



MINUTES

GOVERNING BOARD REGULAR MEETING FEBRUARY 19, 2025 – 5:00 P.M.

The Governing Board Regular Meeting was held on Wednesday, February 19, 2025, at 5:03 p.m. in the MHSA Administrative Office located at 2001 North Garey Avenue, Pomona, California.

CALL TO ORDER General Counsel Flower called the meeting to order at 5:03 p.m.

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

GOVERNING BOARD

PRESENT: Lorraine Canales, City of Pomona, Board Member
 Sandra Grajeda, City of Claremont, Board Member
 Paula Lantz, City of Pomona, Board Member
 Wendy Lau, City of La Verne, Board Member
 Elizabeth Ontiveros-Cole, City of Pomona, Board Member
 Jaime Earl, City of Claremont, Alternate Board Member

ABSENT: Carolyn Cockrell, City of La Verne, Board Member
 Jed Leano, City of Claremont, Chair

STAFF

PRESENT: Ontson Placide, Executive Director
 Steven Flower, General Counsel
 Diana Acosta, Chief Financial Officer
 Elizabeth Renteria, Chief Clinical Officer
 Seeyam Teimoori, Medical Director
 Dana Barford, Director of MHSA & Ethnic Services
 Natalie Majors-Stewart, Chief Compliance Officer
 Micaela P. Olmos, JPA Administrator/Clerk

There was unanimous consensus by the Governing Board that Board Member Lau preside over the meeting during the absence of the Governing Board Chair, since a Vice-Chair had not been nominated yet.

CONSENT CALENDAR

Board Member Lau opened the meeting for public comment; and there was no public comment.

There being no comment, Board Member Lantz moved, and Alternate Board Member Earl seconded to approve the Consent Calendar. The motion was carried by the following vote:

Alternate Board Member Earl; Board Members Canales, Grajeda, Lantz, Lau, and Ontiveros-Cole. NOES: None. ABSTAIN: None. ABSENT: Board Member Cockrell and Chair Leano.

1. APPROVAL OF MINUTES FROM THE JANUARY 15, 2025, GOVERNING BOARD AND MENTAL HEALTH COMMISSION SPECIAL JOINT MEETING

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

2. ONTSON PLACIDE, EXECUTIVE DIRECTOR MONTHLY REPORT

Recommendation: “A motion to receive and file.”

3. DIANA ACOSTA, CHIEF FINANCIAL OFFICER MONTHLY REPORT

Recommendation: “A motion to receive and file.”

4. LIZ RENTERIA, CHIEF CLINICAL OFFICER MONTHLY REPORT

Recommendation: “A motion to receive and file.”

5. SEEYAM TEIMOORI, MEDICAL DIRECTOR MONTHLY REPORT

Recommendation: “A motion to receive and file.”

6. DANA BARFORD, DIRECTOR OF MHSA AND ETHNIC SERVICES MONTHLY REPORT

Recommendation: “A motion to receive and file.”

7. NATALIE MAJORS-STEWART, CHIEF COMPLIANCE OFFICER MONTHLY REPORT

Recommendation: “A motion to receive and file.”

8. RECEIVE AND FILE THE SUBORDINATION AND INTERCREDITOR AGREEMENT AND THE CONSTRUCTION MONITORING AND DISBURSEMENT AGREEMENT FOR THE CLAREMONT GARDENS SENIOR HOUSING PROJECT AT 956 W BASELINE ROAD IN CLAREMONT, CALIFORNIA

Recommendation: “A motion to receive and file.”

9. CONSIDERATION OF RESOLUTION NO. 769 APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH ALL AMERICAN SECURITY FOR SECURITY GUARD SERVICES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT

Recommendation: “A motion to adopt Resolution No. 769 approving and authorizing the Executive Director to enter into and execute the First Amendment to the Agreement with All American Security for Security Guard Services.

10. CONSIDERATION OF RESOLUTION NO. 770 APPROVING AN AFFILIATION AGREEMENT FOR INTERNSHIP PROGRAM WITH TOURO UNIVERSITY WORLDWIDE AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY AMENDMENTS THEREAFTER

Recommendation: “A motion to adopt Resolution No. 770 approving an Affiliation Agreement with Touro University Worldwide; and authorizing the Executive Director to execute the agreement and any amendments thereafter.”

