

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

HOMELESSNESS COMMITTEE

MINUTES OF THE MEETING

July 16, 2008

1. CALL TO ORDER AND ROLL CALL

The Coachella Valley Association of Governments' (CVAG) Homelessness Committee meeting was called to order on Wednesday, July 16, 2008 at 10:30 a.m. by Chair Lupe Ramos Watson, at CVAG offices, 73-710 Fred Waring Drive, Conference Room 119, Palm Desert, California 92260.

A roll call of the voting members and ex-officios were conducted and it was determined that a quorum of voting members was present.

MEMBERS PRESENT

Mayor Lupe Ramos Watson (*Chair*)
Councilmember Jesse Villarreal
Councilmember Karl Baker
Councilmember Patrick Mullany (*Vice Chair*)
Mayor Pro Tem Lee Osborne
Mayor Jean Benson
Councilmember Alan Seman
Leticia DeLara, Legislative Assistant

AGENCY

City of Indio
City of Coachella
City of Desert Hot Springs
City of Indian Wells
City of La Quinta
City of Palm Desert
City of Rancho Mirage
County of Riverside

MEMBERS ABSENT

Councilmember Chuck Vasquez
Mayor Pro Tem Ginny Foat

City of Cathedral City
City of Palm Springs

MEMBER SEATS VACANT - NOT COUNTED FOR QUORUM

City of Blythe
Agua Caliente Band of Cahuilla Indians
Cabazon Band of Mission Indians
Torres Martinez Desert Cahuilla Indians

EX-OFFICIO MEMBERS PRESENT

Kathy McAdara, Executive Director
Tahlib McMicheaux, Executive Director
Dale COOK, Community Development Admin./Region D

SafeHouse of the Desert
The Well in the Desert
City of Palm Springs

EX-OFFICIO MEMBERS NOT PRESENT

Darla Burkett, Executive Director
Dan Bass, Executive Director
Jeffrey Kramer, Chief Financial Officer
Chuck Johnson, Program Manager/Region D
Linda Barrack, Dir. Riverside County Programs/Region D

Coachella Valley Rescue Mission
Jewish Family Service of the Desert
Shelter from the Storm
Episcopal Community Services
Jewish Family Service of San Diego

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

OTHERS PRESENT

Christina Calderon	City of La Quinta
Claudia Galvez	Senator Ducheny
John Wolohan, Executive Director	Martha's Village and Kitchen
Judy Shea, CEO	Sober Age Center
Linda Hodge, Housing Specialist	City of Rancho Mirage
Lothar Vasholz, Chair, Advisory Board	Salvation Army
Mike Keebler, Management Consultant	CVUSD
Natalie Castillo, Community Case Worker,	Catholic Charities
Paul Herrera, Sergeant	Cathedral City Police Department

SUPPORT STAFF PRESENT

Rick Pettet, Supervisor Homeless Programs	County Public Social Services
Maria Marquez, Mental Health Manager	County of Riverside
John Wohlmuth, Executive Director	CVAG
Aurora Wilson, Director of Community Resources	CVAG
Amanda Keil, Management Analyst	CVAG
Valarie Franklin, Program Assistant	CVAG

2. **FINALIZATION OF AGENDA / ADDITIONS & REVISIONS** - None.

3. **PUBLIC COMMENTS** - None.

4. **HOMELESSNESS COMMITTEE MEMBER AND DIRECTOR COMMENT**

Several committee members and ex-officios provided general comments.

A MOTION WAS MADE BY MAYOR JEAN BENSON, CITY OF PALM DESERT, AND SECONDED BY COUNCILMEMBER KARL BAKER, CITY OF DESERT HOT SPRINGS, TO DIRECT STAFF TO PREPARE A LETTER FOR THE EXECUTIVE COMMITTEE'S APPROVAL, REQUESTING AN AMENDMENT TO AB2097 FOR INCLUSION OF THE COACHELLA VALLEY BOUNDARIES. MOTION CARRIED.

Chairwoman Ramos Watson asked the Committee members to check with their individual councils to see about writing a letter on behalf of their city, requesting and amendment to AB2097.

Rick Pettet reported that the County's advertising campaign for the homeless is being finalized, and the photographs will be available in August.

5. **CORRESPONDENCE** - None.

6. **MEETING MINUTES**

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

A MOTION WAS MADE BY MAYOR JEAN BENSON, CITY OF PALM DESERT, AND SECONDED BY COUNCILMEMBER PATRICK MULLANY, CITY OF INDIAN WELLS, TO HOLDOVER APPROVAL OF MEETING MINUTES. MOTION CARRIED.

