

# COUNTY OF YOLO

Health and Human Services Agency

*Joan Planell*  
Director

137 N. Cottonwood Street • Woodland, CA 95695  
(530) 661-2750 • [www.yolocounty.org](http://www.yolocounty.org)

## Local Mental Health Board Meeting Minutes

**Monday, July 27, 2015, 7:00 PM – 9:00 PM**

St. James Catholic Church Parish Center, 1275 B Street, Davis, CA 95616

**Members Present:** Brad Anderson; Bret Bandley; Richard Bellows; Davis Campbell; Robert Canning, Vice-Chair; Martha Guerrero; June Forbes; James Glica-Hernandez, Secretary; Josh Pozun; Supervisor Jim Provenza; Robert Schelen, Chair; Janlee Wong; Tawny Yambrovich

**Members Excused:** Nicki King; Tom Waltz

**Staff Present:** Joan Beesley, MHSA Program Manager  
Karen Larsen, Mental Health Director / Alcohol and Drug Administrator  
Makayle Neuvert, Secretary, LMHB Administrative Support  
Jennifer Perez, Assistant Deputy to Supervisor Villegas  
Sandra Rodriguez, Assistant Deputy to Supervisor Provenza

**Community Members:** Betsy Taloff; Judy Deupsey; Carol Grig; Lindsay West

**Guests:** Tracey Dickinson, Associate Management Analyst,  
Yolo County Administrator's Office  
Ryan Wythe and Roberta Chambers, Resource Development Associates  
Lisa Baker, CEO of Yolo County Housing  
Stephan Daues, Mercy Housing

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***This meeting date included a Public Forum beginning at 6:00 PM, followed by a regular meeting from 7:00 PM – 9:00 PM. The agenda reflected the regular meeting agenda items.***

### **Public Forum:**

The public forum began shortly after 6 PM on July 27<sup>th</sup>. James Glica-Hernandez, LMHB Secretary and Communication and Education Committee Chair, facilitated the forum, shared the agenda and Yolo County crisis cards, invited all attendees to introduce themselves, and distributed public forum comment / evaluation cards.

Mental Health Director Karen Larsen addressed the group sharing an overview of the Bridge to Housing program, including an update on recent participant successes in obtaining housing and medical insurance.

Martha Guerrero, commented on the activities of the LMHB Legislative Ad Hoc Committee in response to an audience inquiry. This committee primarily reviews current legislation that impacts mental health consumers and looks for opportunities to draw down funding or make recommendations.

Public Forum comments, questions, and discussion centered on the following topics:

- **Affordable Care Act and the impact on Medi-Cal provided mental health services:** With ACA, a wide range of services including mental health services and substance abuse services are available. Also, MHSA funds continue to grow allowing innovative and creative programs beyond what Medi-Cal pays.
- **Concern that often consumers need to decompensate in order to trigger enough symptoms to get appropriate support:** A bridge is desired that doesn't require homelessness or to place a family member in physical danger before qualifying for services. This was a recognized issue among members and consumers. Also the ability for parental advocacy on symptoms was requested. It is understandably problematic that one must legally be considered gravely disabled.
- **A desire for "ladders" or programs that provide a wide variety of services and meaningful and accessible activities for consumers and families.**
- **Member Janlee Wong noted three primary policy areas to focus on 1) funding, 2) involuntary treatment threshold, 3) eligibility criteria for Medi-Cal.**

## Regular Meeting

### 7:00 PM CALL TO ORDER

1. Welcome and Introductions: The July 27, 2015 meeting of the LMHB was called to order at 7:09 PM. Introductions not made during the Public Forum were invited.
2. Public Comment: None
3. Approval of Agenda: **Motion:** Janlee Wong, **Second:** Martha Guerrero, **Discussion:** Multiple errors to the listed agenda item times were noted. These were verbally corrected and with these amendments the Board voted on agenda approval. **Vote:** Unanimous
4. Approval of Minutes from June 22, 2015: **Motion:** James Glica-Hernandez, **Second:** Sally Mandujan, **Discussion:** None, **Vote:** Unanimous
5. Announcements:
  - Member Tawny Yambrovich shared concerns that Sierra Vista hospital may be violating HIPPA regulations by requiring visitors to announce the full name of patients in a public space in order to gain entry. Karen offered to look into this policy.
  - Karen introduced Tracey Dickinson as the new County Homeless Coordinator. Tracey will be transitioning from her position as a Management Analyst at the CAO's office in two weeks.
  - Bob Schelen polled the group to see how many would like to remain paperless and receive meeting materials electronically versus receiving a printed copy. Five members requested hard copies and an additional 5 copies of all meeting materials will be prepared for each meeting.
6. Correspondence
  - June 24, 2015: Email to the Mental Health Executive Committee:  
Discussion: Bob will respond on behalf of the LMHB.
  - July 6, 2015: LMHB Budget and Finance Committee Letter Response to the BOS:  
Discussion: The committee letter was applauded by the LMHB. A presentation on the "LOCUS" was requested for August or September meeting.

