



MINUTES

GOVERNING BOARD AND MENTAL HEALTH COMMISSION REGULAR JOINT MEETING MAY 21, 2024 – 5:00 P.M.

The Regular Joint Meeting of Governing Board and the Mental Health Commission was held on Wednesday, May 21, 2025, at 5:03 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 5:03 p.m.

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

GOVERNING BOARD

PRESENT: Jed Leano, City of Claremont, Chair
Wendy Lau, City of La Verne, Vice-Chair
Lorraine Canales, City of Pomona, Board Member (arrived at 5:07 p.m.)
Carolyn Cockrell, City of La Verne, Board Member (arrived at 5:07 p.m.)
Sandra Grajeda, City of Claremont, Board Member
Paula Lantz, City of Pomona, Board Member
Elizabeth Ontiveros-Cole, City of Pomona, Board Member (arrived at 5:04 p.m.)
Beverly Johnson, City of Pomona Alternate Board Member

ABSENT: None

MENTAL HEALTH COMMISSION

PRESENT: Anne Henderson, Chair
Wray Ryback, Vice-Chair
Clarence D. Cernal, Commissioner
Sandra Christensen, Commissioner
Frank Guzman, Commissioner
Laura Mundy, Commissioner
Danette E. Wilkerson, Commissioner

ABSENT: Mildred Garcia, Commissioner
Ethel Gardner, Commissioner
Janet R. Roy, Commissioner

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

PRESENTATION

AN AWARD OF RECOGNITION PRESENTED TO TCMHA STAFF THAT PARTICIPATED IN THE LINCOLN VIBRANT COMMUNITIES TEAM PROGRAM AT CLAREMONT LINCOLN UNIVERSITY

At 5:04 p.m. Board Member Elizabeth Ontiveros-Cole arrived at the meeting.

Dr. Ann Turner, Executive Director and Dean of Novel Programs at Claremont Lincoln University (CLU), stated that through a collaborative partnership between TCMHA and CLU, five TCMHA staff members from various departments participated in CLU's Vibrant Communities Team Program where they examined organizational challenges and worked to enhance internal agency's processes, noting that each participant completed graduate level coursework and earned 9 graduate credit units. She expressed being an honor and a privilege to witness the TCMHA staff growth and contribution, and acknowledged their incredible work performed.

At 5:07 p.m. Governing Board Members Carolyn Cockrell and Lorraine Canales arrived at the meeting.

Lee King, Associate Dean at Claremont Lincoln University, commended TCMHA for its vision in identifying a need and investing in its employees. She also acknowledged the team's resilience through organizational changes and noted that several participants are now continuing their graduate studies, marking this program as a significant step forward in their professional development.

Chief Clinical Officer Renteria introduced the participating team members which included Erin Sapinoso, Lisa Narajo, Mary Monzon, Nyla Thompson, and Keving Gong; and played a CLU video highlighting the project, which focused on strategies to improve communication within Tri-City Mental Health Authority.

Chair Leano presented certificates of recognition to the participating staff members in attendance.

Housing Manager Mary Monzon stated it was a great opportunity for communication and that it was a fun adventure and challenge. MHSA (PEI) Program Supervisor Lisa Naranjo stated it was a great opportunity and she was looking forward to the next phase. Grants Manager Erin Sapinoso expressed gratitude for the opportunity.

OVERVIEW OF TCMHA'S ADULT AND OLDER ADULT FULL SERVICE PARTNERSHIP (FSP) PROGRAM

Chief Clinical Officer Renteria stated that TCMHA's Adult and Older Adult Full-Service Partnership (FSP) program provides comprehensive, field-based mental health services to individuals and

families, targeting adults ages 26–59 and older adults aged 60 and above. She pointed out that the program is designed to support those with significant mental health needs, including individuals at risk of homelessness, institutionalization, or incarceration.

Jessica Sanchez, Clinical Supervisor, talked about the scope of services provided under FSP, which include intensive case management, therapy, medication support, housing assistance, employment services, and peer support. She explained that eligibility for the program is based on clinical need and vulnerability.

Kim Rioux, Clinical Program Manager, stated that the FSP program's multidisciplinary team structure includes clinical therapists, psychiatrists, medical support staff, behavioral health specialists, peer support specialists, housing and employment specialists, and supervisory and managerial staff, noting that this team-based approach ensures holistic, coordinated care tailored to each client's unique needs.

Clinical Supervisor Sanchez highlighted the “Pathway to Housing” of the FSP program which consists of several stages: interim or transitional housing, permanent housing, and home and community-based alternatives. She then talked about the “Getting Ready” phase, in which FSP teams prepare clients for housing by creating personalized plans, providing referrals, helping complete the Coordinated Entry System, and collecting necessary documentation.

Clinical Program Manager Rioux explained the complexity of the housing process which involves skill building through rehabilitation Interventions such as coaching, modeling, and role playing; using community resources through targeted case management; and care coordination by locating housing that meets qualification of income, including completing application process and securing financial funds for move-in cost, security deposits, and application fee. She commented that despite the challenges TCMHA's support is unwavering guided by the belief that everyone deserves a home, noting that after housing is secured, FSP continues to support clients with the transition through efforts aimed at adjustment, integration, and long-term maintenance; and discussed the importance of ensuring clients can sustain their housing through continuous clinical care, resource support, and independent living skills training.

Clinical Supervisor Sanchez shared a success story of a client and discussed the timeline for achieving housing with the help of the FSP team. Clinical Program Manager Rioux also discussed the simultaneous timeline of the care team, noting that positive outcomes require coordinated efforts across multiple departments and community partners.

Commissioner Christensen inquired about the client's whereabouts during the timeline referenced in the success story. Clinical Supervisor Sanchez stated that the client was staying at Hope for Home Homeless Services Center (H4H), left for a few days and returned during the housing process, and explained that clients must meet with case managers every 90 days to maintain eligibility for shelter services.

Board Member Ontiveros-Cole noted that participation at H4H requires voluntary commitment to the program's rules.

Commissioner Mundy expressed concern for the safekeeping of important personal documents during transitional housing phases. Clinical Supervisor Sanchez acknowledged that while some documents must remain in clients' possession, clinical staff work with them on document

organization and storage as part of life skills training. Clinical Program Manager Rioux noted that H4H provides use of lockers to help with this issue.

Discussion ensued regarding the requirements to stay at H4H and the requirements and documentation for the broader housing application process.

Chair Leano referred to the timeline depicted in the success story and commented that a-year long stay in interim housing was significantly longer than intended, noting that a broader issue exists related to California's housing crisis; and inquired about the number of permanent supportive housing unit shortage in the three cities area, stating that former Executive Director Toni Navarro had stated it was 120 units a few years ago. Clinical Supervisor Sanchez confirmed that the extended timelines are largely due to the limited availability of permanent supportive housing units; that TCMHA staff are currently gathering data on the number of unhoused individuals and the number of housing units available, and that an update will be provided at a later time; and noted that that some clients are offered housing outside the three cities area but decline preferring to remain local, which can extend their timeline to find housing but aligns with the program's commitment to client voice and choice.

Chair Leano requested to set a short-term goal to identify the shortage of housing units, and a long-term goal to address the permanent housing unit deficit. Executive Director Placide stated that the Los Angeles Homeless Services Authority (LAHSA) has the Point In Time (PIT) homeless count but do not have the housing capacity; however, TCMHA could build on it. Board Member Lantz expressed interest in knowing the number of permanent housing units that TCMHA directly controls, excluding those managed by LAHSA, and talked about the importance of not relying solely on LA County data, but rather examining TCMHA data and recommended looking at TCMHA's history to find out how long it has taken in the past to house individuals to forecast future housing needs.

Executive Director Placide noted that new Behavioral Health Services Act (BHSA) requirements will mandate that TCMHA include such statistics in its planning documents, noting that information will be provided annually; however, TCMHA must collect data monthly.

Discussion ensued regarding the urgent need for targeted housing data and strategy development, as well as the value of FSP's integrated model in helping clients navigate a strained housing system while maintaining a person-centered approach.

MENTAL HEALTH COMMISSION

1. APPROVAL OF MINUTES FROM THE APRIL 8, 2025, MENTAL HEALTH COMMISSION REGULAR MEETING

Chair Henderson opened the meeting to Public Comment, and there was no public comment. There being no comment, Commissioner Wilkerson moved, and Commissioner Guzman seconded, to approve the Mental Health Commission Regular Meeting Minutes of April 8, 2025. The motion was carried by the following vote: AYES: GB Liaison Cockrell; Commissioners Cernal, Christensen, Guzman, Wilkerson; Vice-Chair Ryback; and Chair Henderson. NOES: None. ABSTAIN: Commissioner Mundy. ABSENT: Commissioners Garcia, Gardner and Roy.

CONSENT CALENDAR

Board Member Lantz requested to pull Item No. 9 from Consent Calendar for discussion.

General Counsel Flower acknowledged that Vice-Chair Ryback was not participating in Agenda Item No. 11, as she is currently employed by PVHMC.

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

There being no further comment, Vice-Chair Lau moved, and Board Member Canales seconded, to approve the Consent Calendar Item Nos. 1-8, 10, and 11. The motion was carried by the following vote: Board Members Canales, Cockrell, Grajeda, Lantz, and Ontiveros-Cole; Vice-Chair Lau; and Chair Leano. NOES: None. ABSTAIN: None. ABSENT: None.

2. APPROVAL OF MINUTES FROM THE APRIL 16, 2025, GOVERNING BOARD REGULAR MEETING

Recommendation: “A motion to approve the Minutes of the Governing Board Regular Meeting of April 16, 2025.”

3. ONTSON PLACIDE, EXECUTIVE DIRECTOR REPORT

Recommendation: “A motion to receive and file.”

4. DIANA ACOSTA, CHIEF FINANCIAL OFFICER REPORT

Recommendation: “A motion to receive and file.”

5. LIZ RENTERIA, CHIEF CLINICAL OFFICER REPORT

Recommendation: “A motion to receive and file.”

6. SEEYAM TEIMOORI, MEDICAL DIRECTOR REPORT

Recommendation: “A motion to receive and file.”

7. DANA BARFORD, DIRECTOR OF MHSA AND ETHNIC SERVICES REPORT

Recommendation: “A motion to receive and file.”

8. NATALIE MAJORS-STEWART, CHIEF COMPLIANCE OFFICER REPORT

Recommendation: “A motion to receive and file.”

10. CONSIDERATION OF RESOLUTION NO. 782 ADOPTING A REVISED MASTER CLASSIFICATION AND SALARY SCHEDULE EFFECTIVE RETROACTIVE JANUARY 1, 2025 TO INCLUDE THE REVISED JOB DESCRIPTIONS OF THE NURSE PRACTITIONER, HUMAN RESOURCES TECHNICIAN, AND HUMAN RESOURCES ASSISTANT

Recommendation: “A motion to adopt Resolution No. 782 approving the revised Job Description of the Nurse Practitioner, Human Resources Technician, and Human Resources Assistant; and the revised Master Classification and Salary Schedule to reflect these changes.”

11. CONSIDERATION OF RESOLUTION NO. 783 APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE POMONA VALLEY HOSPITAL MEDICAL CENTER TO FORMALIZE THE CONTINUED COLLABORATION FOR CRISIS ASSESSMENTS FOR TCMHA CLIENTS AND ESTABLISHING A CRITICAL INCIDENT DEBRIEF FOR PVHMC STAFF; AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SAID MOU

Recommendation: “A motion to adopt Resolution No. 783 approving a Memorandum of Understanding with the Pomona Valley Hospital Medical Center to continue to collaborate for Crisis Assessments of TCMHA clients and establishing a Critical Incident Debrief for PMHMC staff; and authorizing the Executive Director to execute said MOU.

NEW BUSINESS

Agenda Item No. 9 was taken out of order from Consent Calendar.

9. CONSIDERATION OF RESOLUTION NO. 781 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE NATIONAL ALLIANCE OF MENTAL HEALTH GREATER LOS ANGELES COUNTY (NAMI-GLAC) TO PROVIDE PRESENTATIONS AND TRAINING ON MENTAL HEALTH UNDER TRI-CITY’S MENTAL HEALTH SERVICES ACT (MHSA) PREVENTION AND EARLY INTERVENTION PLAN

Board Member Lantz inquired about the need to increase the funding allocated to NAMI (National Alliance on Mental Illness) for training services. Director of MHSA & Ethnic Services Barford explained that back in 2023 NAMI had originally been granted funding in the amount of \$35,000 for one year to provide specific community trainings; however, due to disruptions caused by the COVID-19 pandemic, NAMI was unable to fulfill its original obligations within the planned timeframe, and rather than canceling the agreement, TCMHA opted to continue to give NAMI the funding to complete the training deliverables during a three-year period rather than one year only. Now NAMI is in a better position operationally, and has resumed spending and delivering the planned services, noting that the current agreement ends in June 2026; however, NAMI is currently requesting additional funds to support the remainder of the current fiscal year ending in June 2025 to complete its obligations.

Board Member Lantz sought clarification regarding the additional funding if it is to cover an entire additional year or multiple years. Director of MHSA & Ethnic Services Barford confirmed that the request is for the remainder of the current fiscal year, and not to extend the agreement or a new multi-year commitment, noting that the scope of services remains unchanged.

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

There being no further discussion, Board Member Lantz moved, and Board Member Canales seconded to approve Resolution No. 781 approving the Second Amendment to the MOU with

NAMI-GLAC; and authorizing the Executive Director to execute said Amendment. The motion was carried by the following vote: Board Members Canales, Cockrell, Grajeda, Lantz, and Ontiveros-Cole; Vice-Chair Lau and Chair Leano. NOES: None. ABSTAIN: None. ABSENT: None.

12. CONSIDERATION OF RESOLUTION NO. 784 AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE THE RENEWAL OF LEASE AGREEMENTS WITH 1900 ROYALTY DRIVE, LLC FOR OFFICE SPACE LOCATED AT 1900 ROYALTY DRIVE IN POMONA, CALIFORNIA

Chief Financial Officer Acosta reported that the office lease for 1900 Royalty Drive will expire in June and was requesting a lease extension for an additional five years.

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

There being no further comment, Board Member Grajeda moved, and Board Member Cockrell seconded, to approve Resolution No. 784 approving to extend the Lease Agreements for suites 170, 180/280, 200, 205 and 290 through June 30, 2030; and authorizing the Executive Director to negotiate and execute these Lease Agreements with 1900 Royalty Drive, LLC. The motion was carried by the following vote: Board Members Canales, Cockrell, Grajeda, Lantz, and Ontiveros-Cole; Vice-Chair Lau; and Chair Leano. NOES: None. ABSTAIN: None. ABSENT: None.

13. CONSIDERATION OF RESOLUTION NO. 785 AUTHORIZING THE EXECUTIVE DIRECTOR TO RETAIN THE SERVICES OF A MENTAL HEALTH SERVICES ACT (MHSA) HOUSING CONSULTANT IN AN AMOUNT NOT-TO-EXCEED \$50,000

Executive Director Placide provided an update on Tri-City Mental Health Authority's efforts to strengthen internal capacity in preparation for major projects related to the transition from the Mental Health Services Act (MHSA) to the Behavioral Health Services Act (BHSA). He then discussed the increasing need for specialized housing expertise, particularly in areas such as real estate transactions and development; therefore, the agency had begun evaluating potential external partners who can provide this expertise, noting that two proposals had been received for consideration; and expressed a desire to move forward and retain the services of a housing consultant to enhance TCMHA's ability to manage upcoming housing-related initiatives more effectively.