7. POTENTIAL CHANGE TO THE REGULAR STANDING MEETING TIME

HCRC Chairwoman Benson presented to the Committee the discussion from last month's HCR Committee requesting that the Homelessness Committee consider changing the start time of the Homelessness Committee to 10am so that the meetings don't overlap.

Staff stated that if there is going to be a short agenda, staff will alert the Chair and at her discretion send out a separate notice that particular meeting may be shorter and move the starting time, but for regular meetings keep it at 10:00am.

Staff mentioned that this meeting time change will affect the start time of the County's Continuum of Care Region D quarterly meetings.

A MOTION WAS MADE BY COUNCILMEMBER KARL BAKER, CITY OF DESERT HOT SPRINGS, AND SECONDED BY MAYOR JEAN BENSON, CITY OF PALM DESERT, TO CHANGE THE REGULARLY SCHEDULED MEETING TIME OF THE HOMELESSNESS COMMITTEE FROM 10:30 A.M. TO 10:00 A.M. MOTION CARRIED.

8. OUTCOME OF JULY 11TH TECHNICAL ADVISORY COMMITTEE WORKSHOP

Staff presented the PowerPoint presentation that was shown at the Technical Advisory Committee (TAC) Workshop that took place on July 11, 2008:

Location of the Coachella Valley Homeless Multi-Service Center is 19531 McLane Street (off of Indian Avenue), North Palm Springs, California. The cost to purchase the 47,880 square foot building is \$4,950,000, located on three-plus acres, divided into seven bays, with each bay at 6,840 sq. ft.

These are the basic services that the Program Subcommittee developed if it was a total 200 bed Comprehensive Service Center:

- Intensive Case Management
- Access to Medical Care
- Job Training
- Adult Education, including GED/ESL Courses
- Veterans Services
- Mental Health and Substance Abuse Services
- Child Care
- Kennels for Pets
- Valleywide Van Transportation
- A "Safe Haven" for the chronically homeless, including 25 permanent beds
- Three Meals per day
- Emergency Food Pantry and Clothing Closet

The cities were unable to finance the full operations of 200 beds, determined to be \$3.2 million, and to pay down an annual debt service going through a bond issuance. The

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

County offered to purchase the building through a bond issuance, using the Palm Desert/County Finance Authority. The cities were then asked to help pay down the annual debt service from the bond. With the additional of the annual operations, the cities determined that they could not fund both the debt service and the operations. Rather than fund a full 200 bed operational facility we were asked then to phase the MSC. So we have two phases:

PHASE 1:

- Year Round Shelter for 130 clients (60-90 days)
- Hot/Cold Weather Shelter for an additional 20
- Scaled-down Access Center
- Kitchen/Dining Area
- Safe Haven & Full Service Partnership

PHASE 2:

- Year Round Shelter for 200 Beds (as needed)
- Child Care Center
- Full Access Center
- Additional Services (as needed)

Beds currently being filled from the Western Coachella Valley Program:

CV-SOS (Individuals) 25 beds
Nightengale (Families) 50 beds
CVRM overflow from Western Valley
(Individuals - approx) 25 beds
Year Round Total of 100 Beds
Cold weather shelter 15 beds
Cold Weather Season 115 Total Beds
130 Beds Year Round: Increases capacity of Western Valley by 30%
150 Beds: Including Increase in hot/cold weather capacity by 23%
New ratio: 1 bed for every 3 homeless individuals

The County's contribution to capital for Phase 1 is the purchase of the building at \$4.9 million, to provide full tenant improvement which includes a fully equipped kitchen. SafeHaven and Full Service Partnership will provide tenant improvements and furnishings for their programs.

What remains for funding of Phase 1 operations?

Operations for 130 – 150 Beds

County's Contribution:

- SafeHaven & Full Service Partnership – Fully Funded
- Allocation of County funding from 2 programs:
SOS and Nightengale Manor = \$856,779

Approximately \$36 per bed, per night.

Total estimated for operations is \$1,880,584 per year. Subtract the County contribution of \$856,779 leaves \$1,023,805 to be funded by cities.

The Homelessness Committee's consensus has been to use the CVAG Membership Formula to determine the cities funding of MSC operations. CVAG's Membership Formula is based on assessed value and population.

Most of the appliances and fixtures will be provided by the County, but there are other

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

needs in other areas that will have to be addressed:

Shelter: Beds, Mattresses, Blankets/Sheets, Desks, Chairs, etc.

Access Center: Chairs, Desks, Computers

Kitchen/Dining Area: Dining Tables for 150, Chairs, Kitchenware, etc.

We will be looking at creating a Transportation Subcommittee. The budget does include the purchase of three vans to transport clients valleywide. We also have the 40 passenger bus that is from the SOS program. We will also be working with SunLine for a bus line that will stop at the MSC.