- July 8, 2015: Yolo County MHSA Housing Project Letter:  
Discussion: Bob and Cass Sylvia of NAMI will go before the BOS in September to inquire about a repose to the shared letter. Also, the LMHB Annual report is proposed for a September BOS meeting. LMHB members requested being informed of the dates in order to attend and support these two items.
- July 9, 2015: LMHB and Brown Act Compliance: See Chair's Report

#### 7:15 PM CONSENT AGENDA

7. Mental Health Director's Report: The following items were pulled from Karen Larsen's Mental Health Director's Report for additional discussion.
  - Homeless Services: In response to an inquiry about the capacity and plan for combating homelessness in Yolo County, Karen shared that the County is focusing on having a full time homeless coordinator and defining the continuum of care for this population. Having coordinated entry into the system and determining where people are best served, followed by allocating resources toward things like Housing First model are shifts but proven methods for addressing homelessness.
  - Community Intervention Program: The first annual report including outcomes was made available. Each jurisdiction is now staffed and additional hours will be considered. Salary savings have been realized by adjusting staffing needs, and night and weekend coverage by clinicians is being looked into.
  - Crisis Intervention Training: Richard Bellows shared that shorter versions of the CIT training being considered are a concern because of changes to the content and impact of the training. Karen noted that a virtual situation module is being considered by the CHP on a statewide level and this may offer added benefits.

#### 7:20 PM TIME SET AGENDA

8. **7:20 PM:** County 2016-2019 Strategic Plan Goals, "Thriving Residents" and "Safe Communities" – Tracey Dickinson, Associate Management Analyst from the Yolo County Administrator's Office presented to the group on these Strategic Goals and collected the shared feedback.
9. **7:35 PM:** MHSA Plan Update – Ryan Wythe and Roberta Chambers of Resource Development Associates presented to the group the plan and progress for the fiscal year 2015-16 MHSA Plan annual update.
10. **8:10 PM:** Yolo County Housing Update – Lisa Baker, CEO of Yolo County Housing, and Stephan Daus of Mercy Housing shared an update on the Cottonwood Beamer Development with contains MHSA components.

#### 8:40 PM REGULAR AGENDA

11. Board of Supervisors Report – Supervisor Jim Provenza reported that the final budget meetings are occurring at the end of August and then again in September. He acknowledge the LMHB Budget and Finance Committee letter and requested a small finance committee meeting in advance in order to discuss and prioritize the goals.
12. Department Report – None.
13. Chair Report – Bob Schelen
  - Consider proposed amendment to LMHB Bylaws: The Chair invited motions to make the amendment to the bylaws as follows in order to do away with the standing committees and have the Chair appointed ad hoc special committees *"The Chair shall appoint, with Executive*

*Committee advice, Ad-Hoc Committees of this Board that shall deal with the specific and general needs of the population of Yolo County in terms of the mission of the Local Mental Health Board, oversight of the administration, and programs of the County Departments, such as the Yolo County within the Health and Human Services Agency. Ad-Hoc Committees shall serve at the Chair's leisure, with permission of the Board."*

**Motion:** Martha Guerrero, **Second:** Robert Canning, **Discussion:** Bob shared that this amendment is aimed at addressing the Brown Act challenges of teleconferencing at meetings. Supervisor Provenza noted that care should be taken in these changes so as not to circumvent the Brown Act and that to change the definition of committees, the actual function of the committees would need to change. Discussion followed around the topic and County Counsel will be joining the group in August to provide guidance and training. **Vote:** 5 to 6, motion fails. Discussion continued with the Board trying to define the next steps for committee meetings. Specific definition of the committees, attendee responsibility, meeting calendars, and overall roles were noted as needing clarification. Bob asked the Board to table the issue until the August meeting where it will be a time-set topic for discussion. James will prepare some conversation points to guide the discussion. Bob requested a meeting with Supervisor Provenza and County Counsel in order to discuss Bob's questions and concerns.

- Designate LMHB representative for the quarterly CFMG jail Quality Assurance Committee Meeting: Members June Forbes and Tawny Yambrovich were designated as co-representatives of the LMHB. Bob will notify CFMG and June and Tawny will work between themselves to coordinate attendance.
- Legislative Ad Hoc Committee Report: None
- Board Committee Reports
  - Communication and Education Committee: None
  - Program Committee: None
  - Budget and Finance Committee: The June 22, 2015 Report was shared with the group. The Committee met prior to this meeting to discuss the follow-up on areas for funding.

#### 9:00 PM ADJOURNMENT

#### 14. Future Meeting Planning and Adjournment –

- Consider request to move the August 2015 LMHB meeting date from August 24<sup>th</sup> to August 31<sup>st</sup>: The board agreed to accommodate the change of the next meeting date in order to resolve schedule conflicts for many of the attendees.
- The regular meeting was adjourned at 9:23 PM. The next meeting is scheduled for Monday, August 31, 2015 in the Arthur F. Turner Community Library Meeting Room, 1212 Merkley Avenue, West Sacramento, CA 95691. *\*The next meeting will include a Public Forum from 6:00 – 7:00 PM, followed by a regular meeting from 7:00 – 9:00 PM*



# 2016-2019 Strategic Plan Goals

- Goals adopted February 2015
- Key Initiatives in development, to be adopted October 2015

These goals are supported by the following guiding principles:

- Advance innovation
- Collaborate to maximize success
- Provide fiscally sound, dynamic and responsive services
- Strategically align our organization
- Engage and empower our residents

**Meaning:** expanded definition of the Strategic Plan Goal

**Key Concepts:** actionable items reflected in the meaning

## Goal: Robust Economy



<p><b>Meaning:</b> A balanced, thriving economy that offers job opportunities for every resident who wants to work, ample services and up-to-date infrastructure and technology for long term sustainability.</p>	<b>Key Concepts</b>				
	<p><b>Create an environment to support quality jobs that are right for Yolo County and our residents</b></p> <p>Attract industries and jobs that support our strengths of agriculture, research and services</p>	<p><b>Support job growth, housing and community balance throughout the county</b></p> <p>Seek a healthy regional workforce distribution between employers concentrated in cities and those located in the unincorporated county</p>	<p><b>Understand our economy to adapt to opportunities and threats</b></p> <p>Understand our economy and improve our services and infrastructure to adapt quickly to opportunities and threats</p>	<p><b>Provide a climate that makes it easier for business to succeed</b></p> <p>Support business growth and job creation by encouraging investment locally and with streamlined regulations and processes</p>	<p><b>Promote the benefits of doing business in Yolo County</b></p> <p>Foster a fair and equitable marketplace with businesses of all types and sizes to support job creation and growth</p>

## Goal: Thriving Residents



<p><b>Meaning:</b> Social, economic and physical environments are created and supported which promote good health and protect vulnerable populations so that community members and future generations have the opportunity to learn and grow to their full potential.</p>	<b>Key Concepts</b>			
	<p><b>Promote healthy communities</b></p> <p>Create and improve physical and social environments and expand community resources that enable residents to make healthy lifestyle choices, decrease their risk of chronic disease and develop to their maximum potential</p>	<p><b>Protect and support vulnerable populations</b></p> <p>Protect and support those at risk for physical, emotional or economic harm (including the poor, mentally ill, elderly, homeless, physically disabled, families with children and children at risk for abuse, delinquency or already under jurisdiction of the Court)</p>	<p><b>Protect consumers</b></p> <p>Consumers are protected from fraud, public health threats, safety hazards, substandard housing and blighted conditions.</p>	<p><b>Achieve and maintain self-sufficiency</b></p> <p>Provide services (including safety net) and opportunities that support the economic security and wellness of residents so they can contribute to the stability of themselves, their families, the community and future generations</p>

## Goal: Safe Communities



<p><b>Meaning:</b> Safe communities and homes are maintained through informed offender case management, an appropriate blend of criminal justice supervision and evidence-based treatment strategies, and code enforcement of unsafe conditions</p>	<b>Key Concepts</b>			
	<p><b>Ensure safe communities</b></p> <p>Hold offenders accountable, restore victims and enforce code requirements to protect residents and visitors from unfair practices and unsafe conditions</p>	<p><b>Emphasize behavior change</b></p> <p>Case manage and treat offenders with an emphasis on behavior change, recidivism reduction and regulatory compliance without compromising public safety or contributing to further victimization</p>	<p><b>Employ evidence-based criminal justice practices</b></p> <p>Exercise collaboration among criminal justice partners are to ensure practices, policies and operating standards that have been proven to effectively reduce crime and an offender's likelihood to reoffend</p>	<p><b>Provide legal representation</b></p> <p>Provide quality representation through zealous advocacy that protects the liberty, constitutional rights and livelihood of vulnerable and indigent clients</p>

## Goal: Flourishing Agriculture

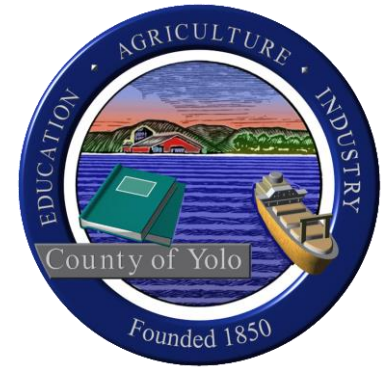


<p><b>Meaning:</b> Support a vibrant and resilient agricultural economy that concurrently preserves sufficient farmland to maintain regional food security in perpetuity.</p>	<b>Key Concepts</b>		
	<p><b>Support economic viability</b></p> <p>Prevent foreign pest infestations, provide equity in the marketplace, assist in regulatory processes and set policy to support long-term economic sustainability</p>	<p><b>Maintain and enhance infrastructure</b></p> <p>Maintain a transportation and distribution network; provide training and technical support; facilitate access to water, raw and renewable materials, energy; and provide storage facilities and waste and recycling resources for ag</p>	<p><b>Ensure land availability</b></p> <p>Preserve and protect agricultural lands for food, fiber and livestock production through mitigation, easements and land use planning</p>

## Goal: Sustainable Environment



<p><b>Meaning:</b> Efficient utilization of natural resources to provide recreational opportunities and ensure availability for generations to come, protect and improve water quality and quantity, lower greenhouse gas emissions, maximize the use of renewable energy</p>	<b>Key Concepts</b>			
	<p><b>Efficiently manage natural and renewable resources</b></p> <p>Protect natural areas to maintain open space and habitat for public access with sustainable revenue and maximize material reuse, recycling and resource reclamation</p>	<p><b>Protect open space and provide recreational opportunities</b></p> <p>Maintain and enhance existing recreational facilities for residents and facilitate regional tourism</p>	<p><b>Protect and improve water and air quality</b></p> <p>Eliminate sources of contamination water, soil and air to ensure protection of public health and the environment, including the Delta, surface and ground water resources.</p>	<p><b>Lower green house gas emissions</b></p> <p>Restructure and/or incentivize reduction of activities that may contribute to climate change and related impacts</p>



# YOLO COUNTY: MHSA ANNUAL UPDATE FOR FISCAL YEAR 2015-16 LOCAL MENTAL HEALTH BOARD MEETING

July 27, 2015

Resource Development Associates (RDA)

Roberta Chambers, PsyD & Ryan Wythe



Community Planning Process

# Agenda

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Welcome and Introductions



Overview of MHSA Update and  
Community Planning Process



Review Needs Assessment Findings  
and Proposed MHSA Annual Updates



Feedback on Proposed MHSA Annual  
Updates



# MHSA Overview

3

- Mental Health Services Act (Proposition 63) passed November 2, 2004
- 1% income tax on income over \$1 million
- Purpose of MHSA: to expand and transform mental health services in California

# MHSA Values

4



# MHSA Components

5

- Community Services and Supports (CSS)
- Prevention and Early Intervention (PEI)
- Workforce Education and Training (WET)
- Capital Facilities and Technological Needs (CFTN)
- Innovation (INN)

# MHSA Annual Update

6

- County mental health programs shall prepare and submit an Annual Update for Mental Health Service Act (MHSA) programs and expenditures.
- Annual Updates must be adopted by the county board of supervisors and submitted to the Mental Health Services Oversight and Accountability Commission (MHSOAC) within 30 days after board of supervisor adoption.

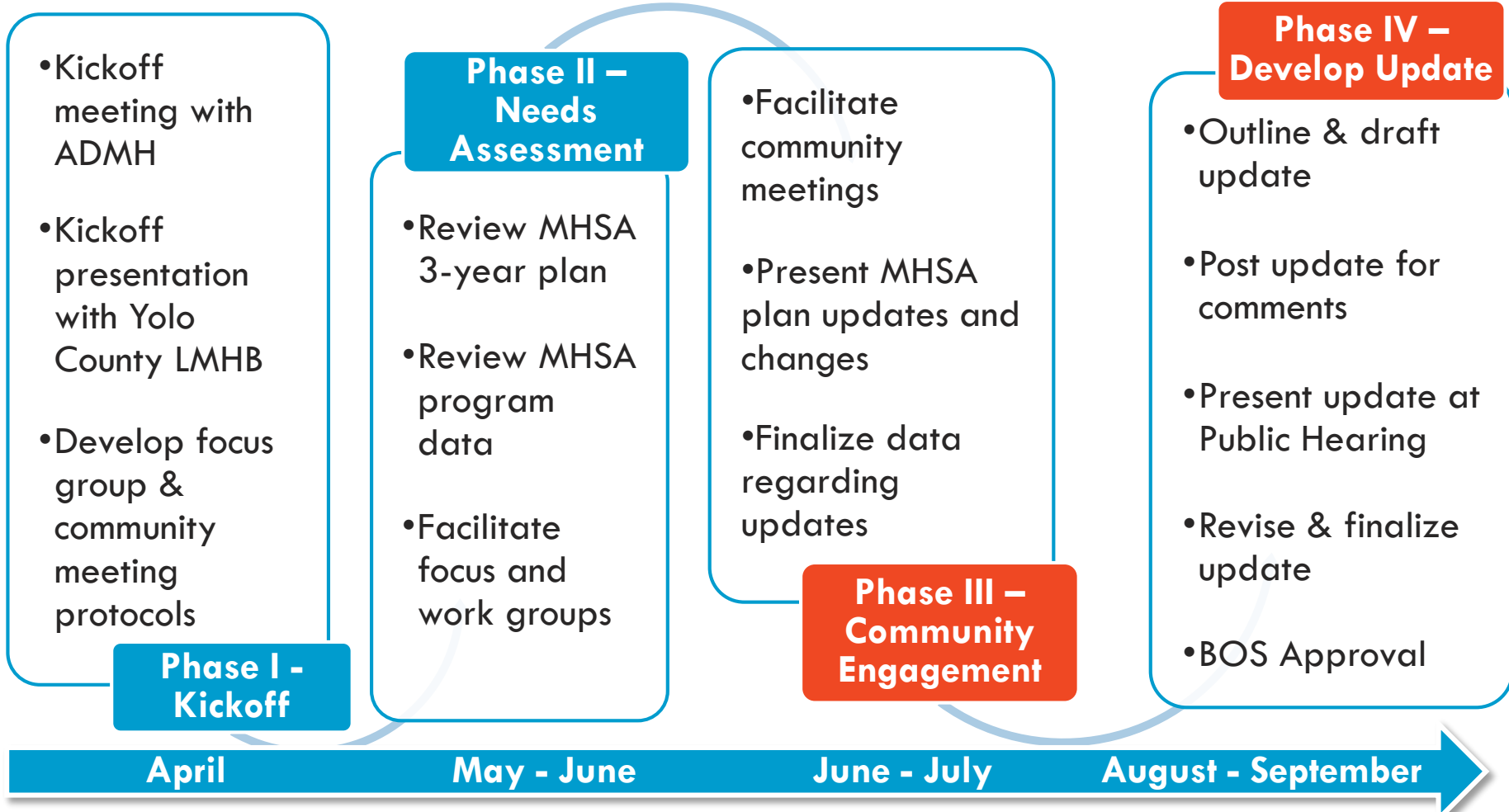
# Community Planning Process

7

- The MHSAs intend that there be a **meaningful stakeholder process** to provide subject matter expertise to the **development of plans focused on utilizing the MHSAs funds at the local level.**

# Community Planning Process

8



# Community Planning Process: Meeting Type

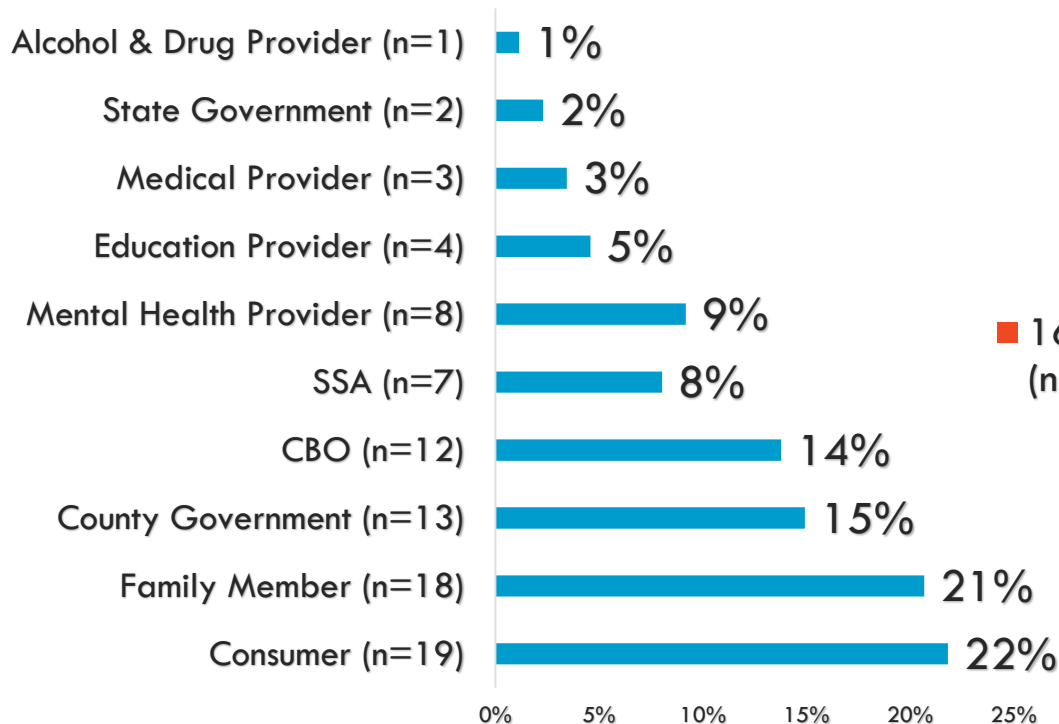
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Meeting	Number of Participants
Community/Stakeholder Meetings	20
Staff Workgroup	6
Older Adult Focus Group	14
TAY Focus Group	7
Community Report-Back Meetings	15

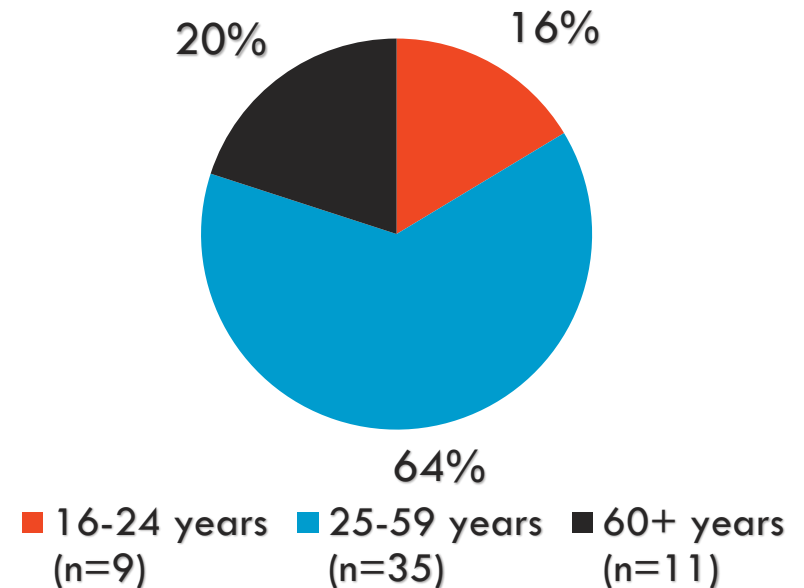
# Community Planning Process: Demographics