Board Member Lantz inquired about the agencies under consideration. General Counsel Flower stated that since negotiations were still in progress, the names of the bidding firms would not be disclosed at this time. Executive Director Placide added that the evaluation process was currently ongoing and that a final recommendation would be presented once the review was complete.

Vice-Chair Lau referred to Resolution No. 785, noting that there was a typographical error on the amount listed as \$500,000, but it should be \$50,000.

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

There being no further comment, Vice-Chair Lau moved, and Board Member Canales seconded to approve Resolution No. 785 authorizing the Executive Director to retain the services of a Housing Consultant in an amount not to exceed \$50,000 and execute the agreement and any

documents related thereto. The motion was carried by the following vote: Board Members Canales, Cockrell, Grajeda, Lantz, and Ontiveros-Cole; Vice-Chair Lau; and Chair Leano. NOES: None. ABSTAIN: None. ABSENT: None.

14. STUDY SESSION ON CLAREMONT BUILDING ACQUISITION FOR ADMINISTRATION

Executive Director Placide reported that Tri-City Mental Health Authority was facing overcrowding and limited space for administrative functions and staff, noting that staff and space requirements are increasing at a rate of approximately 3% per month; however, that this challenge was a growth opportunity. He reported that management had evaluated several potential properties for acquisition, including a site located at 431 West Baseline Road in Claremont, which is under active consideration since it meets the requirements to have a consolidated and centralized space for administrative staff, and can accommodate up to 40 individuals including available parking. He commented that it would be great if administration can stay in Claremont and keep TCMHA footprint in the community.

Board Member Lantz expressed concern about the distance of the Baseline property from the current central locations. Executive Director Placide clarified that the new facility would be intended strictly for administrative use and would not serve clients directly, which would not result in having concerns about accessibility.

Board Member Canales inquired if a location in the City of Pomona had been considered. Chief Financial Officer Acosta replied that available properties in Pomona had proven to be cost-prohibitive as they require considerable remodel/improvements and had no suitable parking. She then stated that the Baseline property is currently listed at \$3.8 million and that funding in the amount of \$6.8 million is currently available in the CFTN (Capital, Facilities and Technology Needs) Plan, which can be used to purchase the property. She pointed out that the Baseline property includes a substantial parking lot. She added that another option would be to lease the property. Executive Director Placide stated that the agency's preferred option was an outright property purchase because using MHSA funds to purchase the property would be a viable and strategic plan to avoid potential reversion of MHSA funds, as opposed to leasing the property which would not address the issue of reversion.

Discussion ensued regarding the difference in size of the current administrative office location on Indian Hill Boulevard which is 4,000 sq. ft., and the Baseline property is 9,300 sq. ft. which is more than doubled the size of the current space; about additional anticipated expenditures within the next seven years that would draw on the remaining \$6.7 million in administrative funds, such as technology infrastructure initiative, leaving a balance of approximately \$6 million to spend that are entirely separate from housing funds and cannot be repurposed for housing projects.

Board Member Grajeda inquired if the property would be sufficient for future growth. Executive Director Placide replied that although the team would need to be space-efficient, the site offered flexibility and that no other properties that were evaluated had been as viable.

Board Member Canales inquired about the current lease status. Chief Financial Officer Acosta stated that the existing building is owned by the City of Claremont and that the lease expires in September 2025.

Board Member Lantz inquired whether the new property had room for expansion or additional parking. Executive Director Placide replied that the site includes ample parking, and that any expansion would require building upward.