The Center Administrator would be selected through an RFP process, and would report to the Homelessness Committee for oversight. Other reporting positions to be determined would be a Contract Specialist and Case Manager. There are some contract responsibilities that may initially fall to CVAG staff. Other positions to be filled would be a Shelter Manager and Food Services Provider, which would report to the Center Administrator.

The projected timeline is: July 2008 Riverside County purchases the building through general fund money; August 2008 County Bond Issuance; June 2009 Phase 1 tenant improvements will be complete; July 2009 the MSC will begin operations of Phase 1.

City funding options for fiscal year 2009/2010 would consist of RDA Pass Through Agreement; looking at Legislation; Palm Springs and Desert Hot Springs can use their RDA funds since the facility is located in Palm Springs. There is also CDBG funding that is available and General Funds or Special Assistance Funds. Other funding sources would consist of: CVAG application for \$2 million in Federal Appropriations to go to County for capital. Seeking other sources to offset costs of operations for Phase 1 (federal appropriations application); to fund the furnishing needs; to complete Phase 2 improvements; and to fund Phase 2 operations. Staff is continuing to work on funding opportunities through individuals, foundations and other governments.

Comments from city managers included why the use of CVAG's membership formula with assessed valuation - that does not make sense (although it is only 50% of the formula); assessed valuation is residential based - has little to do with issues of transient homeless; look for a different formula - using population; unemployment rates; look at the labor force.

Every city should be part of the solution. There was discussion regarding what cities currently give out to homeless service providers. Staff in anticipation of the question had already contact each Finance Director and asked to fill out a form as to what their contributions were to homeless service providers over the past year or two. There was objection by Palm Sprigs that the information did not take into account inkind services - it was only pure dollar amount - and that needs to be considered as well. Others felt the information was good to look at as a pure dollar amount.

It was suggested that a subcommittee be put together to look at developing options. What about credit for those cities that have homeless shelter beds within their city? How does the CVRM expansion affect the Western CV MSC?

There was a suggestion that the County should pay even more that the contribution they have already made. The County is already purchasing the building and providing the full tenant improvements for Phase 1 and bringing in more than \$800K from the two desert

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

homeless programs. The County asks the cities to look at this as a regional effort and that everybody should pitch in. The County also is offering that for those cities that are concerned about providing funds to the Western CV MSC that if they want to provide that contribution to Eastern CV providers; the County will shift their contribution from Eastern to Western.

There was discussion regarding the pass through agreements from each city. Then they took a look at the budget for the Western CV MSC. What about meetings with members of the community that can contribute? Three cities, Indio, La Quinta and Rancho Mirage, said they could not recommend the CVAG membership formula to their councils. What about tribal contribution not factored into contributions? What other factors could we look at - population; distance or proximity from shelter; jobs (unemployment rate); interchange formulas; user (*origin/destination); # of beds? What about the formula for the Animal Campus? It was suggested that cities that host shelters need to have a credit for impacts in their cities. It was also recommended that staff meet with Martha's Village and Rescue Mission to take a look at their budgets.

The formal TAC recommendation was that CVAG staff develops three formulas, in addition to CVAG formula, using suggested criteria, e.g., population; employment numbers; credit for those cities that have shelter beds; distance, etc. The formulas will be sent to TAC in August. TAC agreed to meet on Friday, September 12th at 8:30 to develop a consensus for a joint September meeting. If they cannot reach a consensus, they agreed to meet again on September 19th.

9. DISCUSSION REGARDING STRATEGIC PLAN REVIEW

Staff reported that it has been over a year since the Homelessness Committee developed the Strategic Plan and there are some timelines that need to be revised, new information, etc. Staff asked the Committee members to consideration having a separate meeting to review and update the Plan.

Councilmember Baker would like to see the Plan review go to the Finance and Program Subcommittees before it comes to the Homelessness Committee. Ms. DeLara would like to see a report from the service providers. Councilmember Mullany made the recommendation to create a subcommittee of about three people to take charge in reviewing the Plan and getting in touch with the two Subcommittees for feedback, and then bring back a report to the next Homelessness Committee in September. Based on the volunteers the Strategic Plan Review Subcommittee will consist of Councilmembers Mullany, Baker, and possibly Villarreal.

10. ANNOUNCEMENTS

CVAG is dark in August. The next scheduled Homelessness Committee Meeting is for the third Wednesday, September 17th, 2008 at 10:00 a.m. in CVAG's conference room 119.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:45 a.m.

COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

Respectfully submitted,

Valarie Franklin, Program Assistant
Department of Community Resources (DCR)
COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS