



MINUTES

ADJOURNED REGULAR MEETING OF THE GOVERNING BOARD AUGUST 21, 2019 – 5:00 P.M.

The Governing Board met on Wednesday, August 21, 2019 at 5:05 p.m. in the MHSA Office located at 2001 North Garey Avenue, Pomona, California.

CALL TO ORDER Governing Board Chair Carder called the meeting to order at 5:05 p.m.

ROLL CALL Visual Roll was taken.

GOVERNING BOARD

PRESENT: Robin Carder, City of La Verne, Chair
 Ronald T. Vera, City of Claremont, Vice-Chair (arrived at 5:07 pm)
 Carolyn Cockrell, City of La Verne, Board Member
 Rubio R. Gonzalez, City of Pomona, Board Member (arrived at 5:07 pm)
 Jed Leano, City of Claremont, Board Member
 Elizabeth Ontiveros-Cole, City of Pomona, Board Member
 Mona Sparks Johnson, City of Pomona, Board Member

ABSENT: None.

STAFF: Toni Navarro, Executive Director
 Darold Pieper, General Counsel
 Diana Acosta, Chief Financial Officer
 Rimmi Hundal, Director of MHSA & Ethnic Services
 Mary Monzon, Housing Manager Trainee
 Mica Olmos, JPA Administrator/Clerk

HOUSING WORKSHOP

TRI-CITY HOUSING INFORMATION, DATA, AND FUNDING SOURCES WILL BE PRESENTED BY EXECUTIVE DIRECTOR TONI NAVARRO AND CHIEF FINANCIAL OFFICER DIANA ACOSTA

Executive Director Navarro provided an overview of the housing workshop indicating that the following topics were going to be covered: Tri-City's Permanent Supportive Housing (PSH); PSH Selection Process; Tri-City's PSH Locations; Housing Resources through Continuum of Care; Tri-City's Housing Funding; No Place Like Home (NPLH) Competitive and Non-Competitive Allocation; NPLH Competitive Allocation Application Process. She provided the homeless definition as defined by the U.S. Department of Housing and Urban Development (HUD); and provided the Mental Health Services Act (MHSA) criteria for homeless or at-risk of homelessness.

Housing Manager Trainee Monzon talked about the PSH Selection Process and explained that it is done through the Coordinated Entry System (CES), a process that ensures that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their needs; that the program uses the Vulnerability Index - Service Prioritization Decision Assistance Tool/Next Step Tool (VI-SPDAT), a survey that assesses housing and homeless history, risks, socialization/daily functioning and wellness, to prioritize which clients should receive assistance first, noting that Tri-City uses the CES survey to enter clients into the Homeless Management Information System (HMIS); that the HMIS is a local information technology system to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness; that Clarity is the HMIS software that Los Angeles County uses; and that the reasons for using CES is because it's a County-wide database to identify homeless individuals, pointing out that they get matched to housing opportunities, and are prioritized based on level of needs; and explained that for our region Spot 3 there are 3 matchers that host meetings throughout the month and all the agencies come together to go over what housing opportunities are available, who are the next people that eligible (8 or above score) for these opportunities; that she acts as the matcher for Tri-City area clients; and that the other matchers cannot match anyone for any Tri-City PSH units as those are exclusive for Tri-City clients.

Discussion ensued regarding the number of people in the system that they are being looked into to match under the 'housing first model'; obstacles in getting homeless persons in the system; what the database indicates based on score; about the list getting updated monthly which includes information about what other agencies are currently working on for the same client; about which factors are taken into consideration to match individuals to housing; how the clinical team, housing team, and navigators team work together to identify clients with housing needs; and the advantage of Tri-City placing its clients in its own PSH or a Section 8 voucher because Tri-City uses its own criteria to match those clients whom otherwise would not qualify for the Los Angeles County; and that staff will begin to track the average length of time on Tri-City's CES housing list before they get into housing.

