



CalOptima Health

NOTICE OF A
SPECIAL MEETING OF THE
CALOPTIMA HEALTH BOARD OF DIRECTORS

JUNE 29, 2023
2:00 P.M.

505 CITY PARKWAY WEST, SUITE 108
ORANGE, CALIFORNIA 92868

BOARD OF DIRECTORS

Clayton Corwin, Chair	Blair Contratto, Vice Chair
Isabel Becerra	Supervisor Doug Chaffee
Norma García Guillén	José Mayorga, M.D.
Supervisor Vicente Sarmiento	Nancy Shivers, R.N.
Trieu Tran, M.D.	Melinda Winterswyk

Supervisor Donald Wagner, Alternate

CHIEF EXECUTIVE OFFICER

Michael Hunn

OUTSIDE GENERAL COUNSEL

Troy R. Szabo
Kennaday Leavitt

CLERK OF THE BOARD

Sharon Dwiers

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing on the agenda. To speak on an item, complete a Public Comment Request Form identifying the item and submit to the Clerk of the Board. To speak on a matter not appearing on the agenda, but within the subject matter jurisdiction of the Board of Directors, you may do so during Public Comments. Public Comment Request Forms must be submitted prior to the beginning of the Consent Calendar and/or the beginning of Public Comments. When addressing the Board, it is requested that you state your name for the record. Address the Board as a whole through the Chair. Comments to individual Board Members or staff are not permitted. Speakers are limited to three (3) minutes per item.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Clerk of the Board's Office at (714) 246-8806, at least 72 hours prior to the meeting.

The Board Meeting Agenda and supporting materials are available for review at CalOptima Health, 505 City Parkway West, Orange, CA 92868, Monday-Friday, 8:00 a.m. – 5:00 p.m. These materials are also available online at www.caloptima.org. Board meeting audio is streamed live on the CalOptima Health website at www.caloptima.org.

Members of the public may attend the meeting in person. Members of the public also have the option of participating in the meeting via Zoom Webinar (see below).

Participate via Zoom Webinar at:

https://us06web.zoom.us/webinar/register/WN_RvkJerLoQnOlqJTvlUVXxg and Join the Meeting.

Webinar ID: 893 7221 0590

Passcode: 840700 -- Webinar instructions are provided below.

CALL TO ORDER

Pledge of Allegiance
Establish Quorum

PRESENTATIONS/INTRODUCTIONS

MANAGEMENT REPORTS

1. [California State Audit Update](#)

PUBLIC COMMENTS

At this time, members of the public may address the Board of Directors on matters not appearing on the agenda, but within the subject matter jurisdiction of the Board of Directors. Speakers will be limited to three (3) minutes.

REPORTS/DISCUSSION ITEMS

2. [Ratify Amendment to Contract with Newmark Knight Frank](#)
3. [Approve Actions Related to the Garden Grove Street Medicine Support Center](#)

BOARD MEMBER COMMENTS AND BOARD COMMITTEE REPORTS

ADJOURNMENT

TO REGISTER AND JOIN THE MEETING

Please register for the Special Meeting of the CalOptima Health Board of Directors on June 29, 2023 at 2:00 p.m. (PST)

To **Register** in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_RvkJerLoQnOlqJTvlUVXxg

To **Join** from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us06web.zoom.us/j/89372210590?pwd=T1JqaEh4dzVSTmtqVHpyem43Y2NIQT09>

Passcode: 840700

Or One tap mobile:

+16694449171,,89372210590#,,,,*840700# US

+12532050468,,89372210590#,,,,*840700# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 253 205 0468 or +1 253 215 8782 or +1 346
248 7799 or +1 719 359 4580 or +1 720 707 2699 or +1 646 558 8656 or +1 646
931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309
205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507
473 4847 or +1 564 217 2000

Webinar ID: 893 7221 0590

Passcode: 840700

International numbers available: <https://us06web.zoom.us/j/89372210590?pwd=T1JqaEh4dzVSTmtqVHpyem43Y2NIQT09>



MANAGEMENT REPORTS

1. California State Audit Update (Verbal Update)

CALOPTIMA HEALTH BOARD ACTION AGENDA REFERRAL

Action To Be Taken June 29, 2023 Special Meeting of the CalOptima Health Board of Directors

Report Item

2. Ratify Amendment to Contract with Newmark Knight Frank

Contact

Michael Hunn, Chief Executive Officer, (657) 900-1481

Nancy Huang, Chief Financial Officer, (657) 235-6935

Recommended Actions

1. Ratify amendment to contract with Newmark Knight Frank for real estate services to expand the scope of work.
2. Authorize unbudgeted expenditures in an amount not to exceed \$35,000 from existing reserves for additional real estate-related services.

