



## MINUTES

### **GOVERNING BOARD AND MENTAL HEALTH COMMISSION SPECIAL JOINT MEETING JANUARY 15, 2025 – 5:00 P.M.**

The Governing Board and the Mental Health Commission Special Joint Meeting was held on Wednesday, January 15, 2025, at 5:04 p.m. in the MHSA Administrative Office located at 2001 North Garey Avenue, Pomona, California.

**CALL TO ORDER** Chair Leano called the meeting to order at 5:04 p.m.

**ROLL CALL** Roll call was taken by JPA Administrator/Clerk Olmos.

#### GOVERNING BOARD

**PRESENT:** Jed Leano, City of Claremont, Chair  
Lorraine Canales, City of Pomona, Board Member  
Carolyn Cockrell, City of La Verne, Board Member  
Paula Lantz, City of Pomona, Board Member  
Ronald T. Vera, City of Claremont, Board Member  
Beverly Johnson, City of Pomona, Alternate Board Member  
Ken Domer, City of La Verna, Alternate Board Member

**ABSENT:** Wendy Lau, City of La Verne, Board Member  
Elizabeth Ontiveros-Cole, City of Pomona, Board Member

#### MENTAL HEALTH COMMISSION

**PRESENT:** Anne Henderson, Chair  
Wray Ryback, Vice-Chair  
Clarence D. Cernal, Commissioner  
Sandra Christensen, Commissioner  
Ethel Gardner, Commissioner  
Frank Guzman, Commissioner  
Laura Mundy, Commissioner (arrived at 5:07pm)  
Toni L. Watson, Commissioner (virtual)  
Danette E. Wilkerson, Commissioner

**ABSENT:** Mildred Garcia, Commissioner  
Janet R. Roy, Commissioner  
Twila L. Stephens, Commissioner

#### STAFF

**PRESENT:** Ontson Placide, Executive Director

Steven Flower, General Counsel  
Elizabeth Renteria, Chief Clinical Officer  
Seeyam Teimoori, Medical Director  
Dana Barford, Director of MHSA & Ethnic Services  
Natalie Majors-Stewart, Chief Compliance Officer  
Trevor Bogle, Controller  
Micaela P. Olmos, JPA Administrator/Clerk

## **PRESENTATION**

### **1. REPORT ON THE CALIFORNIA BEHAVIORAL HEALTH PLANNING COUNCIL (CBHPC) 2024 DATA NOTEBOOK: HOMELESSNESS WITHIN THE PUBLIC BEHAVIORAL HEALTH SYSTEM**

MHC Chair Henderson explained that the annual Data Notebook is a performance outcome data reviewed by local boards and commissions, and its findings are reported to the California Behavioral Health Planning Council (CBHPC); that in addition, the Data Notebook supports TCMHA with mandates set forth under the Welfare and Institutions Code, serves as an educational resource regarding behavioral health data, and it identifies unmet needs, noting that it also provides a platform to obtain opinions and thoughts of our local Board members on specific topics, and to make recommendations. Its findings reported by CBHPC help TCMHA by serving as a behavioral health resource. She stated that an Ad Hoc Committee of the Mental Health Commission was created to work on the Data Notebook and was comprised of Chair Anne Henderson, Vice-Chair Wray Ryback, and Commissioner Dannette Wilkerson, and assisted by TCMHA staff: Projects Manager Sara Rodriguez, Program Analyst Khajan Singh Gill, and Housing Manager Mary Monzon; and indicated that this year the CBHP chose homelessness and behavioral health topic for the Data Notebook. She then explained that issues of homelessness within behavioral health are long-standing issues and that the State of California is home to the largest number of individuals experiencing homelessness in the nation, making up 31% of the nation's homeless population and 49% of the nation's unsheltered population as of 2023.

Board Member Vera inquired about the difference between homeless and unsheltered.

MHC Vice-Chair Ryback stated homeless people are someone who is currently unhoused, at imminent risk of being unhoused, is homeless under federal statutes, or are victims fleeing domestic violence. She then talked about the trends seen in the Data Notebook and reported that the federal Point-in-Time Count (PIT) revealed that unsheltered, chronically homeless, those in emergency shelters, with severe mental illness, and those experiencing chronic substance abuse, saw increases in 2023; whereas, unaccompanied youth (ages 18-24), unaccompanied children (ages 17 and below), and those served in transitional housing did not see increases.