10

## Stakeholder Affiliation



## Age Group

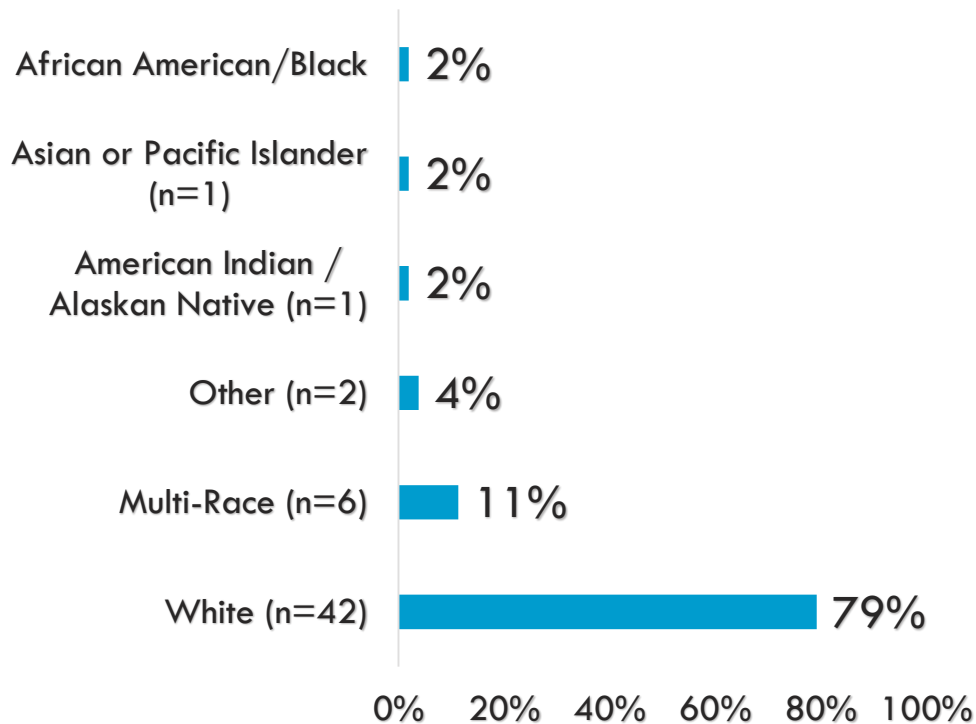




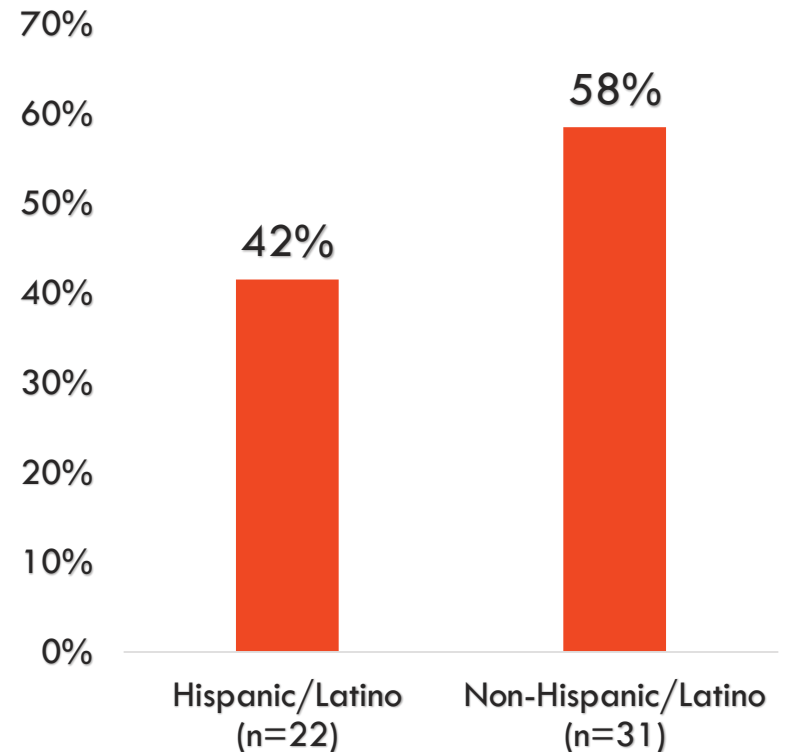
# Community Planning Process: Demographics

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## Racial Breakdown



## Ethnic Breakdown



## Needs Assessment Findings & Proposed MHSA Updates

Will the proposed MHSA Updates adequately address the community's mental health needs?

Are there additional suggestions for improving MHSA funded programs and services?

# Proposed Annual Updates Children (ages 0 – 15)

13

## Mental Health Needs and Requests

- Increase access to children's mental health services
- Expand mentoring opportunities for older children

## Program Updates

- **Rural & Urban Children's Resiliency**
  - Continue to support providers to deliver mentoring services to youth
  - Identify additional opportunities to increase mentoring
- **Children's Mental Health Services (FSP)**
  - Pursue additional community partners to increase engagement and retention of children in FSP

## Other Considerations

Increase developmental screening for children ages 0-5

## Updates

Yolo County HHSA will work with First FIVE and other HHSA departments to ensure they are aware of this request.

# Proposed Annual Updates

## Transitional Age Youth (ages 16 – 24)

14

### Mental Health Needs and Requests

- Increase alternative wellness activities
- TAY-specific Wellness Center
- Increase peer workers/ navigators
- MH wellness smartphone app

### Program Updates

- **Rural & Urban Children's Resiliency**
  - Continue to support providers to deliver mentoring services to youth
  - Identify additional opportunities to increase mentoring
- **Pathways to Independence (FSP)**
  - Increase support to Program Manager to develop additional wellness activities
  - Continue to identify site in Davis for Wellness Center
  - Consider adding a peer worker/ navigator to FSP team
- Increase awareness of existing apps that address this need (e.g. Yolo 2-1-1, Crisis Text Line)

# Proposed Annual Updates Adults (ages 25 – 59)

15

## Mental Health Needs and Requests

- West Sacramento Wellness Center
- Increase alternative wellness activities
- Improve homeless outreach and engagement in services
- Improve access to efficient and reliable transportation

## Program Updates

- **Wellness Alternatives for Adults (FSP)**
  - Open and expand West Sacramento Wellness Center
  - Continue with Woodland Wellness Center Remodel
  - Develop master schedule of alternative wellness activities to increase accessibility
  - Expanding FSP and GSD services
- **Greater Access Program (GAP)**
  - Hired homeless outreach specialist
- **Free to Choose**
  - No new modifications or enhancements planned
- **Across all Adult Programs:**
  - Continue to provide bus tickets to consumers
  - Continue to acquire vehicles for transportation

# Proposed Annual Updates

## Older Adults/Seniors (ages 60+)

16

### Mental Health Needs and Requests

- Increase alternative wellness activities
- Improve homeless outreach and engagement in services
- Improve access to efficient and reliable transportation

### Program Updates

- **Senior Peer Counseling**
  - Continue to work with community partners to provide services
- **Older Adult Outreach & Assessment (FSP)**
  - Develop master schedule of alternative wellness activities to increase accessibility
  - Expanding FSP and GSD services
- **Friendship Line**
  - Renew partnership with Institute on Aging
- **Across all Older Adult Programs:**
  - Continue to provide bus tickets to consumers
  - Continue to acquire vehicles for transportation

# Proposed Annual Updates Programs Across Age Groups

17

## Mental Health Needs and Requests

- Increase community-wide mental health education
- Mental Health First Aid training for school teachers

## Program Updates

- Continue to provide Mental Health First Aid community-wide and to school teachers
- Increase community's awareness of mental education resources through information dissemination
- Introducing the LOCUS model to determine most appropriate level of care (FSP or GSD)