Background

At its February 6, 2020, meeting, the CalOptima Health Board of Directors (Board) authorized entering into an agreement with Newmark Knight Frank for real estate-related services. The services addressed the following: status of the office space and parking capacity at the 505 Building, the PACE lease renewal, and the potential value and uses of the Development Agreement. The current contract term ends on February 28, 2024, and has a one (1)-year extension option remaining, which is exercisable at CalOptima Health's sole discretion.

Discussion

Due to the need to move ahead in CalOptima Health's assessment of a potential real estate acquisition, staff executed contract amendment number 5 on June 2, 2023. At this time, staff requests the Board ratify the amendment to the current contract with Newmark Knight Frank and authorize unbudgeted expenditures up to \$35,000 to complete the third-party due diligence reports that are associated with a potential acquisition for the Board's consideration. There are no other changes to the contract's terms and conditions.

Fiscal Impact

The recommended action is unbudgeted. An allocation of up to \$35,000 from existing reserves will fund the third-party due diligence reports.

Rationale for Recommendation

The recommendation will allow CalOptima Health continued support in furtherance of the mission and vision.

Concurrence

James Novello, Outside General Counsel, Kennaday Leavitt

Attachments

1. Entities Covered by this Recommended Board Action
2. Contract Amendment No. 5 with Newmark Knight Frank

Board Action(s)

Board Meeting Dates	Action	Term	Not to Exceed Amount
February 6, 2020	Authorize contract with Newmark Knight Frank	Through February 28, 2023	Per contracted commissions schedule
April 7, 2022	Ratify amendments to contract with Newmark Knight Frank	N/A	\$50,000
August 4, 2022	Ratify amendments to contract with Newmark Knight Frank	Through February 28, 2024	\$75,000
June 29, 2023	Ratify amendments to contract with Newmark Knight Frank	Through February 28, 2024	\$35,000

/s/ Michael Hunn
Authorized Signature

06/28/2023
Date

ENTITIES COVERED BY THIS RECOMMENDED BOARD ACTION

Name	Address	City	State	Zip Code
Newmark Knight Frank	700 South Flower Street, Suite 2500	Los Angeles	CA	90017

AMENDMENT NO. 5 TO CONTRACT 20-10931
BETWEEN
ORANGE COUNTY HEALTH AUTHORITY, A PUBLIC AGENCY,
DBA CALOPTIMA
AND
NEWMARK OF SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION
DBA NEWMARK KNIGHT FRANK (CONTRACTOR)

This "AMENDMENT NO. 5 TO CONTRACT 20-1093" is entered into as of the date last executed below, with respect to the following facts:

- A. CalOptima and CONTRACTOR (hereinafter jointly referred to as "the Parties") entered into Contract 20-10931 on March 9, 2020, for Real Estate Advisory & Brokerage Services.
- B. On June 30, 2021, the Parties entered Amendment No. 1. On December 28, 2021, the parties entered Amendment No. 2. On January 19, 2022, the parties entered Amendment No. 3. On July 19, 2022, the parties entered Amendment No.4. Collectively, the Original Contract and the Amendment(s) specified herein shall be referred to herein as the "Contract."
- C. Pursuant to Article 17 of the Contract, the Contract may be amended only in a writing executed by the Parties.
- D. The Parties now desire to amend the Contract for CalOptima naming conventions and include third party reports for the purchase of 7900 Garden Grove Avenue, Garden Grove, California.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1. Any reference in the Contract or any agreement in accordance with the Contract to "dba CalOptima" is hereby replaced with "dba CalOptima Health."
- 2. **Third Party Reports.** CalOptima hereby authorizes CONTRACTOR to order the third-party reports listed below for the due diligence associated with the potential acquisition of 7900 Garden Grove Avenue, Garden Grove, California 92841. CONTRACTOR shall use commercially reasonable efforts to obtain industry standard reports from third party vendors that have been deemed reliable. Reports shall not exceed Thirty-Five Thousand Dollars (\$35,000.00). Upon delivery of the reports to CalOptima, payment to CONTRACTOR shall be made pursuant to Exhibit B (C) to the Contract.

Phase I Environmental Site Assessment
Environmental Lien Search
Mechanical, Electrical, Plumbing-Fire, Life, Safety
Roofing Inspection
Property Condition Report- Equity Acquisition
ALTA Survey + Zoning Report
Appraisal
UCC/bankruptcy/litigation/lien searches

- 3. **No Other Changes.** This Amendment No. 5 is by this reference made part of the Contract. Except as otherwise provided in this Amendment, all of the terms, conditions, and provisions of the Contract and prior amendments shall continue in full force and effect. In the event of any conflict or inconsistency between the provisions of this Amendment No. 5 and any provisions of the Contract

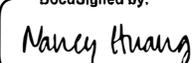
and prior amendments, if any, the provisions of this Amendment No. 5 shall in all respects govern and control. Unless otherwise specifically defined herein, terms used in this Amendment No. 5 shall have the same meaning as ascribed to them in the Contract. The execution and delivery of this Amendment No. 5 shall have the same meaning as ascribed to them in the Contract. The execution and delivery of this Amendment No. 5 shall not operate as a waiver of or, except as expressly set forth herein, an amendment of any right, power or remedy of either party in effect prior to the date hereof.

- 4. **Authority to Execute.** The persons executing this Amendment on behalf of the Parties warrant that they are duly authorized to execute this Amendment and that by executing this Amendment, the Parties are formally bound.
- 5. **Counterparts.** This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute the Amendment by signing any such counterpart.

IN WITNESS THEREOF, the Parties have, by their duly authorized representatives, executed this Amendment No. 5 on the day and year last shown below.

Date: 05/31/2023

ORANGE COUNTY HEALTH AUTHORITY,
a public agency

DocuSigned by:

By: Nancy Huang
Its: CEO, CalOptima

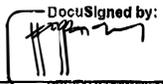
Date: 06/02/2023

DocuSigned by:

By: [Signature]
Its: CEO

Date: 05/19/2023 | 10:32 AM PDT

Newmark of Southern California, Inc.,
a California corporation

DocuSigned by:

By: Gregory P. May

Its: EVP, Regional Managing Director
CA DRE License #00946118
18401 Von Karman Ave., Suite 150
Irvine, CA 92612

CALOPTIMA HEALTH BOARD ACTION AGENDA REFERRAL

Action To Be Taken June 29, 2023

Special Meeting of the CalOptima Health Board of Directors

Report Item

3. Approve Actions Related to the Garden Grove Street Medicine Support Center

Contacts

Yunkyung Kim, Chief Operating Officer, (714) 923-8834

Kelly Bruno-Nelson, Executive Director, Medi-Cal/CalAIM, (714) 954-2140

Recommended Action(s)

1. Approve a Memorandum of Understanding (MOU) between the City of Garden Grove (City) and CalOptima Health pertaining to the establishment of a Street Medicine Support Center at 7900 Garden Grove Boulevard.
2. Authorize the release of the \$150,000 deposit on July 25, 2023, to LVT Inc., as stated in the Purchase and Sale Agreement to enter into the escrow period for Street Medicine Support Center at 7900 Garden Grove Boulevard.

Background

On March 17, 2022, CalOptima Health's Board (Board) committed \$8 million from the Homeless Health Initiatives Reserve for purposes of Street Medicine. On May 5, 2022, CalOptima Health's Board approved the Street Medicine scope of work (SOW). Finally, on November 3, 2022, CalOptima Health's Board authorized the Chief Executive Officer to execute a contract with Healthcare In Action to provide street canvassing-based medical services. The pilot launched in Garden Grove on April 1, 2023. The goals of the Street Medicine program are:

1. Provide 200 participants with point-of-care medical services to reduce emergency department (ED) visits by 40%.
2. Enroll 75% of unenrolled eligible participants into CalOptima Health's Medi-Cal plan.
3. Connect 25% of participants to a medical home.
4. Connect 80% of participants with Enhanced Care Management or Community Support Services.
5. Transition 25% of participants to a shelter or other housing option.

On May 4, 2023, the Board authorized staff to develop a proposal to include a Street Medicine Support Center and locate a property in the City. Staff entered into a Purchase and Sale Agreement on May 26, 2023, and has worked with the City on the entitlements needed for operations.

Discussion

Street Medicine includes health and social services developed specifically to address the unique needs and circumstances of unsheltered individuals. The fundamental approach of Street Medicine is to engage people experiencing homelessness where they are and on their own terms to maximally reduce or eliminate barriers to care access and follow-through services. Working in collaboration with various

county, city, and community organizations, Street Medicine's ultimate goal is to address and improve the overall health outcomes of the unsheltered, unhoused individuals served. However, knowing that housing is health, this goal can only be fully accomplished through the provision of dignified temporary shelter and ultimately housing.

When rapport is established and a member enrolled in Street Medicine is willing to leave the street, a location must be available where the individual can temporarily receive shelter along with the continued medical and wrap-around services of the Street Medicine program. Therefore, in order to fully operationalize CalOptima Health's Street Medicine program and accomplish the goals of the program, a Street Medicine Support Center is needed.

The Street Medicine Support Center is a service-enriched supportive housing facility focused on providing individuals enrolled in the Garden Grove Street Medicine Program with both continued medical wrap around services, as well as housing navigation and Enhanced Care Management services. Outdoor space will be provided within the parameters of the facility for socialization and overall mental wellness and nutritious meals will be provided three times a day. Collectively these services will assist in retaining housing, improving health status, and maximizing each individual's ability to live and, when possible, work in the community.

CalOptima Health, is currently under contract to acquire the Hospitality Inn motel located at 7900 Garden Grove Boulevard, with plans to repurpose its use as the first Street Medicine Support Center. As described in Attachment A, the Street Medicine Support Center will feature 52 private guest rooms that will serve 52 members. Each guest room will be furnished and will include a kitchenette and a bathroom. The Street Medicine Support Center will also include staff administrative offices, laundry facilities, and an outdoor open space. The Street Medicine Support Center will offer priority placement to older adults, families, and veterans of the Street Medicine Program. Participants will receive three-meals a day, and on-site security will be provided 24 hours a day. While there is no limit of stay, it is estimated that individuals will remain for approximately 90 days.

On June 27, 2023, the City of Garden Grove (City) unanimously supported a Memorandum of Understanding (MOU), between the City and CalOptima Health to partner and support the establishment of a Street Medicine Support Center at 7900 Garden Grove Boulevard. Staff requests the Board's approval of the MOU to memorialize the City's support and assistance to the project by waiving land use entitlement processing fees and/or building fees in the amount not to exceed \$1,000. *See*, Attachment B.

Staff is also requesting approval to release the \$150,000 deposit on July 25, 2023, to LVT Inc., as stated in the Purchase and Sale Agreement to enter into the escrow period for the Street Medicine Support Center at 7900 Garden Grove Boulevard.

Fiscal Impact

The recommended action to execute an MOU with the City has no additional fiscal impact.

Upon final Board approval of the purchase agreement, the \$150,000 deposit to LVT Inc. will be applied to the total purchase price for the real property. In the event the purchase agreement is not executed, the \$150,000 expense will be funded through existing reserves.

Rationale for Recommendation

Developing an MOU and release of the deposit funds will continue Phase 2 of Street Medicine.

Concurrence

James Novello, Outside General Counsel, Kennaday Leavitt

Attachments

1. Fact Sheet
2. Attachment B – MOU

/s/ Michael Hunn
Authorized Signature

06/28/2023
Date



STREET MEDICINE SUPPORT CENTER

OVERVIEW/SERVICES OFFERED

Street Medicine includes health and social services developed specifically to address the unique needs and circumstances of unsheltered individuals. The fundamental approach of Street Medicine is to engage people experiencing homelessness where they are and on their own terms to maximally reduce or eliminate barriers to care access and follow-through services. Working in collaboration with various county, city, and community organizations, Street Medicine's ultimate goal is to address and improve the overall health outcomes of the unsheltered, unhoused individuals served. However, knowing that housing is health, this goal can only be fully accomplished through the provision of dignified temporary shelter and then ultimately housing.

When rapport is established and a member enrolled in Street Medicine is willing to leave the street, a location must be available where the individual can temporarily receive shelter along with the continued medical and wrap-around services of the Street Medicine program. Therefore, in order to fully operationalize CalOptima Health's Street Medicine program and accomplish the goals of the program, a Street Medicine Support Center is needed.

