

Pine Tree Gardens Sustainability Plan

Goals

All parties are committed to collaboratively devote good faith efforts to advance the following goals:

- Ensure that both Pine Tree Gardens homes continue as Adult Residential Facilities (ARFs)(California Code of Regulations, title 22, sections 85000, et seq.) providing supportive care in a fiscally and operationally sustainable manner, always placing the needs of the residents and household stability first.
- Ensure current and future residents can remain in the Pine Tree Garden homes as specified in Adult Residential Admission Agreements (Chapter 6. Adult Residential Facilities; 22 CCR 85068), Needs and Services Plans (22 CCR 85068.2), Acceptance and Retention Limitations (22 CCR 85068.4) and Eviction Procedures (22 CCR 85068.5)
- Ensure the County, the Save Pine Tree Gardens Committee, Turning Point, and/or future owners, and operators work together to create a sustainable financial model for the Pine Tree Gardens homes, including ensuring the people providing the care are compensated at a fair and livable wage.
- Restore programming within homes to support recovery and independence.

Yolo County Commitment

- Yolo County is committed to advancing the goals and purpose of the Pine Tree Gardens Sustainability Plan. In particular, Yolo County is committed to the continuing operation of both Pine Tree Garden Homes as Licensed Adult Residential Facilities, as defined in 22 CCR 85000 et. seq. Yolo County will work in good faith collaboratively with the Save Pine Tree Gardens Committee, Turning Point, New Hope Corporation, and any future owners and operators to ensure that the Adult Residential Facilities are fiscally and operationally sustainable.
- Yolo County will, in coordination with the above stakeholders, develop a process to seek continuing public and stakeholder input on matters related to Pine Tree Gardens.
- Yolo County is committed to working in good faith to ensure that all current residents continue to have the option to live in a Pine Tree Garden Home.
- Yolo County intends to utilize approximately \$1 million in MHSA capital funds to purchase East House and pay for improvements at both homes.
- Yolo County makes no direct or implied financial commitment beyond that specifically stated in this agreement. Any future funding from Yolo County for any purpose will be contingent upon the availability of funds through the annual County budget process. Any use of funds provided through the Mental Health Services Act will be contingent upon the availability of funds from that source and subject to the MHSA three-year stakeholder planning process.
- Yolo County will utilize MHSA dollars to fund operations of both homes for at least 3 years.
- Yolo County will work with the Save Pine Tree Gardens Committee and other stakeholders during the process to develop the MHSA Three-Year Program and Expenditure Plan to evaluate and fund additional potential needs at Adult Residential Facilities consistent with the MHSA
- Yolo County is not the operator or program provider at Pine Tree Gardens and makes no direct or implied commitment to operate the programs or facilities. Should an operator be unable or unwilling to perform their duties under agreement with Yolo County, the County will make every effort to identify new operators for continued programs at the Pine Tree Gardens homes.
- Yolo County support for sustainability of the operations of Pine Tree Gardens is contingent upon the program operators maintaining appropriate state licensure and operating in compliance with the conditions of that license or licenses and any other applicable laws and regulations.

Short Term Actions (current fiscal year ending December 31, 2020)

- Ensure all items recommended in home inspections report are completed by Turning Point
- County to secure a deed restriction on homes to ensure continued operation as Licensed Residential Facilities for persons with mental health conditions for at least 20 years as required by MHSA funding

- The operators, with support from the Save Pine Tree Gardens Committee if desired, develop six-month budgets from January to December 2020 and develop reasonable and sustainable long-term budgets that ensure a living wage and alignment with all state and federal laws and business best practices.
- Save Pine Tree Gardens Committee and County representatives approach City of Davis informally to explore interest in a matching community contribution to the Pine Tree Gardens homes for the purpose of providing a fair and livable wage to the operators and improving living conditions for the residents.
- County and operators develop a mutually agreeable process to allow County to provide suggestions for accepting new residents who have additional support from a monthly patch, when there is an opening. Operators and care staff to make the final decision on new placements consistent with ARF regulations. Household stability and current residents' needs shall be the overriding placement motivation above financial considerations.
- Operators to explore requesting additional voluntary funds from families of residents to help ensure fiscal sustainability.
- County and City to address City contribution at 2x2, along with members of Save Pine Tree Gardens Committee
- County to convene meeting(s) to identify options to ensure fiscal and operational sustainability

Mid-Term January 1, 2021 – December 31, 2021

- Pursue legislation that would increase the reimbursement rate for operators of Adult Residential Facilities statewide. Collaborate with other counties in California as interested parties seeking parity between citizens diagnosed with developmental disabilities v. mental health issues
- County, Save Pine Tree Gardens Committee, Turning Point and/or future owners, and operators to research and evaluate options for fiscal and operational sustainability and determine path forward
- Operators to provide ongoing quarterly financial reports to the Save Pine Tree Gardens Committee and the County to receive funding from the Save Pine Tree Gardens Committee

Long-Term July 1, 2021 through June 30, 2022

- Implement agreed upon fiscal and operational sustainability solutions
- Identify and build programming for residents