



MINUTES

REGULAR MEETING OF THE GOVERNING BOARD FEBRUARY 19, 2020 – 5:00 P.M.

The Governing Board met on Wednesday, February 19, 2020 at 5:06 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 5:06 p.m.

ROLL CALL Visual Roll was taken.

GOVERNING BOARD

PRESENT: Robin Carder, City of La Verne, Chair
Carolyn Cockrell, City of La Verne, Board Member
Rubio R. Gonzalez, City of Pomona, Board Member (arrived at 5:15 p.m.)
Jed Leano, City of Claremont, Board Member
Elizabeth Ontiveros-Cole, City of Pomona, Board Member

ABSENT: Mona Sparks Johnson, City of Pomona, Vice-Chair
Ronald T. Vera, City of Claremont, Board Member

STAFF: Toni Navarro, Executive Director
Darold Pieper, General Counsel
Angela Igrisan, Chief Clinical Officer
Seeyam Teimoori, Medical Director
Rimmi Hundal, Director of MHSA & Ethnic Services
Natalie Majors-Stewart, Chief Compliance Officer
Jessica Wong, Chief Information Officer
Mica Olmos, JPA Administrator/Clerk

CONSENT CALENDAR

There being no comment, Board Member Leano moved, and Governing Member Cockrell seconded, to approve the Consent Calendar. The motion was carried by the following vote: AYES: Board Members Cockrell, Leano, and Ontiveros-Cole; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: Board Members Gonzalez and Vera; and Vice-Chair Sparks Johnson.

1. APPROVAL OF THE MINUTES FROM THE JANUARY 15, 2020 GOVERNING BOARD MEETING

Recommendation: "A motion to approve the Minutes of the Governing Board Regular Meeting of January 15, 2020."

NEW BUSINESS

2. APPROVAL OF RESOLUTION NO. 520 AUTHORIZING THE DESIGNATION OF \$1,140,736 FROM ITS NON-COMPETITIVE NO PLACE LIKE HOME FUNDING TO SUPPORT THE DEVELOPMENT OF A SENIOR LOW-INCOME HOUSING PROJECT IN PARTNERSHIP WITH GENESIS LA ECONOMIC GROWTH CORPORATION

Executive Director Navarro stated that approximately four years ago, Tri-City purchased the property located on Baseline Road in Claremont with the hope of a future development for a permanent supportive housing project; that most recently, the City of Claremont indicated that they wanted to partner with Tri-City, with the help of Genesis LA, to develop a permanent supportive housing in Claremont; that staff is seeking approval from the Governing Board to commit its non-competitive NPLH funding to the project; that Tri-City has until February 15, 2021 to allocate this funding to a project; and that Tom De Simone, President & CEO of Genesis LA, was in attendance to talk about the proposed project.

Tom De Simone stated Genesis LA Economic Growth Corporation is a non-profit community loan fund based in Los Angeles that serves the County of Los Angeles with a variety of community investments that serve non-profits, economic development projects, and permanent supportive housing; that Genesis LA partners with Restore Neighborhoods LA (RNLA) who is the owner and developer of the project, and with Lehrer Architects LA; that Genesis LA started this work a few years ago working with public agencies, churches, and non-profits which began with small sites of land that did not work for tax credit projects, noting that these projects can be part of the solution to the homeless crisis; that in this work they have a vertically integrated on-stop-shop strategy where they are tackling its projects with the same team; therefore, the development, the financing and design have been integrated to create bigger efficiencies and create scale through multiplication rather than size. Mr. De Simone explained that a barrier to smaller communities and smaller sites to become permanent supportive housing is that these locations often do not compete for tax credits; thus, cannot leverage county funds; therefore, by having the integrated team, Genesis LA commits certain funding upfront so that the development and construction can take place, and that it can even provide some permanent financing depending on the overall structure of the financing arrangement for the project. He further explained that Genesis LA is expanding the field in which they can solve homelessness and affordable permanent supportive housing by developing smaller sites.