The Street Medicine Support Center is a service-enriched supportive housing facility focused on providing individuals enrolled in the Garden Grove Street Medicine Program with both continued medical wrap around services as well as housing navigation and Enhanced Care Management services. Outdoor space will be provided within the parameters of the facility for socialization and overall mental wellness and nutritious meals will be provided three times a day. Collectively these services will assist in retaining housing, improving health status, and maximizing each individual's ability to live and, when possible, work in the community.

PROGRAM INFORMATION

- **Rooms:** There will be 52 rooms. Each room will be furnished with:
 - Bed, nightstand, dresser, chair, table and television
 - Bathroom with toilet, sink, and shower or tub
 - Efficiency kitchen with sink, mini fridge, countertop and microwave
- **Number of Clients:** Rooms will be private, thereby providing a clean and dignified place to heal. Maximum number of clients at any one time is 52.
- **How will clients be referred:** All clients of the Street Medicine Support Center will be enrolled in both the street medicine program, as well as housing navigation and enhanced



care management services, Eligible client will have expressed a willingness to leave the street and the provider must determine the client is appropriate. No walk up or outside referrals will be accepted. The Street Medicine Support Center will work in partnership with the Garden Grove Navigation Center and as determined appropriate, will accept direct referrals from the Navigation Center.

- **Length of Stay:** While there will be no limit to the length of stay, it is estimated individuals will remain for approximately 90 days.
- **Priority:** Priority will be given to older adults, families, and Veterans.

MANAGEMENT AND SECURITY PLAN

The Street Medicine Support Center will be an extension of the Garden Grove Street Medicine program. Therefore, the provider of that service, HealthCare in Action, will also manage the support center. HealthCare in Action will follow policies and procedures that promote the utmost safety for the clients, staff, and the community. Specifically, Health Care in Action will:

- Provide security personnel on site 24 hours a day, 365 days per year.
- Implement a rounding program that ensures each client is engaged and monitored a minimum of 4 times per day.
- Ensure all staff will have communication with each other via portable electronic equipment.
- Install visible surveillance cameras both inside and outside the facility covering all public areas.
- Install security lighting both inside and outside the facility.
- Install an electronic gate for the entrance to the center.
- Ensure all guests enter the Community Living Center through the front entrance, utilize a coordinated sign in/out process.
- Ensure clients do not loiter in front of the building and instead use the outdoor space provided in the rear of the building.

The Street Medicine Support Center will be staffed to provide the safest, most dignified environment for all clients. Trauma informed staffing ratios (1:15) will be followed.



City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Craig Beck

Dept.: City Manager Dept.: Community and Economic Development

Subject: Approval of a Memorandum of Understanding with CalOptima to partner and support the establishment of the Street Medicine Support Center. (Action Item) Date: 6/27/2023

OBJECTIVE

To request City Council approval of the Memorandum of Understanding (MOU) between the City of Garden Grove and CalOptima to partner and support the establishment of a Street Medicine Support Center at 7900 Garden Grove Boulevard.

BACKGROUND

In the City's ongoing efforts to address homelessness, implementation of the City's 2021 Comprehensive Strategic Plan to Address Homelessness (CSPAH) has been a priority. The CSPAH serves as a five-year roadmap that aims to identify pathways to connect homeless individuals to necessary resources and programs. The table below outlines action items taken towards implementation of the CSPAH goals, particularly in the delivery of a new Central Cities Navigation Center and new permanent supportive housing for Garden Grove's unhoused individuals.

	Action Item(s)	Timeline	Description
1	CSPAH	Sept 2021	Adopted the City's 2021 Comprehensive Strategic Plan to Address Homelessness.
2	HOMELESSNESS WEBSITE	Sept 2021	Development a comprehensive website portal. https://ggcity.org/endhomelessness
3	HOMELESS DATA DASHBOARD	Sept 2021	Activated a Homeless Data Dashboard conveys the number of homeless and at-risk individuals assisted on a quarterly basis, as well as the funds expended to administer the six (6) eligible activities (Street Outreach, Emergency Shelter, Rapid Rehousing, Homelessness Prevention, and Workforce Development). https://ggcity.org/endhomelessness/dashboard
4	STREET OUTREACH	Ongoing	Provide Street Outreach services in coordination with the Garden Grove Police Department - Special Resource Team (SRT) and a local non-profit to support individuals who are homeless. https://ggcity.org/endhomelessness/street-outreach
5	BE WELL OC	Oct 2021	Deployment of an 18-month Mobile Response Team program address certain mental health calls for service. https://ggcity.org/be-well-oc-garden-grove
6	WEBINAR(S)	May 2021/ June 2022	Collaborated with United Way through their United to End Homelessness Initiative to facilitate informational webinars about Homelessness 101 and Navigation Center 101. https://ggcity.org/endhomelessness
7	TRI-CITIES MOU	June 2022	Approval of the Memorandum of Understanding (MOU) with the cities of Fountain Valley and Westminster to jointly collaborate, develop and contribute funding for a future navigation center. https://ggcity.org/navigation-center
8	ADDED NEW CCNC WEBPAGE	Aug 2022	Added a new Future Navigation Center resource webpage along with an FAQ summary. https://ggcity.org/navigation-center

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9	COMMUNITY ENGAGEMENT	Aug 2022	Hosted two (2) community meetings on August 17, and 30, 2022 to share information about the future navigation center. https://ggcity.org/navigation-center
10	PROJECT FUNDING	Sept 2022	Secured initial funding commitment from the County of Orange in the amount of \$11.3M
11	PROPERTY ACQUISITION	Sept 2022	Approval of a Purchase Agreement and Escrow Instruction for the acquisition of 13871 West Street. Accelerated escrow closing anticipated in November 2022.
12	DUE DILIGENCE WORK	Sept 2022	Scope of work associated with preparation of the Design Development Plans and the Construction Drawings/Technical Specifications is underway.
13	CAPER	Sept 2022	The City utilizes Federal funding to expand or preserve affordable housing opportunities, improve low-income neighborhoods through public infrastructure improvements, and assist special needs groups such as senior citizens, <i>homeless</i> , and those who are 'at-risk' of becoming homeless. The CAPER provides descriptions and financial information, and evaluates the City's progress toward the priority objectives addressing housing and community needs.
14	PERMANENT SUPPORTIVE HOUSING	Sept 2022	American Family Housing completed the City's first PSH project by redeveloping an aging apartment building in supportive housing. Eight of the ten refurbished units have been set aside for extremely low-income households who are exiting homelessness.
15	COMMUNITY ENGAGEMENT	Oct 2022	City of Westminster hosted a community meeting on October 13, 2022 to share information about the future CCNC.
16	COMPREHENSIVE TRI-CITIES MOU	Oct 2022	Approved a Memorandum of Understanding with the Cities of Fountain Valley and Westminster for a tri-cities partnership towards development and operation of a future CCNC.
17	COUNTY MOU	Nov 2022	Approved a Memorandum of Understanding with County of Orange providing for towards construction and operation of a future CCNC.
18	NEW UPDATE CONSTRUCTION MANAGEMENT	March 2023	Award of Contract to NEXTGEN Design Builders, Inc. for construction management services for the CCNC Project.
19	NEW UPDATE STREET MEDICINE (PHASE 1)	April 2023	CalOptima launched Phase 1 of the street outreach and medicine pilot program in Garden Grove.
20	NEW UPDATE CCNC SERVICE PROVIDER	April 2023	Award of Contract to Volunteers of America Los Angeles (VOALA) to operate the CCNC.
21	NEW UPDATE CCNC CONSTRUCTION	April 2023	Award of Contract to Thomco Construction Inc., Inc. for construction of the CCNC Project.
22	NEW UPDATE CALTRANS COOP AGREEMENT	May 2023	Cooperative Agreement with Caltrans for a fencing pilot program.
23	NEW UPDATE CCNC Ground Breaking Event	June 2023	Hosted the CCNC Ground Breaking Ceremony on June 13, 2023.

DISCUSSION

Leveraging partnerships at the regional, local and non-profit partner level has been essential to the City's success to achieving the goals outlined in the 2021 CSPAH. CalOptima has been a notable City partner with their recent deployment of the first Street Medicine Program in the City of Garden Grove. Since the program launch in April 2023, over 129 individuals have been engaged and 65 individuals have been enrolled into the program during the first three months of operation. The Street Medicine Program offers health and social services designed to address the unique

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needs and circumstances of unsheltered individuals. The program's approach directly engage individuals experiencing homelessness where they are and on their own terms to reduce barriers to care and access to services. The goal of the fully operational Street Medicine Program is to develop a Street Medicine Support Center, a temporary supportive housing facility providing full wraparound services to individuals enrolled in the program.