Vice-Chair Lau asked whether the City of Claremont would allow a month-to-month lease extension if TCMHA were to purchase the new property. Chief Financial Officer Acosta stated that staff is currently working with the City of Claremont on this issue.

General Counsel Flower announced that staff had clear direction and would return to the Board with further updates and recommendations as property acquisition negotiations progress.

GOVERNING BOARD/MENTAL HEALTH COMMISSION COMMENTS

Commissioner Wilkerson inquired about the recently completed Data Notebook and whether the information gathered on the homeless population would help in any way the unhoused individuals. Vice-Chair Ryback clarified that the information was prepared for the State regarding homelessness within the behavioral health system and inquired if TCMHA tracks data on the unhoused population.

Chief Clinical Officer Liz Renteria stated that TCMHA tracked unhoused clients during the intake process, allowing staff to enter their homeless status in TCMHA's Electronic Health Record (EHR) system. Housing Manager Mary Monzon added that once individuals are referred for housing services, they are entered into a tracking process.

Vice-Chair Ryback inquired what does the State do with the Data Notebook data after it is submitted. Executive Director Placide asked whether the data was entered into the Homeless Management Information System (HMIS). In response, Mary Monzon clarified that TCMHA does not currently enter client data into HMIS, which is typically used by housing providers and local Continuums of Care.

Vice-Chair Ryback acknowledged Pomona Valley Hospital's observance of National Trauma Awareness Month, reminding everyone to remain mindful and safe.

Commissioner Guzman announced the upcoming Pomona Valley Pride Festival, scheduled to take place on June 14th, and highlighted the availability of resources for the LGBTQ+ community. He also shared that he will be traveling to Sacramento to advocate for civil rights and mental health policy on behalf of the community.

Board Member Canales announced an event called "Dia de los Padres" honoring men in the community, is scheduled for June 20th at The Union, referencing a local adaptation of "Día de los Niños", though focused specifically on celebrating fatherhood and male caregivers; and asked for support and outreach. Chair Leano requested that flyers for all upcoming community events be shared with JPA Administrator/Clerk Olmos for distribution and visibility.

PUBLIC COMMENT

Chief Clinical Officer Liz Renteria announced the upcoming launch of the Mobile Crisis Care (MCC) team during a Community Resource Fair on June 24th, noting that the event will serve as

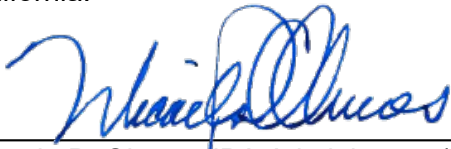
both a community engagement opportunity and a platform to highlight local resources; and that a flyer with event details will be shared once finalized.

Board Member Lantz referred to the MOU with Pomona Valley Hospital (PVH) for MCC and inquired if PVH is currently accepting 5150 psychiatric holds so that they are not transported to L.A. Chief Clinical Officer Renteria shared that TCMHA and PVMH have a great collaboration and the aim is to keep individuals locally as much as possible when in crisis, though the situation remains complex. Executive Director Placide added that he had recently met with PVH's Chief Operating Officer to discuss the possibility of establishing an urgent care facility that would serve individuals who are medically cleared but still require mental health services, noting that this would be part of a longer-term strategy to enhance local crisis care infrastructure and reduce the need for transport outside the community.

Human Resources Director Torregano announced that TCMHA will also be hosting a hiring event at The Union in Pomona as part of the agency's broader workforce development efforts to attract and retain qualified staff amid ongoing program expansion and community need, and will distribute a flyer with more information.

ADJOURNMENT

At 6:24 p.m., on consensus of the Governing Board and Mental Health Commission its joint meeting of May 21, 2025, was adjourned. The next Regular Meeting of the Mental Health Commission will be held on Tuesday, June 10, 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, June 18, 2025, at 5:00 p.m., in the MHSA Administrative Office, 2001 North Garey Avenue, Pomona, California.



Micaela P. Olmos, JPA Administrator/Clerk