# Proposed Annual Updates

## Workforce Education & Training (WET)

18

### Mental Health Needs and Requests

- Increase the number of clinical providers, specifically psychiatrists
- Specific Training:
  - Disaster Mental Health Response
  - CBT for Hoarding/ Cluttering
  - Cultural Competency & Humility

### Program Updates

- **Intern Therapy for Older Adults**
  - No new modifications or enhancements planned
- **Psychiatry Residency Program Development**
  - Increase outreach efforts to UC Davis
  - Include Psychiatric/Mental Health Nurse Practitioners in outreach efforts
- **Student Loan Repayment & Tuition Reimbursement**
  - Increase program utilization through targeted outreach to HHSA staff
- **Mental Health Professional Development**
  - Include additional staff training as part of ongoing professional development: Disaster Mental Health Response; CBT for Hoarding/ Cluttering; Cultural Competency & Humility



# Proposed Annual Updates

## Capital Facilities & Technological Needs (Cap/IT)

19

### Program Updates

- Remodeling the Woodland Wellness Center
- Opening the West Sacramento Wellness Center
- Telepsychiatry equipment procurement and improvements

# Proposed Annual Updates

## Innovation

20

### Program Updates

- No new modifications or enhancements planned for Innovation programs:
  - Community Outreach and Rural Engagement (CORE)
  - Housing Now

# Proposed Annual Updates

## Housing

21

### Mental Health Needs and Requests

- Increase access to affordable housing for consumers in Yolo County
  - Respite Homes
  - Board & Care
- Ensure safety of residents in transitional housing

### Program Updates

- **CalHFA Project**
  - Continue to pursue the building of affordable units using CalHFA housing
- **Respite/Board & Care**
  - Identify opportunities or sites to build in-county Board & Care
  - Assess feasibility of patch payment to incentivize in-county Board & Care Providers
- **Transitional Housing**
  - Work with transitional housing providers to ensure they are aware of this request

# Proposed Annual Updates

## Other Considerations

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Other Considerations	Updates
<ul style="list-style-type: none"><li>• <b>HHSA Consolidation &amp; Integration</b><ul style="list-style-type: none"><li>• Improve coordination between physical and behavioral health</li><li>• Increase appointment availability</li><li>• Enhance continuum of care</li></ul></li><li>• <b>HHSA Data and Evaluation</b><ul style="list-style-type: none"><li>• Improve data collection methods, particularly for LGBT</li><li>• Access to evidence-based practices and journals</li><li>• Improved documentation across services</li></ul></li><li>• <b>Substance Abuse Services</b><ul style="list-style-type: none"><li>• Access to detoxification centers</li></ul></li></ul>	<ul style="list-style-type: none"><li>• HHSA invested significant resources into quality improvement, service delivery, evaluation, and data collection and will continue to do so</li><li>• Considering a medical assisted detoxification center and alternatives within the County</li></ul>

# Proposed Annual Updates

## Community-Report Back

23

Other Considerations	Updates
<ul style="list-style-type: none"><li>• <b>Linkage to services for parolee and probationers with mental health needs</b></li><li>• <b>Improved linkage and services for homeless at ER</b><ul style="list-style-type: none"><li>• Reduce revolving door</li></ul></li><li>• <b>Explore opportunities for housing with St. John's and Dignity Health</b></li><li>• <b>Maintenance of crisis nursery to work with children</b></li></ul>	<ul style="list-style-type: none"><li>• HHSa will work with criminal justice stakeholders to make them aware of FSP expansion</li><li>• HHSa plans to continue working with individuals in ER post-release in order to support linkage to care</li><li>• MHSa has specific requirements on housing and partnerships with non-County owned property is not feasible</li><li>• HHSa will continue to gather information about crisis nursery and its relationship to MHSa</li></ul>

# MHSA Funded Programs & Services

24

- Will the proposed MHSA Updates adequately address the community's mental health needs?
- Are there additional suggestions for improving MHSA funded programs and services?

# Next Steps

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Post for public comment August 2015



Public Hearing September 2015



Submit update to Board of Supervisors  
September 2015

# Thank you!

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## Contact Us:

**Roberta Chambers, PsyD**

[rchambers@resourcedevelopment.net](mailto:rchambers@resourcedevelopment.net)

510.488.4345 x102

**Ryan Wythe**

[rwythe@resourcedevelopment.net](mailto:rwythe@resourcedevelopment.net)

510.488.4345 x117





# COTTONWOOD BEAMER DEVELOPMENT

**With MHSAs Component, Milestone Update July 2015**



## INTRODUCTION

- Mercy and New Hope Community Development Corporation (an entity of YCH) are developing affordable housing with an MHSAs component to provide **permanent affordable housing for full service clients within a broader community of residents** at the old Petersen Clinic site.
- The MHSAs program was designed to leverage non-MHSAs funds, to create inclusive, integrated residential settings for MHSAs clients. In general, **MHSAs capital funds will only finance about 1/3 of the development cost of the actual MHSAs unit.** Financing for the other 2/3 development cost and the cost of non-MHSAs units is done through very competitive and constantly changing processes for ever more dwindling federal and state resources. In addition, there is a lot of work to make many of these opportunities compatible with MHSAs goals or requirements.
- To date, this project has had some great success (**20 Project Based Vouchers and \$2.6 million HCD MHP**) given that there has been \$0 local funding and no MHSAs funding available to finance any of the up front drawings, engineering and zoning work required to secure financing.