CalOptima is currently under contract to acquire the Hospitality Inn motel located at 7900 Garden Grove Boulevard, with plans to reposition its use as the first Street Medicine Support Center in the County of Orange. The Street Medicine Support Center will feature 52 private guest rooms that will serve 52 clients. Each guest room will be furnished, and will include a kitchenette and a bathroom. The Support Center will also include staff administrative offices, laundry facilities, and an outdoor open space. The Support Center will offer priority placement to older adults, families, and veterans of the Street Medicine Program. Participants will receive three-meals a day, and on-site security will be provided 24 hours a day. While there is no limit of stay, it is estimated that individuals will remain for approximately 90 days. Project plans and a Fact Sheet of the Street Medicine Support Center are attached.

To achieve this project outcome, consideration by the City Council is requested for a Memorandum of Understanding (MOU) between the City and CalOptima to memorialize the City's support and assistance to the project by waiving land use entitlement processing fees and/or building fees in the amount not to exceed \$1,000. A copy of the MOU is attached.

FINANCIAL IMPACT

The request to waive appropriate land use entitlement processing fees and/or building fees up to \$1,000, would have minimal impact to the General Fund. CalOptima is responsible for all project construction, program and operation costs associated with the new Street Medicine Support Center.

RECOMMENDATION

It is recommended that the City Council:

- Approve the Memorandum of Understanding between the City of Garden Grove and CalOptima; and
- Authorize the City Manager to execute all documents on behalf of the City, and make minor modifications thereto as needed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Attachment 1: Memorandum of Understanding	6/20/2023	Agreement	GG-CALOPTIMA_MOU.DOCX
Attachment 2: Street Medicine Support Center Project Plans	6/20/2023	Backup Material	Street_Medicine_Support_Center_Plans_(C).pdf
Attachment 3: Street Medicine Support Center Fact Sheet	6/20/2023	Backup Material	Street_Medicine_Support_Center_Fact_Sheet-_FINAL_6_20_23.pdf

**MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF GARDEN GROVE
AND
THE ORANGE COUNTY HEALTH AUTHORITY (CALOPTIMA)
PERTAINING TO
THE ESTABLISHMENT OF A STREET MEDICINE SUPPORT CENTER
AT 7900 GARDEN GROVE BLVD.**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into to be effective on June 27, 2023 ("Effective Date") by and between the City of Garden Grove, a municipal corporation ("CITY"), and the Orange County Health Authority, a public agency doing business as CALOPTIMA ("CALOPTIMA").

RECITALS

- A. CALOPTIMA created and deployed its first Street Medicine Program in the City of Garden Grove in April 2023. The Street Medicine Program offers health and social services designed to address the unique needs and circumstances of unsheltered individuals. The program's approach directly engage individuals experiencing homelessness where they are and on their own terms to reduce barriers to care and access to services. The goal of the fully operational Street Medicine Program is to develop a Street Medicine Support Center consisting of a temporary supportive housing facility providing full wraparound services to individuals enrolled in the Street Medicine Program.
- B. CALOPTIMA is in escrow to acquire the Hospitality Inn motel located at 7900 Garden Grove Blvd., with plans to establish its first Street Medicine Support Center in the County to supplement its Street Medicine Program established in the City of Garden Grove.
- C. The CITY wishes to partner with, and assist CALOPTIMA in the establishment of the Street Medicine Support Center at 7900 Garden Grove Blvd. by waiving certain land use entitlement processing and/or building permit fees to facilitate the project.

NOW, THEREFORE, in consideration of the foregoing Recitals and the promises, covenants and conditions set forth herein, CITY and GGTPC agree as follows:

1. TERM AND TERMINATION

The Term of this MOU shall commence on the Effective Date and continue until the MOU is terminated as provided for below. Either party may terminate this MOU upon ninety (90) days written notice to the other party. If not earlier terminated, this MOU shall automatically terminate upon issuance of the certificate of occupancy for the Street Medicine Support Center at 7900 Garden Grove Blvd.

2. WAIVER OF FEES

The CITY agrees to waive land use entitlement processing and/or building permit fees in the amount not to exceed one thousand dollars (\$1000.00) as contribution and financial support for the establishment of the Street Medicine Support Center at 7900 Garden Grove Blvd.

3. INDEMNIFICATION

Each party to this MOU hereby assumes any and all risks for personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees, and agents thereof. Each party agrees to indemnify and hold each of the other party harmless from any obligations, costs, claims, judgments, attorney fees, and/or attachments in any way connected with the party's own acts or omissions and that of their respective officers and employees.