11. CONSIDERATION OF RESOLUTION NO. 771 APPROVING THE SUBCONTRACTOR AGREEMENT FOR THE HUD CONTINUUM OF CARE PROGRAM WITH THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA); AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY AMENDMENTS THEREAFTER

Recommendation: “A motion to adopt Resolution No. 771 Authorizing the Executive Director to execute the Subcontractor Agreement with LACDA for the HUD Continuum of Care Program, and any amendments thereafter.”

CONTINUED BUSINESS

12. FOLLOW-UP TO MHSA TO BHSA REVERSION STUDY SESSION

Executive Director Placide provided a brief review of the \$5.2 million to \$8 million received that needs to be spent by June 3, 2027, to avoid reversion. He stated the three categories the funds need to be spent in are Housing, Full-Service Partnership, and Behavioral Health Services and Supports. He then talked about the priority process, detailing the highest priority being Housing and FSP service development and growth, high value, and quick turnaround projects. He stated the second highest priorities are high value, extended timeline projects for housing and FSP and projects that be started now or after July 1, 2026. He concluded the list of priorities by stating the third priority would be reimaging/shifting current programs and services that will not fall into the BHSS category or elsewhere in the agency by July 1, 2026. He then discussed the 2024 Homeless Count Data for Service Planning Area 3 (San Gabriel Valley) and introduced Housing Manager Mary Monzon to explain the statistics.

Housing Manager Monzon reported that the homeless count in Pomona was 545 individuals, in La Verne were 18 individuals, and in Claremont were 22 individuals, noting that the 2025 data would not be available until summertime; however, she pointed out that there was a decrease in Pomona’s count and an increase in La Verne and Claremont’s counts. She then explained the Referral Reported Incomes, stating that since July 2024, the Housing Department had received 334 referrals from the Clinical Team, and 204 (or 61%) of those referrals were unhoused individuals; that only 22 (or 115) of the referrals might have enough income (\$3,000+) to qualify for their own apartment at market rates.

Executive Director Placide stated that TCMHA’s Housing program is not currently fulfilling the 204 unhoused referrals, noting that housing is one of the highest needs. He then talked about the six priority project ideas previously endorsed by the Governing Board, and indicated that the six items below are listed in the order of highest priority from the Stakeholder meeting.

1. Purchase existing building to create Homeless Bridge Housing (OC Model) – 40%
2. Developing an Internship, Residency, and Training Department at Tri-City Mental Health Authority – 24%
3. Scattered Site Housing – 16%
4. Purchase existing building to create a Drop-In Center and PSH for 25 adults (Riverside Model) – 12%
5. Purchase existing building - Combine with an Enhanced Emergency Shelter Program (LA Model) – 8%
6. Expand FSP - Tri-City Mental Health Authority's Homeless Outreach Multi-Disciplinary Team (HOT-MDT) – will be integrated into all ideas.

Executive Director Placide also stated that there were also three additional ideas brought forth: 1) Client Portal: Electronic record that clients can access; 2) Focus on staffing and training; 3) Treating pregnant women Neonatal Abstinence Syndrome, Fentanyl testing tracing, Naloxone leave-behind, Hospital counseling/bridge clinic, Incarcerated and pre-trial treatment. He stated that he has had discussions with each city and that the potential projects that were suggested included: FSP treatment teams; rehab abandoned motels; increase services for Hope4Home; crisis and homeless outreach team; resource center and/or interim housing for teen mothers and TAY; scattered site housing; and supportive services for a coordinated mental health and homeless response project.

Alternate Board Member Johnson stated she met with Executive Director Placide and the Pomona City Manager to discuss the greatest needs, and offered to answer any questions regarding the City of Pomona's priority projects.

Board Member Canales asked if the abandoned hotels were like the Sunset Hotel project. Alternate Board Member Johnson stated it would be different, and that they looked at one option but needed to decide if it would be interim housing or affordable housing with services and which population. Board Member Lantz asked if Sunset Hotel is a shelter as opposed to permanent supportive housing. Alternate Board Member Johnson responded in the affirmative and stated the proposal is different than Sunset Hotel. Executive Director Placide stated there are multiple options available.