Board Member Lantz commented that school districts are governed by a different set of rules of homelessness.

MHC Vice-Chair Ryback stated TCMHA has done a lot of work to address homelessness by participating in countywide interagency continuum, collecting data for performance indicators, collaborating with internal and external organizations to get people referred to appropriate resources, and designating staff passionate about helping the issue, and evaluating program design and decision making to make some impact on homelessness in our community.

Commissioner Mundy inquired if TCMHA tracks an individual on their journey and interactions or if they are double counted. MHSA Projects Manager Sara Rodriguez stated TCMHA assesses a client's journey at various times. Commissioner Mundy asked if TCMHA was tracking individual outcomes or number of interactions. MHSA Projects Manager Rodriguez stated everything is taken into consideration.

Board Member Vera reiterated his question about what the difference was between unsheltered and homeless; and further inquired if the population of homeless count from the survey would generate money for TCMHA. Housing Manager Monzon stated the PIT count Homeless data included sheltered and unsheltered, and that homeless funding is allocated to surrounding counties. Chair Leano stated Measure A allocates local money entitled the Local Solutions Fund. MHC Chair Henderson added that the Local Solutions Fund is allocated to the cities.

Board Member Lantz stated her understanding of the difference between sheltered and unsheltered is counting people in shelters separately; and inquired about the CBHPC. MHSA Projects Manager Rodriguez stated the CBHPC develop the Data Notebook after selecting a topic which was derived from feedback received from the behavioral boards/commissions. Board Member Lantz further inquired if TCMHA as the Authority is considered a Behavioral Board. Director of MHSA & Ethnic Services Barford stated a name change from 'mental health' to 'behavioral health' is requested under Proposition 1.

Discussion ensued regarding the difference between the Tri-City Mental Health Commission (MHC) and Tri-City Mental Health Authority (TCMHA), which are not the same. The MHC is an advisory body to TCMHA, and TMHCA is similar to what is currently is being followed by the counties, noting that where it states "county", it applies to TCMHA as well; that TCMHA as a Joint Powers Authority (JPA) and its Governing Board oversees all areas of TCMHA; that the new law, Prop 1, is in reference to the MHC.

Board Member Canales stated that under the McKinney-Vento Act, there are certain students that are classified homeless if they're living in a home, but they're living not under their own, such as living with other relatives, and if that was included in the count. Project Manager Rodriguez replied in the negative.

## **CONSENT CALENDAR**

Agenda Item No. 3 was pulled for discussion from the Consent Calendar.

Chair Leano opened the meeting for public comment; and there was no public comment.

There being no further comment, Alternate Board Member Domer moved, and Board Member Vera seconded to approve the Consent Calendar. The motion was carried by the following vote: Alternate Board Members Domer and Johnson; Board Members Cockrell, Lantz, and Vera; and Chair Leano. NOES: None. ABSTAIN: None. ABSENT: Board Members Lau and Ontiveros-Cole.

## **2. APPROVAL OF MINUTES FROM THE DECEMBER 18, 2024, GOVERNING BOARD AND MENTAL HEALTH COMMISSION REGULAR JOINT MEETING**

Recommendation: "A motion to approve the Minutes of the Governing Board and Mental Health commission Regular Joint Meeting of December 18, 2024."

**CONTINUED BUSINESS**

**3. CONSIDERATION OF RESOLUTION NO. 768 APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RESTORE NEIGHBORHOODS, LA, INC. FOR THE DEVELOPMENT, CONSTRUCTION, FINANCING, AND OPERATION OF THE CLAREMONT GARDENS SENIOR HOUSING PROJECT AT ITS PROPERTY LOCATED AT 956 W BASELINE ROAD IN CLAREMONT, CALIFORNIA AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND TAKE OTHER RELATED ACTIONS**

Board Member Vera inquired if this would be for additional funding for TCMHA to close escrow. Chair Leano responded in the negative, noting that this item was for the use of the land for the project.

Board Member Vera pointed out that there were errors in the proposal, stating it should state “TCMHA” and not “city” under Section 2.6.11 and Section 3.1. General counsel Flower stated it will be corrected and pointed out that the Resolution includes language that provides flexibility to make corrections as well as also execute other documents that may be necessary as we move forward to close escrow.

Board Member Lantz referred to the Schedule of Performance and indicated that she was confused with the order of things, and said it was her understanding that the money would be dispersed upon completion of the project. She also expressed concern that construction would not be completed upon closure of escrow, about the construction not being completed, or the building losing permits, noting that most of the dates for completion are after the close of escrow.

General Counsel Flower stated that permits cannot be pulled within a month and with ongoing funding and loan agreements, it can default under the DDA.

Board Member Lantz asked if a year from now and construction has not started if the firm still has TCMHA’s money. General Counsel Flower stated due to right of reversion under the DDA, money can be collected if they default an agreement. Board Member Vera asked if a trustee is being used. General Flower stated the arraignment has been discussed and staff was working with Genesis.

Board Member Lantz asked if a progress payment was built into the contract. General Counsel Flower replied in the negative. Board Member Lantz voiced her concern for the risk of losing the \$2.8 million dollars paid, even if the land is returned. General Counsel flower stated the money will only be paid when the work is done, noting that this is not part of the DDA but it is being agreed on.

John Perfitt, of Restore Neighborhoods, Los Angeles -RNLA (developer), stated that the No Place Like Home (NPLH) funds will be used until the end; that the money will not be pulled until permits are approved and will draw funds from other lenders first; and that all lenders will receive copies of reports; and that a 3rd Party will certify work that has been completed. He also confirmed reversion should not be a problem.

Chair Leano inquired if the schedule is done by Genesis or by a 3rd Party.

Developer Perfitt confirmed that the performance schedule, which includes entitlements, permits, lease up and construction, are done by Genesis, and within the schedule there will be milestone payments that will be made strictly upon construction and will be handled by a 3rd Party.

Board Member Vera asked if TCMHA funds will be comingled with Genesis funding, or it will be an advance to start construction. Developer John Perfitt stated some funders want their funding used first so there might be some comingling, but all lenders will be made aware. Board Member Vera asked if TCMHA has priority among all lenders. General Counsel Flower stated TCMHA will be required to subordinate to other members.

Discussion ensued regarding the risk involved and how the priority of lenders is listed in the Intercreditor Agreement approved and executed by all the lenders.

Member Lantz expressed concern about the agreement because financially it is against her better judgment; however, will support it to see the project proceed forward.

Chair Leano opened the meeting to Public Comment, and there was no public comment.

There being no further discussion, Board Member Vera moved, and Chair Leano seconded to approve Resolution No. 768 approving a Disposition and Development Agreement with RNLA for the development, construction, financing, and operation of a 15-unit of combined affordable and permanent supportive senior housing project, at its property located at 956 W. Baseline Road in Claremont, California, and authorize the Executive Director to execute the Agreement and take other related actions. The motion was carried by the following vote: Alternate Board Members Domer and Johnson; Board Members Cockrell, Lantz, and Vera; and Chair Leano. NOES: None. ABSTAIN: None. ABSENT: Board Members Lau and Ontiveros-Cole.

#### **4. STUDY SESSION ON MENTAL HEALTH SERVICES ACT (MHSA) FUNDING**

Executive Director Placide provided an overview on the issue of reversion of Community Services and Support (CSS) dollars, and urged everyone to consider the transition from Mental Health Services Act (MHSA) to Behavioral Health Services Act (BHSA) according to Prop 1. He thanked Chief Clinical Officer Renteria and Director of MHSA and Ethnic Service Barford for their help in building a list of concepts, and proceeded to discuss the Statement of Purpose giving the Governing Board and Mental Health Commission concepts for approval. He also stated that despite approval on that day, the ideas still needed to go through stakeholder approval and would then return to the Governing Board for final approval.

Controller Bogle explained the projected reversion amount was expected to be between \$5.2 to \$8 million; however, with the Claremont Gardens Housing Project being approved, the new balance is \$5.2 million for spending.

Chair Leano inquired if BHSA will cause an increase in MHSA revenue. Controller Bogle replied in the negative, noting that there is a possibility of receiving less. Executive Director Placide added we are earning more, but more is also being taken.

Executive Director Placide then talked about the transition from MHSA to BHSA and the reallocation of funding. He explained that under BHSA, funding will go to Housing (30%), FSP (35%), and BHSS (35%), noting that whatever is started now must sustain itself.

Chair Leano inquired if what TCMHA is already doing is possibly housing related. Executive Director Placide stated yes but not at the level that we need to, and stated the main priority is housing and FSP; that the second priority is extended timeline projects; and the last priority is means of making sure current programs are reimagined; and directed the Board and Commission to a concept list hand out that was distributed to everyone at the meeting.

Chair Leano inquired if currently \$10 million was being spent, and if it needed to be reduced to \$6.7 million. Executive Director Placide responded in the affirmative, stating that it needs to be modified or moved to other buckets.

Vice-Chair Ryback sought clarification if the goal was to identify projects that can be completed in two years and not draw from other moneys in the future. Executive Director Placide stated the goal is expending the dollars within the next twenty-four months and continuing to add to it, noting that the difficulty is the current buckets of money through June 2026 have restrictions that require creativity the work within; and asked the Board and Commission to settle on their top two to three priority options.

Alternate Board Member Domer stated the three cities need to be made aware of additional funding that can be made available to better services provided.

Board Member Lantz inquired about purchasing existing apartment buildings, citing it avoids zoning issues, but would need people in place to assist residents. She stated that TCMHA needs a good reputation in the community and should help in dispelling the bad perception of low-income housing, pointing out that the issue with past projects was not having qualified staff providing support services on site and that led to more problems.

Executive Director Placide stated scattered sites are on the top of the priority list because it eliminates construction and improves purchasing time; noting that including supportive services also increases FSP. He recommended thinking beyond just apartment buildings like considering drop centers; and that with a comprehensive approach and creating services that build integration with community, life skills, and coaching.

Board Member Lantz stated transportation would need to be a part of the supportive housing. Executive Director Placide agreed.

Board Member Vera inquired if TCMHA is precluded from using a third-party developer. Board Member Lantz voiced her concern with using that method. Executive Director Placide stated there are models available, but the issue is funding is considered other services, and not housing.

Chair Leano asked if it was being recommended to balance the funding buckets or to spend all the funding in one category. Executive Director Placide stated the other categories still exist and are still subject to reversion. Board Member Lantz asked if the ideas drew from all categories. Executive Director Placide stated not all do.

Vice-Chair Ryback asked if there will be a large bucket of housing related expenditures that TCMHA typically does not have. Executive Director Placide replied in the affirmative, noting that to avoid reversion, we should look at future spending. Vice-Chair Ryback then inquired about the plan to spend the money. Executive Director Placide stated there was no plan that is why it was

brought forth for discussion; and that ideas come forward with complexities and stated the easiest route would be FSP.

Alternate Board Member Domer stated an issue is individuals that need housing but due to severe mental illness they do not know their issues. Chief Clinical Officer Renteria stated the expansion of FSP will require other positions that TCMHA does not currently have.

Commissioner Guzman expressed the need to increase educational components and opportunities.

At 6:31 p.m., Commissioner Guzman left the meeting.

Vice-Chair Ryback expressed interest in a patient portal where clients can access their records and engage in clinical treatments in a closer way. Chief Clinical Officer Renteria concurred, noting that BHSA means enhancing the whole aspect of care and helps clients in navigating care and is a requirement of CalAIM.

Executive Director Placide stated the list addressed permanency, triage, and community services regarding housing.

Board Member Canales stated it would be beneficial for internships to be funded as it would draw more applicants; and that there is also the need for outreach to homeless and working more closely with them. Board Member Lantz stated outreach is time consuming and is about establishing relationships. Executive Director Placide stated outreach was included on the list and commented that the City of Santa Monica has mobile psychiatric street teams that meet clients where they were. Board Member Canales stated Modesto has the program of working with the homeless to provide services and earn housing vouchers. Chief Clinical Officer Renteria stated part of BHSA requirement is the treatment team must do outreach and then transitions into FSP. Executive Director Placide stated he liked the pathway to being housed, while working with the client they eventually work up to permanent housing.

At 6:37 p.m., Board Member Canales left the meeting.

Alternate Board Member Domer expressed the need for alternative housing and transportation as opposed to using patrol cars.

Chair Leano inquired if the entire list could be provided at the Stake Holder meeting and thereafter, the Board and Commission would select. General Counsel Flower stated there was no legal obstacles. Executive Director Placide stated the provided numbers were just estimates.

Alternate Board Member Domer stated it is hard to reach a conclusion with large audiences, and asked if partnerships would be covered, or if it had to strictly be within La Verne, Pomona, and Claremont. Board Member Lantz stated the priority should be TCMHA clients, but the location could be outside of the three cities. Chair Leano asked if there were issues with that idea. General Counsel Flower stated it would be a case-by-case basis. Executive Director Placide said it is appropriate if the client stays within the three cities but if placed outside of, then they would need to be handed over to county care.

There being no further discussion, the Governing Board and the Mental Health Commission decided that the following items would have the most impact in the community: 1. Scattered Site Housing; 2. Purchase existing building to create Homeless Bridge Housing (OC Model); 3. Purchase existing building to create a Drop-In Center and PSH for 25 adults (Riverside Model); 4. Purchase existing building -combined with an Enhanced Emergency Shelter Program (LA Model); 7. Developing an Internship, Residency, and Training Department at Tri-City Mental Health Authority; and 10 & 11 combined -Purchase Land/Building space for additional services.

Executive Director Placide commented he had also received excellent ideas from staff but were lower priority.

Commissioner Cernal expressed the advantage of being surrounded by educational institutions and utilizing them.

Board Member Vera expressed concern of an amount listed. Executive Director Placide stated it was a typo and that it would be corrected, and added that staff would re-analyze dollar amounts and present them at the stake holder meeting based on the items that were selected as a priority.

Board Member Vera asked if any of the ideas required State approval. Director of MHSA and Ethnic Services Barford replied in the negative, noting that only innovation projects require State approval; and clarified that the items selected will be presented during a stakeholder meeting, then post for a 30-day public comment, then present back to the Board for final approval, noting that the majority vote is counted at the stakeholder meeting.

Board Member Vera asked how the meeting was being advertised. Director of MHSA and Ethnic Services Barford stated through social media, website, community navigators, and community meetings.

### **MONTHLY STAFF REPORTS**

- 5. ONTSON PLACIDE, EXECUTIVE DIRECTOR REPORT**
- 6. DIANA ACOSTA, CHIEF FINANCIAL OFFICER REPORT**
- 7. LIZ RENTERIA, CHIEF CLINICAL OFFICER REPORT**
- 8. SEEYAM TEIMOORI, MEDICAL DIRECTOR REPORT**
- 9. DANA BARFORD, DIRECTOR OF MHSA AND ETHNIC SERVICES REPORT**
- 10. NATALIE MAJORS-STEWART, CHIEF COMPLIANCE OFFICER REPORT**

Chair Leano stated the monthly staff reports were received and filed.

Executive Director Placide urged everyone to read his report for funding.

General Counsel Flower stated future monthly reports can be moved to Consent Calendar.

Chair Leano agreed and requested that monthly staff reports are moved to Consent Calendar.

**GOVERNING BOARD/MENTAL HEALTH COMMISSION COMMENTS**

Vice Chair Ryback stated Pomona Valley Hospital completed its community needs assessment and resulted in behavioral health being its #2 priority.

Board Member Vera announced that this was his last meeting after serving 8 years on the Board.

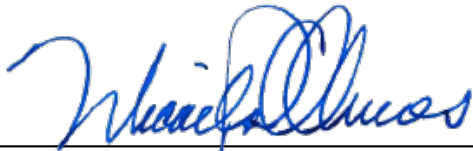
**PUBLIC COMMENT**

Christina Vera complemented TCMHA staff, the Board, and the Commission of all the work performed during this meeting, and urged that any work done is focused on helping people who are severely mentally ill.

MHSA Projects Manager Sara Rodriguez announced that the TCMHA Community Forum would take place on January 29 at 5:30 p.m.

**ADJOURNMENT**

At 6:59 p.m., on consensus of the Governing Board and Mental Health Commission its Special Joint Meeting of January 15, 2025, was adjourned. The next Regular Meeting of the Mental Health Commission will be held on Tuesday, February 11, 2025, at 3:30 p.m., in the MHSA Administrative Office, 2001 North Garey Avenue, Pomona, California. The next Regular Meeting of the Governing Board will be held on Wednesday, February 19, 2025, at 5:00 p.m., in the MHSA Administrative Office, 2001 North Garey Avenue, Pomona, California.



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Micaela P. Olmos, JPA Administrator/Clerk