4. NO THIRD-PARTY BENEFICIARY

Nothing contained in this MOU is intended to confer, nor shall this MOU be construed as conferring, any rights, including, without limitation, any rights as third-party beneficiary or otherwise, upon any entity or person not a party hereto.

5. COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this MOU to be executed as of the date first set forth above.

"CITY"

CITY OF GARDEN GROVE, a municipal corporation

By _____
Lisa L. Kim, City Manager

ATTEST:

Teresa Pomeroy, City Clerk

APPROVED AS TO FORM:

City Attorney

"CALOPTIMA"

ORANGE COUNTY HEALTH AUTHORITY, a public agency d.b.a. CALOPTIMA

By _____
Its: CEO

ATTEST:

Secretary

APPROVED AS TO FORM:

General Counsel



STREET MEDICINE SUPPORT CENTER

OVERVIEW/SERVICES OFFERED

Street Medicine includes health and social services developed specifically to address the unique needs and circumstances of unsheltered individuals. The fundamental approach of Street Medicine is to engage people experiencing homelessness where they are and on their own terms to maximally reduce or eliminate barriers to care access and follow-through services. Working in collaboration with various county, city, and community organizations, Street Medicine's ultimate goal is to address and improve the overall health outcomes of the unsheltered, unhoused individuals served. However, knowing that housing is health, this goal can only be fully accomplished through the provision of dignified temporary shelter and then ultimately housing.

When rapport is established and a member enrolled in Street Medicine is willing to leave the street, a location must be available where the individual can temporarily receive shelter along with the continued medical and wrap-around services of the Street Medicine program. Therefore, in order to fully operationalize CalOptima Health's Street Medicine program and accomplish the goals of the program, a Street Medicine Support Center is needed.

The Street Medicine Support Center is a service-enriched supportive housing facility focused on providing individuals enrolled in the Garden Grove Street Medicine Program with both continued medical wrap around services as well as housing navigation and Enhanced Care Management services. Outdoor space will be provided within the parameters of the facility for socialization and overall mental wellness and nutritious meals will be provided three times a day. Collectively these services will assist in retaining housing, improving health status, and maximizing each individual's ability to live and, when possible, work in the community.

PROGRAM INFORMATION

- **Rooms:** There will be 52 rooms. Each room will be furnished with:
 - Bed, nightstand, dresser, chair, table and television
 - Bathroom with toilet, sink, and shower or tub
 - Efficiency kitchen with sink, mini fridge, countertop and microwave
- **Number of Clients:** Rooms will be private, thereby providing a clean and dignified place to heal. Maximum number of clients at any one time is 52.
- **How will clients be referred:** All clients of the Street Medicine Support Center will be enrolled in both the street medicine program, as well as housing navigation and enhanced



care management services, Eligible client will have expressed a willingness to leave the street and the provider must determine the client is appropriate. No walk up or outside referrals will be accepted. The Street Medicine Support Center will work in partnership with the Garden Grove Navigation Center and as determined appropriate, will accept direct referrals from the Navigation Center.

- **Length of Stay:** While there will be no limit to the length of stay, it is estimated individuals will remain for approximately 90 days.
- **Priority:** Priority will be given to older adults, families, and Veterans.

MANAGEMENT AND SECURITY PLAN

The Street Medicine Support Center will be an extension of the Garden Grove Street Medicine program. Therefore, the provider of that service, HealthCare in Action, will also manage the support center. HealthCare in Action will follow policies and procedures that promote the utmost safety for the clients, staff, and the community. Specifically, Health Care in Action will:

- Provide security personnel on site 24 hours a day, 365 days per year.
- Implement a rounding program that ensures each client is engaged and monitored a minimum of 4 times per day.
- Ensure all staff will have communication with each other via portable electronic equipment.
- Install visible surveillance cameras both inside and outside the facility covering all public areas.
- Install security lighting both inside and outside the facility.
- Install an electronic gate for the entrance to the center.
- Ensure all guests enter the Community Living Center through the front entrance, utilize a coordinated sign in/out process.
- Ensure clients do not loiter in front of the building and instead use the outdoor space provided in the rear of the building.

The Street Medicine Support Center will be staffed to provide the safest, most dignified environment for all clients. Trauma informed staffing ratios (1:15) will be followed.