At 5:15 p.m., Board Member Rubio Gonzalez arrived at the meeting.

Mr. De Simone discussed other construction strategies which are to build by-right that allow the projects to move quicker, be more affordable to build, and with less risk; and to build an attractive design pre-World War II having exterior circulation, no podiums and no parking, which is more efficient and cost-effective. He then showed projects currently underway, including a design project consisting of a bungalow court style that won an award from the county's housing innovation challenge. He then talked about the proposed Baseline Project, noting that it will be done by-right under the existing zoning; that it will consist of 15 units, 1-bedroom & 1-bath units, around a central landscaped courtyard; that the existing single-family residence on-site will be converted into common space, a service office, and a social service office; that the units will be eight for MHSA clients and seven for low-income adults (50% AMI), and that the target populations are Seniors.

He indicated Genesis LA is assembling funding sources and that currently committed to this project are Genesis LA, Tri-City (providing the land and this matter before the Board); that they are hopeful to work with City of Claremont and the County of Los Angeles; that they will talking with other private and philanthropic sources; and noted that the feasibility and the scale of this project will allow it to move quickly and it will be an attractive opportunity for both public and private sources that are very anxious to see things happen particularly in this part of the county. He then showed a basic hand-sketch about the design of the project; and explained where the units will be allocated along with the common space and service offices.

Board Member Leano referred to Mr. De Simone's comment about Genesis LA being a one-stop-shop and asked that he describe the relationship between Genesis LA and Restore Neighborhoods LA. Mr. De Simone explained that the work that they do for housing and other areas in which they invest, has come through different sources of funding and financing that they have raised with a real commitment to help vet the innovative or outside the box opportunities, so that developers like Restore Neighborhoods LA can really try innovative approaches that expand the field. He indicated that Genesis LA also funds tax-credit projects; however, tax-credits alone will never come close to solving our problems; therefore, they try different strategies and leveraging different funding. Consequently, by having Genesis LA, a capital provider, and RNLA as a development partner which has the expertise to build at this scale for affordable housing, is a great partnership.

Board Member Leano inquired if everything as described in the site plan will be built by-right. Mr. De Simone replied in the affirmative, noting that it will not require discretionary approvals. Board Member Leano then inquired who is currently living in the property on site. Executive Director Navarro stated that one family is living there and they will be relocated; and then she talked about the proposed permanent supportive housing project in Pomona at Mission and Park Avenue, where Tri-City will have 10 family units, pointing out that this will be one option for this family.

Discussion ensued regarding the proposed the size of the units in the 33,000 square feet property in Claremont; about the cost and size per unit being \$300,000 and 450 sq. ft., respectively; and about how this project will help reduce the homeless count of the Senior population.

Board Member Leano talked about how he learned about Genesis LA; that he was happy to introduce them to Tri-City; and stated that the City of Claremont is extremely supportive of the proposed Baseline project.

There being no further discussion, Board Member Leano moved, and Board Member Gonzalez seconded, to adopt Resolution No. 520 designating \$1,140,736 from its non-competitive NPLH Funds to support a senior low-income housing project in partnership with Genesis LA Economic Growth Corporation. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, and Ontiveros-Cole; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: Board Member Vera; and Vice-Chair Sparks Johnson.

3. APPROVAL OF RESOLUTION NO. 521 AUTHORIZING THE TRANSFER OF UNENCUMBERED MHSA HOUSING PROGRAM AND/OR LOCAL GOVERNMENT SNHP FUNDS HELD IN CALHFA TO TRI-CITY'S GENERAL MHSA HOUSING FUND AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE REQUIRED DOCUMENTS TO TRANSFER FUNDS

Executive Director Navarro reported that when MHSA (Mental Health Services Act) first started, there was a pot of money that each county received which went directly to the CalHFA and that these funds were used to build affordable housing; that in early 2019 the State dissolved CalHFA, and counties were asked to take any funds available or to leave the money in there for other housing projects. She stated that Tri-City spent all the money and currently does not have any funds left in CalHFA; that the developments that Tri-City entered into have loan repayments and, if Tri-City does not get the units for 55 years as agreed, the developer would have to repay Tri-City and these funds will have to go back CalHFA; therefore, a resolution is required to have any funds held by CalHFA returned to Tri-City.

