



County of Monterey

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

Board Report

File #: A 17-466, **Version:** 1

- a. Approve and authorize the Director of Health or Assistant Director of Health to execute a Memorandum of Understanding (MOU) by and between County of Monterey, on behalf of Monterey County Health Department (hereinafter referred to as "Health") and Junsay Oaks, L.P. with CHISPA GP, LLC doing business as CHISPA, Inc. as managing partner (CHISPA), for the purpose of facilitating case management services to Whole Person Care enrollees and other community residents at the Junsay Oaks apartment complex, to be located at 3098 De Forest Road in Marina, California, for a period of ten (10) years, under the County of Monterey Whole Person Care (WPC) Pilot Program; and
- b. Approve and authorize the Director of Health or Assistant Director of Health to sign up to three (3) future amendments to this MOU where the amendments do not significantly change the agreement herein.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Director of Health or Assistant Director of Health to execute a Memorandum of Understanding (MOU) by and between County of Monterey, on behalf of Monterey County Health Department (hereinafter referred to as "Health") and Junsay Oaks, L.P. with CHISPA GP, LLC doing business as CHISPA, Inc. as managing partner (CHISPA), for the purpose of facilitating case management services to Whole Person Care enrollees and other community residents at the Junsay Oaks apartment complex, to be located at 3098 De Forest Road in Marina, California, for a period of ten (10) years, under the County of Monterey Whole Person Care (WPC) Pilot Program; and
- b. Approve and authorize the Director of Health or Assistant Director of Health to sign up to three (3) future amendments to this MOU where the amendments do not significantly change the agreement herein.

SUMMARY/DISCUSSION:

The purpose of the MOU is to memorialize the commitment of Health to provide case management services at Junsay Oaks apartment complex for a period of ten (10) years, beginning once the Junsay Oaks apartment complex is constructed and occupied, to allow CHISPA, Inc. to meet its grant obligations in order to receive funding for construction of the apartment complex from Central California Alliance for Health (CCAH).

WPC is a five-year pilot program authorized under California's Medi-Cal 2020 waiver to test locally-based initiatives that will coordinate physical health, behavioral health, and social services for vulnerable Medi-Cal beneficiaries who are high users of multiple systems and continue to have or are at risk of poor health outcomes. Monterey County is the awardee of WPC funds provided by the State of California, and Monterey County Health Department is the fiscal agent and the lead agency charged with implementing the WPC contract agreement, which is in effect through June 30, 2021. WPC seeks to serve a minimum of 600 homeless Medi-Cal members throughout the duration of the WPC pilot program. Medi-Cal benefits in Monterey County are managed by CCAH.

CHISPA, Inc. is the largest private, nonprofit housing developer and residential management company based in Monterey County, and has built single and multi-family housing since 1980. CHISPA, Inc and Junsay Oaks have assembled funding and property to build and manage 47-unit apartment complex at 3098 De Forest Road in Marina CA, of which 20 one-bedroom apartments will be set aside to house individuals who qualify as

“High-Utilizer” CCAH members. The project, titled Junsay Oaks (hereinafter referred to as “Junsay Oaks apartment complex”), is expected to be occupied by April 2019.

This work supports the Monterey County Health Department 2011-2015 strategic plan initiative 3) Ensure access to culturally and linguistically appropriate, customer-friendly, quality health services. It also supports five of the ten essential public health services, specifically: 9) Inform, educate, and empower people about health issues, 4) Mobilize community partnerships and action to identify and solve health problems, 5) Develop policies and plans that support individual and community health efforts, 6) Enforce laws and regulations that protect health and ensure safety, and 7) Link people to needed personal health services and assure the provision of health care when otherwise unavailable.

OTHER AGENCY INVOLVEMENT:

County Counsel, and the Auditor-Controller have reviewed and approved this MOU as to legal form, and fiscal provisions respectively. Risk Management has not approved as to legality or risk due to the non-standard risk provisions within the Agreement.

FINANCING:

There are no financial terms to this MOU and no impact to the General fund.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

☐Economic Development:

- Through collaboration, strengthen economic development to ensure a diversified and healthy economy.

☐Administration:

- Promote an organization that practices efficient and effective resource management and is recognized for responsiveness, strong customer orientation, accountability and transparency.

☒Health & Human Services:

- Improve health and quality of life through County supported policies, programs, and services; promoting access to equitable opportunities for healthy choices and healthy environments in collaboration with communities.

☐Infrastructure:

- Plan and develop a sustainable, physical infrastructure that improves the quality of life for County residents and supports economic development results.

☐Public Safety:

- Create a safe environment for people to achieve their potential, leading businesses and communities to thrive and grow by reducing violent crimes as well as crimes in general.

Prepared by: Patricia Zerounian, Management Analyst III, x4583

Approved by: Elsa Jimenez, Director of Health, x4526

Attachments:

MOU with CHISPA is on file with the Clerk of the Board