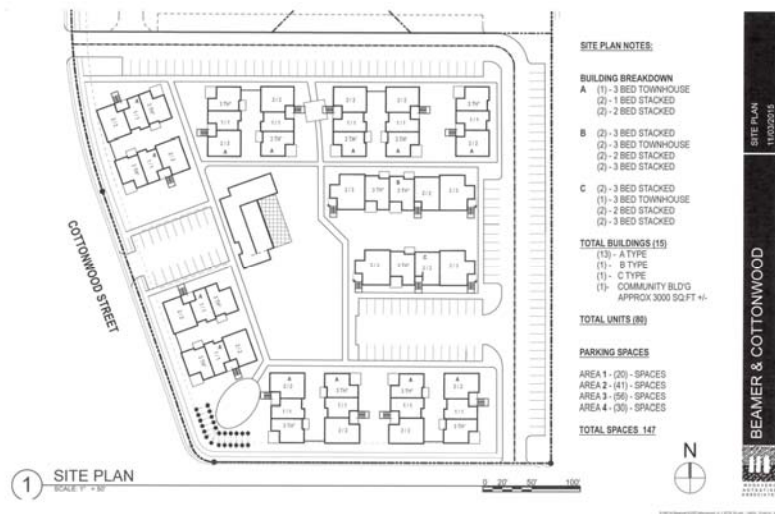
## BACKGROUND- LOCATION, LOCATION, LOCATION

- Once Comunicare relocated to their new site in March 2014, it left the Petersen Clinic site open for development.
- This is a good site because of proximity to services, while also being close to an existing residential community.
- Once the Petersen site was vacant, the County and Mercy/New Hope were able to negotiate and enter into an Exclusive Negotiating Agreement (ENA) in July 2014.
- Since that time, the **partnership has gone through several site plan iterations, scoped easements, drainage issues and worked with ADMH/HHSA to ensure a good layout that does not stigmatize clients.**
- On the next slides you will see comparison between 2014 and 2015

## ORIGINAL CONCEPT MODEL BROUGHT TO LMHB, 2014



## REVISED CONCEPT MODEL, 2015



## SITE DETAILS AND FEATURES

- Moving from 2 phases to **1 phase** to improve unit mix and makes project more financially viable
- **80 units** in the project, no change in the **17 MHSAs** unit numbers
- **147 parking spaces** on site
- **3,500 sq ft community center with services**, management, multi-purpose rooms, laundry and utilities
- Central **open space** and **entry courtyards**. Smaller scale buildings for **enhanced residential feel** and improve costs
- **15 two-story buildings** with 26 one-bedrooms, 30 two-bedrooms and 24 three-bedrooms

## SAMPLES: CESAR CHAVEZ, COLONIA, ROCHDALE GRANGE



## TIMELINE, UPDATED 2015

- As you can imagine, a project like this is very complex and involves a number of players. They include the **County, HHSA/ADMH, Yolo Housing, New Hope CDC, Mercy Housing, the architects, the engineers, the City, the LMHB, advocates, neighbors, HUD, State HCD and CalHFA, the IRS, TCAC.** And that's just to name a few! All that input has to be processed, plans drawn, applications completed, etc. before we have a development.
- Still it's very important because – there **simply aren't enough available units in Yolo**, let alone at prices most of our customers/constituents can afford. And **even fewer where there are on-site services** to help our constituents stay housed. The project site is ideal because it is located near County services, bus lines and amenities.



## TIMELINE, CONT.

- A lot of milestones and steps have already occurred. They include:
- **Market and timing studies** - real estate, existing product, valuations
- Selection of **development partner**
- Building the **Mercy/New Hope partnership** along with the County and YCH
- Creating and executing **the ENA**
- **Getting predevelopment funds** for the preliminary work and completing ENA milestones (\$30,000 in 9/14 and \$50,000 in 2/15 for A & E work. Is not MHSA funding)
- Executing the **Disposition and Development Agreement (DDA)**
- Now, on to the next set of milestones



## TIMELINE, CONT.

Milestone	Initial Schedule	Status	Comment	Current Schedule
Concept Site Plan	10/14	Phase I complete 1/15	Going through feedback/changes	8/15 to 9/15 to final
Site Control	9/14	Phase I complete 1/15	Being revised to include Phase II	8/15 to 9/15
PBV RFP response	N/A	Complete	Awarded	N/A
MHP Supportive Housing	N/A Not in original schedule	App in 1/15; 6/15 \$2.6 m for Phase I.	Awarded. Major details to work out for it to work with larger project.	9/15 to complete negotiations/details
Resident Outreach	8/15	On schedule	August workshop. Sept. Open House	N/A
Entitlements	3/15	Delayed. Site plan changes. Water line changes due to surface water project. Adding Phase II	Discussions taking place	12/15

## TIMELINE, CONT.

Milestones	Initial Schedule	Status	Comment	Current Schedule
CalHFA MHSA Application	11/14	County Services Plan to be completed. Need schedule for posting and LMHB review	And Project/Financing details to be worked out between County and CalHFA	Expected: 11/15
Demolition of Petersen Clinic	9/15	Looking at funding that could be used for demolition and to leverage additional housing funds	Funding and demolition would have to be structured properly for finance leverage	10/15 – 11/15
Tax Credit Application	7/15	Funding and entitlements in process for earliest opportunity		3/16
Tax Credit Award	9/15			6/16
Construction Starts	3/17			11/16
Construction Completion	3/17			12/17

## QUESTIONS?

- Lisa A. Baker
- Yolo County Housing and New Hope CDC
- email: [lbaker@ych.ca.gov](mailto:lbaker@ych.ca.gov)
- phone: 530-669-2219
- main number: 530-662-5428
- Fax: 530-662-5429
- [WWW.Facebook.com/yolohousing](http://WWW.Facebook.com/yolohousing)
- [WWW.Facebook.com/newhopeyolo](http://WWW.Facebook.com/newhopeyolo)

