
Joseph M. Lyons, MA, Ph.D., City of Claremont, Board Member
John Nolte, City of Pomona, Board Member (arrived at 5:05 p.m.)
Edina Martinez, Psy.D., City of Pomona, Board Member
Bill Aguirre, City of La Verne, Alternate Board Member

ABSENT: Robin Carder, City of La Verne, Board Member
Carolyn Cockrell, City of La Verne, Board Member

STAFF: Jesse H. Duff, Executive Director
Darold Pieper, General Counsel
Margaret Harris, Chief Financial Officer
Toni Navarro, LMFT, Director of Clinical Program Services
Nancy Gill, Chief Operations Officer
Elizabeth Owens, Manager of Best Practices
Rimmi Hundal, MHSA Manager
Donald Pruyn, Housing Project Manager
Mica Olmos, Executive Assistant

CONSENT CALENDAR

There being no comments, Vice-Chair Leeb moved, and Board Member Martinez seconded, to approve the Consent Calendar. The motion was carried by the following vote: AYES: Alternate Board Member Aguirre; Board Members Lyons and Martinez; Vice-Chair Leeb; and Chair Lantz. NOES: None. ABSTAIN: None. ABSENT: Board Members Carder, Cockrell, and Nolte.

- 1. APPROVAL OF MINUTES FROM THE FEBRUARY 19, 2014 GOVERNING BOARD MEETING**
- 2. APPROVAL TO CHANGE THE REGULARLY SCHEDULED JOINT MEETING OF THE TRI-CITY GOVERNING BOARD AND MENTAL HEALTH COMMISSION OF MAY 21, 2014 TO MAY 22, 2014 TO COINCIDE WITH THE MHSA THREE-YEAR INTEGRATED PLAN UPDATE**

3. APPROVAL OF REVISED POLICIES AND PROCEDURES

4. APPROVAL OF TRI-CITY'S PUBLISHED RATES

NEW BUSINESS

5. REQUEST FOR REVIEW OF SENATE BILL 391, THE CALIFORNIA HOMES AND JOBS ACT

Executive Director Duff provided an overview of Senate Bill 391, the California Homes and Jobs Act, stating it was developed in response to the significant loss of redevelopment funding for permanent supportive housing. He stated that legislation estimates that SB 391 will generate in the State of California approximately \$300-\$700 million annually for affordable housing. He indicated that Tri-City has been asked by several housing advocates in California to take a position on this issue. Therefore, staff was asking the Board for direction regarding supporting, not supporting, or take no position on SB 391.

David Howden, Program Manager of the Corporation for Supportive Housing (CSH), distributed Fact Sheets about SB 391 to the Board, noting that CHS is a non-profit organization working with communities to help them develop and operate permanent supportive housing for homeless individuals and families. He added that CSH provides financial assistance and perform the underwriting of those projects, as well as technical assistance, education, and capacity building. He then stated that CSH supports and advocates SB 391, the California Homes and Jobs Act, which was created to help grasp the critical shortage and gap in capital funding that was created when CRA was eliminated. He reported that currently there is about 79% decrease in capital funding for affordable and special needs projects, noting that it takes multiple layers of funding and that this initiative would help to leverage about \$2.9 billion per year in Federal funding to the State and also help create about 29,000 jobs annually. He added the revenue is based on a \$75 document recording real estate fee that will exempt sales of commercial and residential property, and that it will only affect developers, noting that they are in support of the bill.

Board Member Lyons inquired if the revenues created will return to the district or jurisdiction in which they were generated; and if there will be a needs assessment based upon on the demographics of communities to make funding distributions. Mr. Howden replied that the bill does not specify if funds will be distributed back to the communities where they were generated, indicating that the funding will be administrated at the State level and that a formula has not yet been developed. However, he indicated that the Los Angeles County generally, on this source of funding and state opportunities, tends to get a large share because of the need and of the level of development.

Chair Lantz replied that, by Mr. Howden stating that the LA County will receive a large share of funds, it does not answer Dr. Lyons' question because the Los Angeles County does not filter to the Tri-City area. Mr. Howden stated that he did not mean that the money would be filtered through the LA County, as if they were the administrators; simply that they will be recipients of funding as a whole.

Board Member Lyons inquired what agencies will qualify to apply. Felipe Agrendano with the Southern California Association of Non-Profit Housing, replied that only non-profit development

organizations will be able to apply; however, public or private agencies can also apply as long as they have a partnership with a non-profit organization.

Chair Lantz stated that she did not hear that the money generated from the cities of Pomona, Claremont, and La Verne, would return to them. She then shared what Pomona had experienced when it contributed funding for Low and Moderate Income Housing projects, stating that it had only benefited non-Pomona residents. Therefore, she expressed concern about having money generated in the Tri-City area and becoming a contributing agent to others outside Tri-City's jurisdiction. She also said she does not understand the exclusions from collections, such as home transfer or property transfer tax. Mr Bowden replied he will conduct research and, thereafter, provide an answer.

At 5:05 p.m., Board Member John Nolte arrived.

Chair Lantz continued to inquire what guarantees were in place at the State level to ensure that the money collected for the stated purpose, is actually confined to be used for said purpose, and that it does not get channeled elsewhere as the legislature or the governor sees fit.

Executive Director stated that the money goes into a trust fund.

Board Member Martinez stated that the Los Angeles County is a big county and her concern is that it will use all the funds without having any distributed to the Tri-City area, noting that there had been similar situations when this has occurred with other initiatives.

Mr. Bowden indicated that SB 391 will allow for more projects such as the ones Tri-City is working on. He explained that the intent of SB 391 is to be an on-going funding source that will be available year after year as the jurisdictions come forward for additional projects in their area.

Governing Board Lyons inquired what percentage of the lost 20% of CRA will be offset by this initiative.

Executive Director Duff stated that, of the 20% that redevelopment agencies were required to set aside, \$1.2 billion was disbursed to contributing agencies. Chair Lantz stated that the benefit of setting aside 20% of revenue, was that the money was disbursed to the people that generated it and it was geographically specific.

Counsel Pieper stated that moving along the lines of local money, it appears that the cities have the RHNA obligations but the monies are not in any way tied to the ability to fulfill those obligations. He stated that in San Diego, all the cities are being sued by the housing advocates claiming that cities have to make up all of the lost housing dollars out of their own funding because these were obligations that the State imposed. He explained that there is an implied contractual obligation remaining on the cities to do all of this, but the State says they do not have to give cities any redevelopment money and the housing advocates do not care about this situation. He noted that there is disconnect between the money and who the obligation is being imposed upon.

Chair Lantz stated that she did not know enough information about SB 391 to take a position. Board Member Lyons stated that he would like to hear more information about SB 391 because this might be the only source of funding that we can look forward to and that he hoped that after

a month of review, perhaps the Board can formulate an opinion, noting that one of our representatives is awaiting for a response. He then moved, and Board Member Martinez seconded, to continue the discussion of SB 391 to the next Regular Board Meeting. The motion was carried by the following vote: AYES: Alternate Board Member Aguirre; Board Members Lyons, Martinez, and Nolte; Vice-Chair Leeb; and Chair Lantz. NOES: None. ABSTAIN: None. ABSENT: Board Members Carder and Cockrell.

MONTHLY STAFF REPORTS

6. EXECUTIVE DIRECTOR REPORT

Housing Project Manager Pruyin provided a housing update and reported that on January 29th the West Holt Family Apartment Project received unanimous Pomona City Council approval for the First Reading of the General Plan Amendment and Zone Change; and that the Second Reading was rescheduled from March 3rd to April 7th due to a lengthy public hearing about Pomona's General Plan.

Chair Lantz indicated that a decision had to be delayed to address an issue raised by a Pomona resident about the conditions of the trailer park, the site of the West Holt Family Apartment Project.

Board Member Nolte stated that he had the opportunity to meet with the tenants of the trailer park prior to the Council Meeting and his findings were that the conditions are unbelievably appalling and unconscionable. He then suggested that Tri-City staff contact Related and the City of Pomona to find out the process the tenants need to go through for relocation and to talk to the tenants about the mental health aspect and find out if they qualify for Tri-City's services.

Chair Lantz stated that she also met with some of the trailer park tenants and it is clear to her that the tenants really do not understand at all anything about the Related Project. It is sort of a "buzz" in the trailer park as opposed to factual information. She indicated that some tenants rent trailers and others own the trailers; therefore, the availability of services or long term planning will be different for each of them. Also, a tenant reported that he attended a meeting at the Shield of Faith Church and that it was conducted in English, noting that none of the written material was in Spanish Language; which is the population of the tenants living in the trailer park.

Discussion ensued regarding the lack of planning to address the population that lives at the trailer park, such as taking into consideration transportation and the language barrier.

Housing Project Manager Pruyin stated that Related had already been approved by the CalHFA and the Department of Mental Health Services for Tri-City's MHSA funding; and that in July, they will apply for the Federal Tax Credit financing. He also said that the Cedar Springs project has also received CalHFA and the Department of Mental Health Services and Tri-City; that has already applied for Federal Tax Credit financing, noting that this will be the first housing project that breaks ground. Regarding the Clifford Beers project, staff is not aware if the Conditional Use Permit for the Holt Project, which was approved by the Planning Commission, remains in effect after the adoption of the new Pomona General Plan.

Community Development Director Mark Lazzaretto stated that he was not 100% sure if the Variance was going to be valid or not; however, it should be submitted again through the public

process because it was on the General Plan Amendment and Zone Change that was denied. Regarding the density numbers that the State requires, the project can be approved by right if it is reconfigured to have the required 89 parking spaces.

Discussion ensued regarding the options about the reconfiguration of the Garey Housing Project to meet the requirement of additional parking space.

Executive Director Duff talked about Tri-City's involvement in connection with the tenants of the trailer park to find out their eligibility for services, noting that staff had already suggested outreaching to them. However, he expressed concern about the possibility of creating the perception that Tri-City is responsible for the tenants' relocation, which it is The Related Company's responsibility. He indicated that once there is a perception, it is hard to make it go away.

Board Member Nolte stated that he understands how perceptions can possibly create problems; however, he suggested that Tri-City should be involved, as possible, for mental health purposes without creating the perception that Tri-City is involved on the relocation of the tenants.

Director of Clinical Program Services Navarro stated that Tri-City staff had also observed the language barrier of the tenants and that staff had already provided feedback to Related about this issue; however, it appears that they did not implement changes to improve communication and convey information.

Chair Lantz added that it is important to converse to the tenants in their language to help them understand what it is taking place and to be able to move the project forward. She indicated that the Pomona City Council strongly supports the project; however, the human side of the project could not be ignored.

Executive Director Duff continued with this staff report and indicated that, as a result of the Affordable Health Care Act, Medi-Cal coverage has been expanded to cover individuals who did not cover before and that the funding for these services comes from 2011 Realignment. However, Tri-City receives only 2009 Realignment funding and does not have the funds to treat these clients. Therefore, Tri-City is in discussions with the LA County to enter into a contract to provide services to cover those individuals and get the funding from the county. He also announced that a *Report to the Community* will be issued December or this year. Lastly, he stated that Tri-City is in the middle of *Green Ribbon Week* and that the Daily Bulletin printed an editorial about mental health awareness and stigma reduction.

7. CHIEF FINANCIAL OFFICER REPORT

There was no comment.

8. DIRECTOR OF CLINICAL PROGRAM SERVICES REPORT

There was no comment.

9. CHIEF OPERATIONS OFFICER REPORT

There was no comment.

10. MANAGER OF BEST PRACTICES REPORT

There was no comment.

11. MHSA MANAGER REPORT

There was no comment.

There being no further comments, Board Member Lyons moved, and Alternate Board Member Aguirre seconded, to receive and file the month of March staff reports. The motion was carried by the following vote: AYES: Alternate Board Member Aguirre; Board Members Lyons, Martinez, and Nolte; Vice-Chair Leeb; and Chair Lantz. NOES: None. ABSTAIN: None. ABSENT: Board Members Carder and Cockrell.

GOVERNING BOARD COMMENTS

Board Member Lyons announced that he has been selected Mayor for the City of Claremont and his duties have increased; therefore, he asked the Board to be relieved from his duties as the Liaison to the Mental Health Commission. There was Commission consent to relieve Dr. Lyons from his Liaison duties to the Mental Health Commission.

Executive Director Duff provided an update regarding the recruitment for his replacement, indicating that a timeline had been developed; that the contract with the recruiting agency will be signed in the next two weeks; and that the next step will be conducting interviews of key individuals to develop a search profile.

Chair Lantz asked that a recruitment update be placed on next month's agenda. Executive Director Duff replied it will be placed every month on the agenda.

PUBLIC COMMENT

None.

ADJOURNMENT

At 5:49 p.m., on consensus of the Governing Board its meeting of March 19, 2014 was adjourned. The next Regular Meeting of the Governing Board will be held on **Wednesday, April 16, 2014 at 4:45 p.m.** in the Administration Building, 1717 North Indian Hill Boulevard #B, Claremont, California.



Micaela P. Olmos, Executive Assistant