



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: A 14-099, **Version:** 1

- a. Approve and authorize the Contracts/Purchasing Officer to sign the Memorandum of Understanding (MOU), effective January 1, 2014 until termination, between the County of Monterey and Community Housing Improvement Systems and Planning Association (CHISPA), Inc., CHISPA MHSA, LLC, CHISPA Housing Management, Inc. and Interim, Inc. for the provision of operational, housing and mental health services at the Wesley Oaks Shared Home, an affordable housing project funded by the Mental Health Services Act (MHSA) Housing Program; and
- b. Authorize the Contracts/Purchasing Officer to approve up to three (3) future amendments to this MOU where amendments to not significantly change the scope of work, subject to County Counsel and County Auditor/Controller approval.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Contracts/Purchasing Officer to sign the Memorandum of Understanding (MOU), effective January 1, 2014 until termination, between the County of Monterey and Community Housing Improvement Systems and Planning Association (CHISPA), Inc., CHISPA MHSA, LLC, CHISPA Housing Management, Inc. and Interim, Inc. for the provision of operational, housing and mental health services at the Wesley Oaks Shared Home, an affordable housing project funded by the Mental Health Services Act (MHSA) Housing Program; and
- b. Authorize the Contracts/Purchasing Officer to approve up to three (3) future amendments to this MOU where amendments to not significantly change the scope of work, subject to County Counsel and County Auditor/Controller approval.

SUMMARY/DISCUSSION:

On May 25, 2010 the Board of Supervisors approved the Memorandum of Understanding that included the Supportive Services Plan (SSP) between the Monterey County - Health Department/Behavioral Health Bureau (County - HBH) and CHISPA, Inc. (the Sponsor), CHISPA MHSA, LLC (the Owner) and CHISPA Housing Management, Inc. (CHMI) for the development and operational maintenance of the Wesley Oaks Shared Home, an affordable housing project funded by the Mental Health Services Act (MHSA) Housing Program. The Wesley Oaks housing project provides Monterey County an opportunity to deliver mental health services to individuals with mental health illness who will reside at the Wesley Oaks Shared Home. The primary mission of the Wesley Oaks Shared Home services is to support the tenant in attaining and maintaining residency and in achieving wellness and recovery. The Wesley Oaks Shared Home is a four (4) bedroom home in the City of Salinas that provides permanent supportive housing for homeless individuals that meet the MHSA homeless criteria.

This new MOU updates the original Wesley Oaks SSP. As part of the State approval of the updated Wesley Oaks SSP as outlined in Exhibit B - Supportive Housing and Services Information of this MOU, the Department of Health Care Services (DHCS) and the California Housing Financing Agency (CalHFA) required the issuance of this new MOU to define the housing services and support roles and responsibilities of the County - HBH, Sponsor, Owner, CHMI, and Interim, Inc. The revised SSP: 1) Expands the tenant age criteria for homeless housing services at the Wesley Oaks Home to include transition aged youth, adults and older

adults who meet the MHSA homeless criteria, and 2) Adds Interim, Inc., a housing and mental health service provider, with a long history of providing supportive services in Monterey County, who will provide the supportive services at the Wesley Oaks Shared Home in collaboration with County - HBH.

Because of the homeless client urgent need for housing placement in Monterey County, services under the updated MHSA eligible age criteria began January 1, 2014. It is requested that this MOU become effective January 1, 2014. The delay in presenting this MOU to the Board of Supervisors is because of the various agencies involved for the review and approval process and the 30-day public review and comment period.

This MOU shall become effective as of January 1, 2014 and shall continue thereafter unless terminated with a thirty (30)-day notice. This MOU does not contain any fiscal provisions among the parties. Operating subsidy provisions are provided under the MHSA Regulatory Agreement, a separate Agreement, between CalHFA and Sponsor, Owner, and CHMI. Fiscal provisions are provided under a separate Agreement between the County - HBH and Interim, Inc.

This work supports the Monterey County Health Department 2011-2015 strategic plan initiative: 1) Empower the community to improve health through programs, policies, and activities. It also supports two of the ten essential public health services, specifically: 4) Mobilize community partnerships and action to identify and solve health programs, and 6) Enforce laws and regulations that protect health and ensure safety.

OTHER AGENCY INVOLVEMENT:

DHCS and CalHFA have reviewed this final-draft SSP and have conditionally approved. DHCS and CalHFA will provide final review and approval after the Board of Supervisors' approval. The Mental Health Commission was notified of the updated SSP on February 27, 2014. The 30-day public review and comment period closed on March 20, 2014. No public comments were received.

The County Counsel, Auditor-Controller, and Risk Management have reviewed and approved, this MOU as to legal form, fiscal provisions, and insurance requirements, respectively, with the Exhibit H insurance modification. This MOU is on file with the Clerk of the Board.

FINANCING:

On June 23, 2009 the Board of Supervisors approved \$560,349 for the Wesley Oaks housing development. The Board of Supervisors assigned the administration of these funds to CalHFA. This amount included both the approved construction funds (\$299,849) and operational subsidy funds (\$260,500), in which funds are paid directly to CHISPA MHSA, LLC (the Owner) from CalHFA. Therefore, funds for the Wesley Oaks housing project are not allocated through the Health Department's Behavioral Health budget (HEA012-8410).

Prepared by: Gloria Rodriguez, Management Analyst II, 8986

Approved by: Ray Bullick, Director of Health, 4526

Attachment:

This MOU is on file with Clerk of the Board