Housing Manager Trainee Monzon then talked about Tri-City's PSH Locations: Parkside Family Apartment (21 units), Holt Family Apartments (25 units), and Park Avenue (8 voucher units) in Pomona; Baseline Road in Claremont (4 bedroom house); and Cedar Springs Apartments (8 MHSA units) in La Verne. and transitional housing by having a Master Lease with BMR Rentals for Pasadena Avenue (5 2-bedroom apartments) through Fresh Start.

Executive Director Navarro reported that when MHSA started, every county was given a one-time allocation funding based on its population size to use for permanent supportive housing for its homeless population suffering from a mental illness; and that Tri-City's allocation was \$2.1 million for a population of 235,000 which would have allowed building only approximately 20 units. However, Tri-City's stakeholders recommended allocating nearly 8 million to create supportive housing using unspent funds; thus creating a housing fund through which Tri-City has built to date 64 units of PSH, pointing out that this was done before the Affordable Care Act and the housing crisis. She then explained how that the process began by conducting a RFP for housing developers to build PSH and the background for each housing development project.

Discussion ensued regarding the baseline property where there is the possibility of building behind the existing house 15 units of PSH by right, that is, under the zoning of the property it is allowed to build 10 units, plus an additional 35% for PSH, and the house will count as a unit totaling 16 units; thus, there will be no need to present the project for approval before the planning commission, nor the city council, because it will be permanent supportive housing noting that every effort will be made to make it beautiful to fit the neighborhood; and that when Tri-City purchased the property there was a public hearing of the planning commission, the neighborhood was notified within 600 feet, and there were no concerns from the neighborhood.

Executive Director Navarro continued to say that all PSH required 30% of disposable income, indicating that it has been a priority for Tri-City staff to make clients self-sufficient and independent in the long term by helping them obtain their social security disability due to their chronic health or mental health condition.

Discussion ensued about the landlord incentives to rent housing to those persons that have Section 8 vouchers and the efforts by Tri-City to get the landlords educated about the incentives.

Housing Manager Trainee Monzon stated that Tri-City also has transitional housing for up to two years by having a Master Lease with BMR Rentals for Pasadena Avenue (5 2-bedroom apartments) through Fresh Start; and before the two years, Tri-City helps them get their PSH; and explained how clients are selected for transitional housing. Executive Director Navarro added that Tri-City has had this master lease for approximately 15 years as a result of Assembly Bill 2034, the precursor to adult full service partnerships.

Vice-Chair Vera reported that he went on a tour of the YMCA building, and indicated that the developer may be interested to set aside some of the units for housing. Executive Director Navarro reported that it was her understanding that those units were going to be leased for office space.

Governing Board Member Sparks Johnson inquired how does Tri-City outreach to the landlords. Housing Manager Trainee Monzon indicated that the housing liaison goes out to the community and directly engages the landlords and property managers and invites them to participate in monthly luncheon meetings hosted by Tri-City wherein topics of their interest are discussed. Executive Director Navarro added that the outreach is funded under the PEI plan and it is called the Housing Stability Project.

Housing Manager Trainee Monzon explained housing resources through the Continuum of Care (CoC), a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency, which includes outreach, intake and assessment, emergency shelter, transitional housing with supportive services, permanent supportive housing with services if needed; that Tri-City has 14 vouchers through the City of Pomona Housing Authority to provide rental assistance to qualifying families and individuals within the City limits; and that Tri-City has 13 Section 8 vouchers through Los Angeles Housing Authority.

Executive Director Navarro then discussed other funds Tri-City uses to support clients and their families maintain stability in their life, such in housing by using approximately \$320,000 annually of MHSA FSP Flex Funds to support 28 beds at the Hope for Home Shelter; and \$75,000 annually in MHSA Non-FSP Flex Funds.

She then talked about the “No Place Like Home” (NPLH) legislature which took 7% of MHSA PEI allocations from all counties to leverage a 2 billion bond to address homelessness in the State of California; that 200 million of the 2 billion went into a non-competitive allocation; that Tri-City had been awarded a one-time non-competitive allocation of \$1,149,000 in May 15, 2019 after Tri-City prepared its Strategic Homelessness Plan; that the Project Application to expend funds must be submitted by February 2021; and that these funds can be used to leverage funds in an NPLH Competitive Allocation Application. She then explained how the Competitive Allocation is awarded and stated that Tri-City will compete with medium-size counties (pop. 200,000-750,000); that the next anticipated application round will be in January 2020, but possibly not until June 2020; if awarded Tri-City will have 36 months from date of award to close construction; and 60 months to permanently close the project; and if needed, extensions up to a total of 12 months may be requested. She explained the NPLH Competitive Allocation Application Process which includes a threshold review, which is the eligibility of an applicant, eligible uses of funds, experience of project team, site control, and project integration; supportive services which will be under NPLH guidelines; and the application scoring, rating, and ranking; and indicated that the cost per unit is approximately \$180,000.00.

Vice-Chair Vera inquired if the non-competitive allocation can be split and only use a portion to leverage the competitive allocation application. Executive Director Navarro replied that she had to do more research of the NPLH guidelines and find out if this can be done and that she will report her findings back to the Board.

Chief Financial Officer Acosta stated that Tri-City currently has \$2.8 million in housing funds; \$1.149 million in non-competitive allocation under NPLH, and an amount not yet determined under the competitive allocation; and explained the reversion timelines on the designated housing funds.

Discussion ensued regarding possible projects wherein developers have approached Tri-City and the approximate amount that the projects will cost; about Claremont shelter care, a residential care facility which is for sale and the Los Angeles is in discussion about acquiring the facility and convert it into permanent supportive housing, and the possibility to master lease units using CSS funding.

Executive Director Navarro then referred to Tri-City’s Housing Master Plan that was developed in 2011, noting that it needed to be updated and approved by the Board; that one important thing stated in this document was that it indicated that 100 permanent housing units were needed based on Tri-City’s population; and that the number of current PSH needed is approximately 120. She then reported that on July 1, 2019, ‘Housing First’ came into law in the State of California, wherein mandates that any project funded with state funds cannot deny housing based on a bad credit check, criminal background check, other evictions, nor lack of rental history. She then indicated that it is anticipated that MHSA funding will be notably higher, and will ask the stakeholders if there is excess money, to place it in the housing fund to create transitional housing and into the WET fund to address employee turnover.

Discussion ensued regarding the ability of the cities to create a joint powers authority for the purpose of creating housing resources; and how eminent domain works but not applied.

There being no further discussion, Board Member Leano moved, and Board Member Cockrell seconded, to receive and file housing information. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, Ontiveros-Cole, and Sparks Johnson; Vice-Chair Vera; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: None.

REVIEW OF TRI-CITY'S COMPREHENSIVE MASTER HOUSING PLAN ADOPTED IN SEPTEMBER 21, 2011

There being no comment, Vice-Chair Vera moved, and Board Member Cockrell seconded, to direct staff to update Tri-City's Comprehensive Master Housing Plan and present to the Governing Board for approval at a future meeting. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, Ontiveros-Cole, and Sparks Johnson; Vice-Chair Vera; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: None.

GOVERNING BOARD COMMENTS

Governing Board thanked staff for information provided, noting that it was a great, fabulous, and wonderful presentation.

Board Member Leano stated that the Claremont Human Services Department will meet with the Village business owners on October 3rd and asked for an update from the Los Angeles County. Executive Director Navarro stated that staff has reached out to the Los Angeles Deputy Director to schedule a meeting and offer Tri-City's assistance to handle the situation.

PUBLIC COMMENT

Director of MHSA & Ethnic Services Hundal announced that Board members can also become stakeholders and recommended that the Board invite anyone that they know would like to become a stakeholder.

ADJOURNMENT

At 7:00 p.m., on consensus of the Governing Board its Adjourned Regular Meeting of August 21, 2019 was adjourned. The next Regular Meeting of the Governing Board will be held on Wednesday, September 18, 2019 at 5:00 p.m. in the MHSA Office, 2001 North Garey Avenue in Pomona, California.



Micaela P. Olmos, JPA Administrator/Clerk