Board Member Ontiveros-Cole asked for clarification on the evening and weekend teams and where they would be stationed. Executive Director Placide stated the police departments have excellent homeless outreach services, but TCMHA will strive to fill in the gaps. Chief Clinical Officer Renteria stated after meeting with the various departments, they have daytime support but struggle to cover evenings and weekends, and that TCMHA wants to provide that support and is actively recruiting for those positions. Executive Director Placide added that there are good models, specifically San Francisco offering the same services day and night, noting that positions are difficult to recruit. Board Member Ontiveros-Cole inquired if the team responds specifically to housing situations or if they will respond to calls in the street. Executive Director Placide stated the calls are typically from the street as emergencies are called in to the police departments.

Board Member Canales expressed concern for veterans, wanting to find out if TCMHA can offer services to veterans, not knowing if this fit into the discussion. Executive Director Placide stated TCMHA works with mental health, regardless of veteran status; however, that it will be taking into consideration if the client prefers or is eligible for services from the VA (Veterans Affairs). Board Member Canales stated her concern is that veterans must travel to Los Angeles or San

Bernardino for services and have no means of transport, and inquired if TCMHA can provide those services. Executive Director Placide stated that he would look into it as it would require collaboration with the VA.

Board Member Lantz stated there is Veterans housing that probably provides services as well. Board Member Canales stated she is concerned about the unhoused veterans that are not receiving services or assistance. Executive Director Placide stated there is case management required and asked staff if TCMHA is navigating that currently. Chief Clinical Officer Renteria stated currently they are connecting them with the VA but is interested in collaborating with the VA on how to provide services closer.

Board Member Lau stated that the La Verne Veterans Hall has a Veterans Resource Center from 8:30 a.m. to 4:30 p.m. every Monday, and that a Veterans Service Officer is on site and appointments are not required.

Housing Manager Monzon stated that any individual that is homeless can connect to services through LA-HOP, noting that they also have assigned staff to assist veterans. Chief Clinical Officer Renteria stated the Community Navigators or the Access to Care phone line will also assist in connecting to services. Executive Director Placide stated it is worth looking into what more services TCMHA can offer to Veterans.

Executive Director Placide stated TCMHA had conversations with the City of Claremont about Crisis Outreach and Homeless with the Claremont Police Department and stated he wanted to have more conversations about collaborating; and that he discussed with the La Verne's Coordinated Mental Health and Homeless Response Project how TCMHA can provide Therapeutic Support Services.

Board Member Ontiveros-Cole inquired about the qualifications for volunteers. Executive Director Placide clarified that the staff employed for evenings and weekends are not volunteers. Board Member Canales asked what the qualifications for staff are. Chief Clinical Officer Renteria summarized the requirements for the Peer Support Specialists, Clinical Therapists, Behavioral Health Specialists, and stated that TCMHA is currently recruiting Licensed Psychiatric Technicians. Executive Director Placide added TCMHA is also recruiting Psychiatrists and the job applications are on TCMHA website.

Board Member Canales asked how to connect Dr. Peter to TCMHA as he had expressed interest in community outreach. Board Member Lantz stated he had previously been introduced to Medical Director Teimoori and that he has already toured TCMHA facilities. Board Member Canales further inquired if he was approved to work with TCMHA. Board Member Lantz stated he was not looking for collaboration and instead he wanted to know what programs and services were offered by TCMHA. Executive Director Placide stated there was a difference between general medical and psychiatric but was not opposed to collaborating. Medical Director Teimoori stated when he met with Dr. Peter, he was not interested in a collaboration.

Executive Director Placide continued with the discussion of the project ideas and explained the next steps, stating that any additional input needed to be submitted by February 28, 2025, since the MHSA Plan can be posted for the 30-day review process. He added that following the 30-day review process, there would be a Public Hearing of the MHSA Plan and address any comment

received; then it will be presented to the Governing Board approval, and finally submitted to state. He stated that if deadlines are met, funds will be available July 1, 2025.

Board Member Lau inquired if there was a survey form available for suggestions. Executive Director Placide stated his preference would be meeting with personnel as soon as possible. General Counsel Flower asked if this was approval for priority projects or all projects. Executive Director Placide clarified this approval is for priority projects only and more ideas can be submitted later.

Alternate Board Member Earl inquired if TCMHA staff met with Claremont City Manager or Recreation staff. Executive Director Placide stated TCMHA wants general ideas and to see if they can fit into the plan. Board Member Lantz asked who needs to be at the meeting. Executive Director Placide stated City Managers and Police Chiefs and anyone in homeless or unhoused services. Chief Clinical Officer Renteria stated she had previous conversations with staff about Crisis Work but wanted to offer another chance for them to discuss the MSHA conversation.

Board Member Lau stated it is better to add ideas and remove them, when necessary, instead of not having an idea on the list and not being able to add it; and then inquired if there was an order of when the priorities would be achieved. Executive Director Placide stated the order can be rearranged depending on efficiency or according to what can be achieved faster, and that staff will provide the Board with updates on progress. Board Member Lantz commented that she assumed all these items would eventually come to fruition. Director of MSHA & Ethnic Services Barford stated it is dependent on funding, pointing out that even though these items are ranked by Stakeholder's votes, only TCMHA knows the parameters to execute the plans; and then said that when TCMHA identifies a property for purchase, it would be presented to the Governing Board for approval. Executive Director Placide added that after the 30-day review, TCMHA would review each idea in more detail.

Board Member Lau stated education is important, so everyone understands the constraints connected to the funding. Executive Director Placide stated the parameters are very complicated and unclear; thus, all counties still require clarification, but information will be relayed to the Board and the community when it is received. Director of MSHA & Ethnic Services Barford stated there are many variables involved, but the goal is to act before June 2026 to have enough time to spend the funding.

Board Member Canales asked if there would be opportunities for individuals without degrees to work with the unhoused, specifically as part of the Mobile Crisis Care team.

Discussion ensued regarding the Peer Support Specialists, who do not require a degree but according to state standards, they do require to have lived experienced and a Certification; that lived experience is a broad definition; and that it is a difficult recruitment; that TCMHA covers the costs of the Certification and candidates must go through the Certification process through CalMSHA.

Board Member Canales inquired how she can refer individuals. Chief Clinical Officer Renteria stated they can apply on the CalOpps website. Executive Director Placide stated individuals can also call our offices and staff can walk them through the process.

Board Member Ontiveros-Cole asked if experience is required. Executive Director Placide stated for Peer Support Specialists, lived experience is required, and that Licensed Psychiatric Technicians have state requirements they must meet. Chief Clinical Officer Renteria stated all requirements are listed on the website.

Executive Director Placide announced that he will return with an update for the Board.

NEW BUSINESS

13. ELECTION OF VICE CHAIRPERSON AFTER A VACANCY EXISTS

Alternate Board Member Earl stated Chair Leano nominated Board Member Lau for Vice Chair.

JPA Administrator/Clerk stated Board Member Cockrell nominated Board Member Lantz for Vice Chair.

Board Member Lantz stated she was unaware of her nomination and withdrew her name since Chair Leano had nominated Board Member Lau.

There was unanimous consensus by the Governing Board to appoint Board Member Wendy Lau as the Governing Board Vice-Chair.

GOVERNING BOARD COMMENTS

Vice Chair Lau expressed her gratitude to staff and community for coming together to present the information and to take full advantage of the opportunity in excess funding. She stated she looked forward to collaborating with Pomona, La Verne, and Claremont.

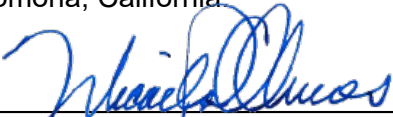
Board Member Lantz recommended having Public Comment earlier in the meeting, so the public does not have to sit through the entire meeting if there is something they want the Board to be aware of. General Counsel Flower stated he will consult with the Board Chair.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

At 6:02 p.m., on consensus of the Governing Board, its Regular Meeting of February 19, 2025, was adjourned. The next Regular Meeting of the Governing Board will be held on Wednesday, March 19, 2025, at 5:00 p.m., in the MHSA Administrative Office, 2001 North Garey Avenue, Pomona, California.



Micaela P. Olmos, JPA Administrator/Clerk