There being no further discussion, Board Member Gonzalez moved, and Board Member Leano seconded, to adopt Resolution No. 521 authorizing the transfer of unencumbered MHSA Housing Program and/or Local Government SNHP Funds held in CalHFA to the Tri-City's General MHSA Housing Fund and authorize the Executive Director to act on behalf of Tri-City to complete, execute and deliver any and all documents required to effectuate transfer of funds. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, and Ontiveros-Cole; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: Board Member Vera; and Vice-Chair Sparks Johnson.

4. APPROVAL OF RESOLUTION NO. 522 APPROVING AN AGREEMENT WITH LIEBERT CASSIDY WHITMORE FOR LABOR LEGAL SERVICES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

Executive Director Navarro reported Tri-City has had an ongoing agreement with LCW since 2008; and this year this agreement will be for three years with an option to extend an additional two additional years.

There being no further discussion, Board Member Gonzalez moved, and Board Member Leano seconded, to adopt Resolution No. 522 approving the Agreement for labor legal services with LCW effective February 19, 2020 and authorizing the Executive Director to execute the Agreement. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, and Ontiveros-Cole; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: Board Member Vera; and Vice-Chair Sparks Johnson.

5. APPROVAL OF RESOLUTION NO. 523 AUTHORIZING THE EXECUTIVE DIRECTOR TO REVALIDATE MEDICARE ENROLLMENT FOR TRI-CITY MENTAL HEALTH AUTHORITY

Chief Compliance Officer Majors–Stewart stated that it was time for Tri-City to revalidate its Medicare enrollment information and, to do so, it required the Board to authorize the Executive Director to sign the documents to revalidate.

There being no further comment, Board Member Cockrell moved, and Board Member Ontiveros-Cole seconded, to adopt Resolution No. 523 authorizing the Executive Director to act on behalf of Tri-City to enter into, execute, complete and deliver any and all documents required or deemed necessary or appropriate to revalidate Tri-City's Medicare enrollment in accordance with CMS to maintain Medicare billing privileges. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, and Ontiveros-Cole; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: Board Member Vera; and Vice-Chair Sparks Johnson.

6. APPROVAL TO RE-APPOINT ANNE HENDERSON AND ALFONSO VILLANUEVA AS MEMBERS TO THE TRI-CITY MENTAL HEALTH COMMISSION

Executive Director Navarro reported that both Anne Henderson and Alfonso Villanueva are very active and gracious members of the Commission; that they are always thinking of Tri-City and bringing fresh ideas; and that they attend regularly to the Commission meetings.

There being no further discussion, Board Member Ontiveros-Cole moved, and Board Member Leano seconded, to reappoint Anne Henderson and Alfonso Villanueva as members to the Mental Health Commission for a three-year term expiring on December 2022. The motion was carried by the following vote: AYES: Board Members Cockrell, Gonzalez, Leano, and Ontiveros-Cole; and Chair Carder. NOES: None. ABSTAIN: None. ABSENT: Board Member Vera; and Vice-Chair Sparks Johnson.

MONTHLY STAFF REPORTS

7. TONI NAVARRO, EXECUTIVE DIRECTOR REPORT

Executive Director Navarro reported that the Los Angeles County Department of Public Health opened its Wellness Complex in Pomona last Wednesday; that she had the opportunity to speak at the event and that Tri-City will have a Therapist on site for prevention and early intervention; that Board Member Leano asked to keep the Board informed about legislation before the State that involves mental health, and stated that there are currently 68 Bills attached to her report that have gone through since the fall that pertain to the work that we do; and discussed one bill that does not have a number yet, however, Tri-City had been asked to be part of, to bring youth mental health first aid and crisis intervention training to all of our local school districts; that at this point, Tri-City and Santa Barbara have signed on to be the pilot counties that will receive funding from the State in order to hire physicians to advance this training; that the legislation will require school districts to have each year 10% of their staff trained in youth mental health; noting that she was proud to be part of this pilot program. She then stated that the housing division is currently looking at the cost of rents which far exceeds the cost of living on SSI, thus, staff has to be very creative and having to talk to property managers about the work that they do; discussed a pre-eviction notice which lists lease violations or concerns that will lead to eviction which is a change from how things are currently done and will allow to get ahead of evictions; that this gives a roadmap and some strategies to landlords on how to talk to tenants; and pointed out that this is a positive strategy and staff will bring it to the three cities to help landlords adopt this mindset.

Board Member Leano, asked Executive Director Navarro if there is anything that she thought is really important to Tri-City, to advise the Board so the cities can submit a letter of support or opposition.

Board Member Gonzalez stated that the COG (Council of Governments) when opposes or is in support of a bill, it asks all the cities to write a letter of support/opposition; and noted that Tri-City Governing Board is like a mini COG, which similarly can ask the three cities council to provide support to Tri-City.

Executive Director Navarro referred to Senate Bill 803, which is being co-sponsored by the CBHDA on peer support specialist certification in the State of California, and explained that California is the only state in the union without a peer support certificate program.

She talked about the value of having persons with lived experience because they are able to move people along towards stability in a way that therapists sometimes cannot because of the ethical and legal boundaries that they have; that in California, because there is no peer support certification, Tri-City cannot leverage the federal dollars from Medi-Cal as it cannot bill for those services; therefore, this is a Bill that we really need to be behind it.

Board Member Cockrell inquired what training is provided for the peer support certification. Staff replied that training entails understanding the signs and symptoms of a mental illness, conflict resolution, decisions making, problem solving, able to tell your story as a person with lived experience, maintain personal boundaries, safety, and to know when to turn it over to a clinician or psychiatrist.

Board Member Leano sought clarification about Tri-City not being able to bill Medi-Cal for these services because we do not have a certification program. Executive Director Navarro stated that Tri-City cannot bill Medi-Cal for these specific services; that Tri-City has six peer staff in the clinical program; that their services are provided at full cost to MHSA; that they are extremely valuable and their cases are always full; that Tri-City provides an employment opportunity for these persons with lived experience; and that the peer certification program will allow those individuals to have jobs, a better quality of life, and a career pathway for those that want to go further into mental health.

Board Member Cockrell inquired who will provide the training. Executive Director Navarro stated that the State will provide the requirements for the peer certification; and then the agency or school, that want to provide the training for the peer certification, will need approval from the State.

8. DIANA ACOSTA, CHIEF FINANCIAL OFFICER REPORT

There was no comment.

9. NANCY GILL, CHIEF OPERATIONS OFFICER REPORT

Executive Director Navarro reported that the Governing Board approved Hoff and Associates to conduct Tri-City's salary review and salary structure reorganization; that they will be attending the leadership team meeting next week to present their process; that they will begin within the next month interviews with staff to evaluate the job descriptions and establish a step based salary structure for Tri-City. She added that Tri-City has purchased six vehicles, and that the Finance Director, Chief Operations Officer, and Controller are at a procurement conference.

10. ANGELA IGRISAN, CHIEF CLINICAL OFFICER REPORT

Chief Clinical Officer Igrisan reported that our partnership with the Los Angeles County Department of Public Health has the protocols finished; that Tri-City's clinician started services already and she is providing services regarding safety, family, anger management, loss of trauma, prevention, and mindfulness; that clinical staff has been busy doing hiring; that the clinical wellness advocates started a wellness and recovery management group which is the long term plan to help adults to stay in their recovery plan; that a new group will start next month, called family wellness group, for family members of adult clients to help them advocate for their family members in a ways that it is helpful for everyone; that in honor of African-American awareness month, Tri-City convened the first official meeting of the African American Family Wellness Advisory Committee, noting that it was fantastic and exceeded her expectations.

Chair Carder stated that she loves the success stories.

11. SEEYAM TEIMOORI, MEDICAL DIRECTOR REPORT

Medical Director Dr. Teimoori shared the concept of Lifestyle medicine, and stated that approximately three years ago the Medical Board of preventive medicine added the Lifestyle certification; that this concept is not a new concept but, that it had been evolving because it used to be only about the prevention of disease and now is about the treatment of disease; that he wants to make sure that Tri-City is part of this new wave in medicine and this is the reason for which he provided the textbook and concepts of Lifestyle Medicine to our psychiatrists, noting that this homeopathic medicine is very good for prevention and treatment, and less costly.

Executive Director Navarro reported that Community Navigator Supervisor Isela Moreno and Crisis Intervention and Medication Support Manager Shawn Smith were part of a video from La Verne on access to mental health services and will be placed on La Verne's website.

Chair Carder stated that it is important for the Mayor of the City of La Verne to have videos that can inform the public about services available to the community.

12. RIMMI HUNDAL, DIRECTOR OF MHSA AND ETHNIC SERVICES REPORT

Director of MHSA & Ethnic Services Hundal reported that last night the Claremont Public Library and Tri-City Mental Health Commission hosted their first event in honor of Black History Month; that there was a panel of four individuals, two with lived experience and two with professional experience; that they talked about what it is to be a person of color in America today and with a mental illness; that the event was attended by more than 30 persons; that staff received positive feedback; and that Supervisor Hilda Solis presented a Certificate of Commendation to the Mental Health Commission for this event. She then reported that in January, Tri-City hosted an event for service learners to thank them for their volunteer hours; that this morning the first bidder's conference for this year's Community Wellbeing Grant took place and 33 communities attended; discussed the activities for green ribbon week; stated that the Wellness Center will serve as a Questionnaire Action Kiosk during the upcoming 2020 Census; and that stakeholders has two new Innovations ideas 1) achieving restorative community, and 2) cultural awareness and resource exchange, and will post the plan for comment for 30 days, present it to the Commission in April, and present it to the Board in May for its approval.

13. NATALIE MAJORS-STEWART, CHIEF COMPLIANCE OFFICER REPORT

Chief Compliance Officer Majors-Stewart provided an update regarding the Department of Health Care Services (DHCS) Triennial Systems Review of LA County of DMH; she stated that the review took place last February, but Tri-City received formal notification of outcomes last month; that the purpose of the Triennial Systems Review is to evaluate each Mental Health Plan's compliance with Medi-Cal SMHS regulatory requirements; that they review both the system of care and the records; that Tri-City did have one record selected for this review and LADMH provided notification that Tri-City Mental Health did not have any disallowable findings from that System Review.

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

GOVERNING BOARD COMMENTS

Board Member Cockrell inquired about the car accident in front of the clinic. Discussion ensued regarding known facts about the vehicle accident pointing out that it was not a Tri-City client.

Executive Director Navarro expressed appreciation for Board Member Gonzalez' continued participation (Governing Board Liaison) in the Mental Health Commission; she talked about the involvement of the Commission which was minimal in the past; that the Commission has set three goals for the year and will begin to provide an annual report to the Governing Board in July about their activities and what they have accomplished; that part of their goals is to host two events with the assistance of Tri-City staff.

Board Member Gonzalez stated that the Mental Health Commission is a very good Commission noting that a couple of its members are movers and shakers in the community and enjoys working with them.

PUBLIC COMMENT

A member of Gente Organizada expressed gratitude for Tri-City for offering an informational table at their conference and asked everyone to invite any youth to their conference taking place on March 21st.

ADJOURNMENT

At 6:09 p.m., on consensus of the Governing Board its meeting of February 19, 2020 was adjourned. The next Regular Meeting of the Governing Board will be held on Wednesday, March 18, 2020 at 5:00 p.m., in the MHSA Administrative Office, 2001 North Garey Avenue, Pomona, California.



Micaela P. Olms, JPA Administrator/Clerk