

Board Members

Joe Neves, District 1 - Chairman
Richard Valle, District 2
Doug Verboon, District 3
Craig Pedersen, District 4
Richard Fagundes, District 5- Vice Chairman



Staff

Edward Hill, County Administrative Officer
Diane Freeman, County Counsel
Catherine Venturella, Clerk of the Board

Board of Supervisors

Regular Meeting Action Summary

Date: Tuesday, March 1, 2022
Time: 9:00 a.m.
Place: Board of Supervisors Chambers, Kings County Government Center
1400 W. Lacey Boulevard, Hanford, California 93230

☎ (559) 852-2362 ❖ FAX (559) 585-8047 ❖ website: <https://www.countyofkings.com>

COUNTY OF KINGS PUBLIC MEETING PROTOCOL IN RESPONSE TO CORONAVIRUS COVID-19

California Governor Gavin Newsom signed into Law AB 361 on September 16, 2021, relating to the convening of public agency meetings via teleconference in light of the COVID-19 pandemic. Under this authority, the Board of Supervisors will convene its public meetings via video and teleconference. Pursuant to AB 361, and as advised by local Health Officials, the Kings County Board of Supervisors, County staff and interested members of the public may attend the meeting in person.

The meeting can also be attended telephonically or by the Internet by clicking this link:

<https://countyofkings.webex.com/countyofkings/j.php?MTID=md2e6f81208d3bd76965b39963e7501cf>

or by sending an email to bosquestions@co.kings.ca.us on the morning of the meeting for an automated email response with the WebEx meeting link information. Members of the public attending via WebEx will have the opportunity to provide public comment during the meeting.

Members of the public who wish to view/observe the meeting virtually can do so via the worldwide web at:

www.countyofkings.com and click on the "Join Meeting" button or by clicking this link:

<https://youtu.be/Vu9e7KZUfSI>

Members of the public viewing the meeting through YouTube will not have the ability to provide public comment.

Members of the public who wish to comment may submit written comments on any matter within the Board's subject matter jurisdiction, regardless of whether it is on the agenda for the Board's consideration or action, and those comments will become part of the administrative record of the meeting. Comments will not be read into the record, only the names of who have submitted comments will be read into the record. Written comments received by the Clerk of the Board of Supervisors no later than 8:30 a.m. on the morning of the noticed meeting will be included in the record, those comments received after 8:30 a.m. will become part of the record of the next meeting. Email is not monitored during the meeting. To submit written comments by email, please forward them to bosquestions@co.kings.ca.us or by U.S. Mail, please forward them to: Clerk of the Board of Supervisors, County of Kings, 1400 W. Lacey Blvd., Hanford, CA 93230.



I. 9:00 AM

CALL TO ORDER

**ROLL CALL – Clerk of the Board
INVOCATION –To be determined
PLEDGE OF ALLEGIANCE
ALL MEMBERS PRESENT**

II.

WOMEN’S HISTORY RECOGNITION – Edward Hill/Kyria Martinez/Board of Supervisors

Adopt a Resolution recognizing March 2022 as Women’s History Month in Kings County.

[Reso 22-006]

THE BOARD RECOGNIZED THE FOLLOWING RECIPIENTS: KIMBERLEE EGGERT, DIONNE EWING, ROSA MALDONADO, KRIS PEDERSEN, KYRIA MARTINEZ, BOBBIE WARTSON, MARICELA DE LA ROSA, HENIE RING, ROSE MARY RAHN, MARIE WAITE, DIANE FREEMAN, CAROLYN LEIST, MARY COSTA, CODI PENNINGTON, ROSEMARY TORRES, UNCHONG PARRY, KATIE ARNST AND NICHOLE FISHER.

ACTION: ADOPT THE RESOLUTION AS AMENDED (DV, RF, RV, CP, JN-Aye)

III.

UNSCHEDULED APPEARANCES

Any person may directly address the Board at this time on any item on the agenda, or on any other items of interest to the public, that is within the subject matter jurisdiction of the Board. Two (2) minutes are allowed for each item.

Ken Baird, Kings County resident shared a story regarding his son’s mental health episode and how he has overcome and the need for affordable housing in Kings County.

Rose Shapley, Kings County resident stated that she submitted information on COVID to the Board and the dire need for everyone in the County to get vaccinated. She stated that she has drafted a solution to the floor plan of the proposed Northstar project to make sure that the property will have Americans with Disabilities Act amenities.

Christine Leach, Kings County resident stated her concerns for the proposed residents to be placed in the Northstar property and shared her personal experiences with mental health patients as a registered nurse. She stated she is disappointed that the Board of Supervisors for not notifying the residents near the project and for not protecting them and proposed the project be moved to the property proposed last week.

Anna Uribe, Kings In Home Supportive Services provider stated that she would like the Board to approve increased wages for IHSS workers in Kings County.

Martha Valladarez, Kings In-Home Supportive Services provider and recent Vice-President of SEIU, shared what she does to care for her disabled daughter daily and asked the Board to approve a cost of living increase for IHSS workers in Kings County who do an important job for those in need.

Ernie Harmon, Kings County resident stated that the Board should spend time with the individuals who need help and will be in the proposed Northstar project and stated that the community should have known about the project prior to the approving the funding.

Rebecca Bell, Kings County resident stated that she spoke to the City of Hanford about the proposed property the public is referring to near the County Jail is medium density and not high density for the type of project like Northstar. She stated her concerns for the new residents of the facility from the uproar over the project and support of persons with mental illness.



Apolonia Arazate De Valencia, Kings In-Home Supportive Services provider stated that she would like the Board to approve wage increases for the IHSS workers in Kings County. She stated that the work is hard and 24 hours a day and they deserve to have better living wages.

Ernesto Reyes, Kings County resident stated that he would like the Board to approve higher wages for IHSS workers in Kings County and stated that there is a labor shortage and the IHSS workers are essential workers and do a job providing services to the most vulnerable in our community.

Lance Lippincott, Kings County Job Training Office Director stated that today the small business assistance program with \$157,000 available in \$2,500 increments to small businesses in Kings County who meet the criteria for the program. He stated that there will be two more programs by the end of the month and these programs will bring the total the Board has made available for Kings County businesses to over \$7.5 million dollars in the past two years.

Supervisor Valle stated that he saw the post on the small business assistance program last week and asked for specific details on the current program and who it will help.

Lance Lippincott stated that the current program is a micro-enterprise loan and based on gross revenue and businesses in Kings County with five full-time equivalent employees or less. He stated that information will be sent out to the businesses that have expressed interest previously but did not qualify under the past programs.

Supervisor Verboon questioned whether the micro-enterprise program was a loan that had to be paid back.

Liz Toppan, Kings County resident asked for clarification regarding item VI.A. on the agenda today regarding Self-Help Enterprises agreement extension. She stated her concerns for the safety of the residents near the proposed Northstar project and what plans are in place for dealing with incidents with the residents and the impact on the police department.

Chuck Kinney, Kings County Community Development Agency Director stated that the agreement is a long standing agreement with Self-Help Enterprises for the Community Development Block grant program and First-time home buyers program in Kings County.

Chris Jordan, Kings County resident stated that the citizens are concerned for the Northstar project and not being given the opportunity to voice their concerns before the project was approved and questions posed by the public have not been answered. He stated that the members of the community have taken the time to come express their views and when is the Board going to answer their questions and allow the public to interact with the Board on the project.

Susan Long, Kings County resident stated that she is concerned that the public has not educated themselves on the type of residents that will be living in the proposed Northstar project and the lack of education to the public is a problem.

Susan Metz, Kings County resident stated that she moved to the north side of Kings County to have a safer environment for her family and the North star project will create an unsafe environment for the area.



Jeff Mora, Kings County resident stated that the Fire Department is seeking a ½% tax incentive and the IHSS workers are in need of higher wages and he knows that the Board has many issues they are dealing with but the location of the Northstar project is the problem for the citizens who have been coming to speak to at the meetings, not the need for a facility in the County.

IV.

APPROVAL OF MINUTES

A. Report out of Closed Session from the regular meeting for February 8, 2022.

B. Report out of Closed Session from the special meeting for February 24, 2022.

REPORT OUT: Edward Hill, County Administrative Officer stated that the Board took no reportable action in closed session on February 8 & 24, 2022.

C. Approval of the minutes from the regular meeting for February 8, 2022.

D. Approval of the minutes from the special meeting for February 24, 2022.

ACTION: APPROVED MINUTES AS PRESENTED (RF, CP, RV, DV, JN-Aye)

V.

CONSENT CALENDAR

A. Agriculture Department:

1. Consider authorizing the request for exemption from normal identification for vehicle #55221.

B. District Attorney's Office :

1. Consider authorizing the advance step hire of Jay Finnecy as a Deputy District Attorney IV at Salary Range 269.5, Step 4.

C. Human Services Agency:

1. Consider approving the purchase of 150 replacement laptops.

D. Public Health Department:

1. Consider authorizing the advance step hire of Evelyn Elizalde as an Environmental Health Officer III at Salary Range 211.0, Step 5.
2. Consider authorizing the advance step hire of Rosie Hernandez as a Licensed Vocational Nurse II at Salary Range 191.0, Step 5.

E. Public Works Department:

1. Consider authorizing the Chairman to sign a letter of support for the San Joaquin Valley Clean Energy Organization's proposed Rural Regional Energy Network (RuralREN).

F. Sheriff's Office:

1. a. Consider adopting a Resolution authorizing participation in the Tobacco Grant Award retroactively effective December 1, 2021 through June 30, 2025;
b. Authorize the Sheriff to sign the grant Memorandum of Understanding;
c. Allocate 1.0 Full Time Equivalency Sheriff's Sergeant in Budget Unit 222000; and
d. Adopt the budget change. **(4/5 Vote Required) [Reso 22-006] [Agmt 22-022]**

G. Administration:

1. Consider authorizing the Chairman to sign a letter of support for the Kings County Area Public Transit Agency's grant application to the Federal Transit Administration's Enhanced Mobility of Seniors & Individuals with Disabilities Program - Section 5310, for curb-to-curb service from Avenal to Hanford and Lemoore for shopping or medical trips.
2. Consider authorizing the Chairman to sign a letter of support for the Kings County Area Public Transit Agency's grant application to request California State Funding through the Transit and Intercity Rail Capital Program to fund the capital expenditures to support the Cross Valley Corridor Zero-Emission Bus Phase 1.

ACTION: APPROVED AS PRESENTED (DV, RF, RV, CP, JN-Aye)



VI.

REGULAR AGENDA ITEMS

A. Community Development Agency – Chuck Kinney/Alex Hernandez

1. Consider approving the Amendment to Agreement No. 19-018 with Self-Help Enterprises extending the term of Agreement No. 19-018 for a termination date of March 12, 2024.

[Agmt 19-018.1]

ACTION: APPROVED AS PRESENTED (CP, DV, RV, RF, JN-Aye)

B. Human Resources – Henie Ring

1. Consider approving the revised job specification for Economic Development Manager and set the salary at Range 233.0 (\$6,108 - \$7,455 monthly).

ACTION: APPROVED AS PRESENTED (CP, DV, RV, RF, JN-Aye)

C. Human Services Agency – Sanja Bugay/Monica Connor

1. Consider approving the Agreement with Aspiranet to provide Adoption Promotion and Support Services retroactively effective October 1, 2021, through September 30, 2024.

[Agmt 22-023]

ACTION: APPROVED AS PRESENTED (CP, DV, RV, RF, JN-Aye)

2. Consider approving the Agreement with the Kings County Office of Education for leveraging of Title IV-E Foster Care Administrative funds, retroactively effective July 1, 2021, through June 30, 2024. **[Agmt 22-024]**

ACTION: APPROVED AS PRESENTED (DV, CP, RV, RF, JN-Aye)

D. Administration – Edward Hill/Kyria Martinez/Matthew Boyett

1. Consider adopting a Resolution authorizing the submittal of a Notice of Intent to Comply to CalRecycle for the Senate Bill 1383 organics waste reduction mandates. **[Reso 22-008]**

ACTION: APPROVED AS PRESENTED (RV, CP, JN-Aye, DV, RF-No)

2. a. Consider designating Edward Hill, County Administrative Officer, as the representative for Kings County to the Board of Directors for the California State Association of Counties Excess Insurance Authority; and
b. Designate Francesca Lizaola, Risk Technician, as the designated alternate for Kings County.

ACTION: APPROVED AS PRESENTED (DV, CP, RV, RF, JN-Aye)

3. a. Consider approving Ground Lease Agreement with Lacey Campus Partners, L.P. for premises located at 1222 W. Lacey Blvd. in Hanford, for an initial 25 year term, with three five-year options for renewal;
b. Approve the Purchase Agreement with Lacey Campus Partners, L.P. for the real property located at 1222 W. Lacey Blvd, in Hanford;
c. Approve the Post- Construction Lease Agreement with Lacey Campus Partners, L.P. for the real property located at 1222 W. Lacey. Blvd, in Hanford; and
d. Authorize the County Administrative Officer or his designee to sign the Intended Rent Commencement Letter. **[Agmt 22-026, 22-027, 22-028]**

ACTION: APPROVED AS PRESENTED (DV, CP, RV, RF, JN-Aye)

4. Receive staff update on questions posed during public comment at the Board of Supervisors Special Meeting on February 24, 2022, and take steps as deemed necessary.

THE BOARD REQUESTED DR. LISA LEWIS, BEHAVIORAL HEALTH DIRECTOR TO ANSWER THE QUESTIONS SUBMITTED DURING UNSCHEDULED APPEARANCES AT THE FEBRUARY 24, 2022 MEETING BY KINGS COUNTY RESIDENT JOHN DARPLI. THE REPORT FROM WHICH SHE PRESENTED IS ATTACHED TO THE END OF THE MINUTES TO BE PART OF THE PERMANENT RECORD. THE BOARD MEMBERS INDIVIDUALLY ASKED STAFF QUESTIONS FOR CLARIFICATION ON THE PROJECT. CHAIRMAN, JOE NEVES ASKED THE AUDIENCE IF THEY HAVE QUESTIONS FOR THE NORTHSTAR PROJECT THEY WOULD LIKE TO HAVE ANSWERED TO SUBMIT THEM IN WRITING TO bosquestions@co.kings.ca.us



E. Public Health Department – Rose Mary Rahn/Heather Silva

1. Receive an update on the local emergency in Kings County due to the imminent and proximate threat of exposure of COVID-19 on the residents of the County of Kings and take action as deemed necessary.

THE BOARD RECEIVED AN UPDATE AND NO OFFICIAL ACTION WAS TAKEN.

VII.

BOARD MEMBER ANNOUNCEMENTS OR REPORTS

On their own initiative, Board Members may make a brief announcement or a brief report on their own activities. They may ask questions for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda (Gov. Code Section 54954.2a).

Supervisor Fagundes stated that he attended the Kings Community Action Organization Personnel meeting.

Supervisor Verboon stated that he attended the National Association of Counties Legislative conference in Washington, D.C. and discussed topics from the conference. He stated that this is his 16th trip in 12 years and he found that this time there is limited access for local elected officials unlike in the past.

Supervisor Pedersen stated that he attended the National Association of Counties Legislative conference in Washington, D.C. and discussed topics from the meetings he attended at the conference. He stated that they were able to share Kings County's Legislative platform with our current Congressman and future Congressman, due to redistricting changes. He stated that the Intergovernmental Affairs group was a great opportunity for local officials to meet with their representative in past administrations and hopes that will be active again in the future.

Supervisor Valle stated that he has been meeting with staff on projects that are important to him and District 2 and thanked Supervisor Verbon and Pedersen and County Administrative Officer, Ed Hill for attending the NACo conference and giving Kings County a voice in Washington, D.C.

Supervisor Neves stated that he attended the CalVans meeting, he stated that he attended the Kings County History digitalization project meeting, attended the CalViva meeting, attended the Kings County Homelessness Collaborative meeting, attended the Kings Waste & Recycling Authority special meeting, attended the Local Agency Formation Commission meeting, attended the Kings Area Public Transit Agency meeting, attended the Kings County Association of Governments meeting, attended the Housing Authority of Kings County special meeting, the Kings County Behavioral Health Advisory Committee meeting and attended the Kings County Historical Society meeting.

- ◆ **Board Correspondence: Edward Hill stated that the Board received an update to the Assessment Appeals Boards on remote hearings during the COVID-19 Pandemic.**
- ◆ **Upcoming Events: Edward Hill stated that every Tuesday in March the Luncheon Food Truck Takeover will be held at the Hanford Civic Park from 11:00 a.m. to 2:00 p.m. The Children's Storybook Garden & Museum will be hosting St. Patrick's Day Tea on March 12, 2022 and the Children's Storybook Garden and Museum is also still hosting a "Kids Night Out" on Saturday March 12, 2022 and Friday, April 22, 2022 from 5:30 p.m. to 8:00 p.m. and they are located at 175 E Tenth Street in Hanford. The cost is \$25/child for members and \$28/child for non-members. The Kings County Farm Bureau Wine & Beer Showdown fundraiser is scheduled for March 31, 2022 from 5:30 p.m. to 8:30 p.m. at the Hanford Civic Auditorium. He stated that the Board received an invitation from Recurrent Energy for a ribbon cutting ceremony at the Slate Project on March 15, 2022 with a luncheon at 12:30 p.m. and program starting at 1:00 pm.**



- ◆ Information on Future Agenda Items: **Edward Hill stated that the following items would be on a future agenda: Administration– An Agreement and an Amendment with Department of Water Resources; one for the Dudley Ridge Water District for a change in point of delivery and one for Tulare Lake Basin Water Storage District and Westlands Water District to allow Article 56 Carryover water. Elections Department – the proposed response to the Grand Jury Report Titled “Kings County Elections Department” and the Initiative proposing a one half percent special transaction and use tax on the June 7, 2022 ballot, Public Health Department – COVID-19 update and consideration for the purchase of two vehicles for COVID-19 testing and prevention and consideration for the County Medical Services Program Emergency Response Grant Program Extension and Public Works Department - Consideration for the approval of Completion of the Empire Street Crosswalk Improvement Project.**

VIII. CLOSED SESSION

- ◆ **Litigation initiated formally: Title: *Leprino v. Kings County, Case No. 20C0159* [Govt. Code Section 54956.9 (d)(1)]**
- ◆ **Conference with Labor Negotiator/Meet and Confer: [Govt. Code Section 54957.6]
 Negotiators: Edward Hill, Kyria Martinez, Henie Ring, Che Johnson of Liebert Cassidy Whitmore**
 - Deputy Sheriff’s Association
- ◆ **Personnel Matter: [Govt. Code Section 54957]**
 - Department Head Evaluations

IX. ADJOURNMENT

The next regularly scheduled meeting will be held on Tuesday, March 8, 2022 at 9:00 a.m.

X. 11:00 AM CALIFORNIA COMMUNITY HOUSING AGENCY REGULAR MEETING

<i>FUTURE MEETINGS AND EVENTS</i>		
March 8	9:00 AM	Regular Meeting
March 15	9:00 AM	Regular Meeting
March 22	9:00 AM	Regular Meeting
March 29	9:00 AM	Regular Meeting
April 5	9:00 AM	Regular Meeting
April 12	9:00 AM	Regular Meeting
<p><i>Agenda backup information and any public records provided to the Board after the posting of the agenda will be available for the public to review at the Board of Supervisors office, 1400 W. Lacey Blvd, Hanford, for the meeting date listed on this agenda.</i></p>		

Questions about Northstar Court submitted by the community

Is it true no one can be denied housing in Northstar Courts if they are coming from an institution such as a mental health hospital, jail or prison?

- No one can be denied housing at Northstar Courts based solely on a previous incarceration or psychiatric hospitalization, however the Behavioral Health staff will be conducting an intake assessment to determine if an applicant is appropriate for this level of housing. If they require more intensive services and supports, such as our high-level ACT team for people who are not stable on medications, and not able to live independently, they will be referred to the appropriate level of care and housing.
- An applicant may be disqualified based on other factors such as criminal convictions related to housing and/or lack of income to pay rent.
- Community members who are required to register as sex offenders are not eligible to live at Northstar Courts.
- Northstar Courts is a permanent supportive housing property. It is not transitional housing (which is temporary, used for stabilization), it is not a homeless shelter and it is not a Board & Care or Room & Board such as are appropriate for conserved clients. There is no program at Northstar Courts that uses the property to house short-term residents and then transition out.
- All tenants with must complete an application and screening process that includes a background check, rental history, and verification of income. They must live independently, have their own income which they intend to use to pay rent, and they must sign their own lease and live by the conditions

of that lease. The credit and criminal history inquiries will be completed on each applicant (consistent with California law, specifically Welfare and Institutions Code Section 8255.)

Is it true that tenants will be accepted regardless of sobriety, participation in services or treatment, history of incarceration, credit history?

- Sobriety and participation in behavioral health services are not a condition of tenancy at Northstar Courts. However, illegal substances will not be permitted on site, and any reported usage will be investigated and result in a referral to a substance use disorder treatment program and/or eviction.
- The developer would be in violation of housing laws if they conditioned tenancy on sobriety. Drug and alcohol addictions are harmful to every sort of neighborhood but no type of housing can be based upon sobriety.
- Northstar Courts will provide services and programs for any tenant who would like help with addiction.
- The credit and criminal history inquiries will be completed on each applicant (consistent with California law, specifically Welfare and Institutions Code Section 8255.)

Is it true that once a person becomes a tenant of Northstar Courts they will not be required to be a client of the county behavioral health department or a recipient of mental health or other services to qualify or remain in an assisted unit?

- All outpatient behavioral healthcare is voluntary.

- Receiving mental healthcare (or other healthcare services) will not be required for tenants to remain housed. Requiring an individual to participate in services as a condition of their tenancy would be illegal.
- However, adhering to the terms of a lease, house rules, and payment of rent are required in order to remain at Northstar Courts

The Guiding Principles document from your website states that “we promote lease compliance” and “we encourage tenant responsibility” why are these things not a requirement of tenants?

- All tenants will be required to sign a lease and obey its terms and conditions.
- Each and every tenant at Northstar Courts will be bound to a legally enforceable lease. In the event a lease agreement is breached or violated, the property management and supportive staff will try to solve the problem and return to lease compliance. The partnership between Upholdings, Self Help and KCBH come into play in a situation like this. Every partner will be working to assist the tenant to help them come into compliance with their lease, and/or to get the assistance needed to do so. If needed, the client could be assisted in moving to a more supportive housing environment. (ACT, B&C, etc). If these efforts are not successful, the tenant can be evicted (post COVID restrictions which halted evictions).

Will Northstar Courts house only those from Kings County? If the answer is no, why are other counties allowed to place tenants out of county?

- Many tenants will find Northstar Courts on their own. No one will be placed at Northstar as it is independent housing. Local referrals will be

done through Kings County Behavioral health, community organizations and the property management staff marketing plans.

- Limiting leases to residents of Kings County would infringe on individual constitutional freedoms to move freely throughout the United States. However, it is expected that those who know about and hope to live in Northstar Courts will very likely be people who currently need housing in Kings County.

What constitutes a service rich environment?

- Northstar Court's supportive services will include a Community Initiatives Manager from Self Help who will work on community building and connection to supportive services, and will include two full-time staff who are employed by the County Behavioral Health Department. Supportive Services staff will each have an on-site office at Northstar Court and be available Monday – Friday from 8 am – 5 pm. Behavioral Health staff will include the following: one Recovery Support Coordinator (Case Manager) and one Peer Support Specialist.
- The team of supportive service providers will provide the follow types of services:
 - Tenant Engagement – Supportive Services Staff and Property Management Staff will provide an orientation meeting for every new tenant, including an orientation to all onsite and offsite supportive services available. After the orientation meeting, engagement, focusing on developing relationships and trust will be provided to those individuals who initially decline services.
 - Supportive Services - Creation and implementation of an Individual Service Plan/Wellness Plan; linkage to social services

including mental health treatment, substance use disorder treatment, co-occurring and primary care as needed; care coordination with resident and other service providers; linkage to educational opportunities, volunteer and job training opportunities; providing transportation or assistance in how to use transportations; linkage to social and recreational and volunteer activities; life skills support such as activities of daily living, cooking classes, housekeeping, budget/money management, laundry, cooking and meal preparation, shopping, financial literacy, basic nutrition, communication skills, and conflict resolution/mediation. Since service needs of residents are expected to fluctuate, each resident will be continuously assessed as to the type of service needed.

- Coordination with property management – Property Management Staff and Supportive Services staff will work as a unified team and will meet weekly to support tenants to reach their goals. When behaviors or other challenges place a tenant at risk for eviction, Property Management Staff will immediately communicate with the Supportive Services Staff to support the tenant.
- Many services, including Behavioral Health and access to mainstream benefits through the Human Services Agency (SSI, Medi-Cal, etc) will be available to residents on-site. For off-site supportive services not provided at Northstar, KCBH and property management staff will support tenants by making transportation available to treatment appointments, recovery supports, outings and activities (additionally, Medi-Cal Managed Health Care plans provide transportation to appointment too). For tenants who would

like to use the public bus transportation, but who need support to do so, the supportive services staff will accompany the tenant for support and/or coaching until such time as that support is no longer needed or desired.

What are the “house rules” that are listed on your bullet pointed fact sheet?

- The developers' property management company created the “house rules” many years ago to help communicate expectations to tenants. The house rules is a booklet and an addendum to the lease and explains to tenants property rules such as which type of satellite or BBQ they are allowed to use at the property. The “house rules” is a list of situations common to living at a multifamily property and is a tool for the property management company to maintain a clean and safe environment. The house rules for Northstar Court will be developed in collaboration with Self Help and KCBH.

Will afterschool services be provided for then entire community or only for residents?

- At this time the afterschool program services will only be provided to Northstar Courts residents. The developer has years of experience using services on and off their properties to benefit the community.
- Northstar Courts staff will constantly consider ways to provide more access for more services.

How will services be provided on-site with live in-service providers if only one unit is reserved for on-site services?

- Northstar Courts will not be a healthcare facility. It will not require 24/7 mental health or service staff to be on premises other than the property manager.
- The developer's properties are always adequately staffed to meet the needs of the property including compliance with state law for a residential unit.
- In addition to the onsite property manager, additional management staff including maintenance, janitors and service staff will also be onsite. California law requires that every apartment building with more than 16 units must have an on-site property manager. (California Code of Regulations, Title 25, section 42) An on-site property manager is a person who lives in a residential unit, such as an apartment unit in an apartment building. The developer will meet or exceed this requirement.
- Kings County Behavioral staff and Self Help will have its own staffing plans and will work them out together.

Is it true that your organization is not required to offer services for tenants suffering from co-occurring mental and physical disabilities, or co-occurring mental and substance abuse disorders?

- The Kings County Behavioral Health will provide supportive services to all tenants who are open to them including those with co-occurring disorders. These are mandated county behavioral health services which we would be providing to those who meet criteria in the community, regardless of where they live.

Additionally, I want to assure the Board that we will monitor and adhere to the requirements of the program and the contract. We expect excellence in our collaborative relationships. And we will work tirelessly to make Northstar Courts a success both for the residents and the community.