

CLAREMONT CITY COUNCIL

MEETING AGENDA

“We are a vibrant, livable, and inclusive community dedicated to quality services, safety, financial strength, sustainability, preservation, and progress with equal representation for our community.”

City Council Chamber
225 Second Street
Claremont, CA 91711



Tuesday
April 14, 2026
6:30 PM

COUNCILMEMBERS

JENNIFER STARK
MAYOR

JED LEANO

COREY CALAYCAY

ED REECE

SAL MEDINA

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/256208090>. To listen via telephone dial (213)338-8477, Webinar ID: 256 208 090. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

IN-PERSON LIVE COMMENTS

When public comment is announced, please proceed to the podium one by one.

E-MAIL/MAIL

Written comments sent to the City Clerk's office will be distributed to the City Council and imaged into the record of the meeting. Email: cityclerk@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

For assistance, comments, or more information please contact the City Clerk's Office:

email: cityclerk@claremontca.gov; phone: (909) 399-5461 or (909) 399-5463.

CALL TO ORDER THE MEETING OF THE CITY COUNCIL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL**CLOSED SESSION REPORT****CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS*****Presentations:***

***Mothers Against Drunk Driving (MADD) Programs and Victims Services,
by Rose Zapata, Program Specialist***

Claremont Active Transportation Plan Update, by Alta Planning

Announcements:

Claremont Helen Renwick Library Updates

Outside Public Agency Representative Updates

UPCOMING FEDERAL HOLIDAYS - None**MAYOR AND COUNCIL****Council Items****1. RESIGNATION OF COMMUNITY AND HUMAN SERVICES COMMISSIONER RUSS BINDER**

Recommendation: Staff recommends the City Council accept with regret the resignation of Russ Binder from the Community and Human Services Commission effective April 17, 2026.

Attachment(s): Resignation of CHS Commissioner Russ Binder

2. RESIGNATION OF SUSTAINABILITY COMMITTEE MEMBER EMILY CONDON

Recommendation: Staff recommends the City Council accept with regret the resignation of Emily Condon from the Sustainability Committee effective April 30, 2026.

Attachment(s): Resignation of Sustainability Committee Member Emily Condon

Council Assignment Reports

City Councilmembers may serve as representatives on regional organizations. This time is allocated for reports about their activities. For information about the Council's local, intergovernmental and regional appointments please visit the City website: <https://www.claremontca.gov/Government/City-Council/Council-Appointments>.

CITY MANAGER REPORT

PUBLIC COMMENT

The Council has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the City Council. Members of the public will have the opportunity to address the City Council regarding all items on the agenda at the time the Council considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the City Council from taking action on oral requests relating to items that are not on the agenda. The Council may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The City Council may act on these items by one motion following public comment. Only Councilmembers may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

3. ADOPTION OF RESOLUTIONS APPROVING THE CITY WARRANT REGISTERS

- Recommendation:** Staff recommends the City Council:
- A. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated March 26, 2026; and
 - B. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated April 9, 2026.

- Attachment(s):** Resolution Approving City Warrant Register Dated March 26, 2026
Resolution Approving City Warrant Register Dated April 9, 2026

4. CITY COUNCIL MINUTES OF MARCH 24, 2026 (REGULAR)

- Recommendation:** Staff recommends the City Council approve the regular City Council meeting minutes of March 24, 2026.

- Attachment(s):** Draft Regular Meeting Minutes of March 24, 2026

PUBLIC HEARINGS - None

ORDINANCES - None

ADMINISTRATIVE ITEMS**5. MOBILE CRISIS CARE TEAM (MCC TEAM) MEMORANDUM OF UNDERSTANDING**

Recommendation: Staff recommends the City Council authorize the City Manager to execute a Memorandum of Understanding with the Tri-City Mental Health Authority for the Mobile Crisis Care Team to work in conjunction with and to respond to non-violent, non-criminal calls for assistance received by the Claremont Police Department.

Attachment(s): Memorandum of Understanding

6. UPDATE ON RENTAL ASSISTANCE PROGRAMMING (FUNDING SOURCES: GENERAL FUND AND AMERICAN RESCUE PLAN ACT FUND)

Recommendation: Staff recommends the City Council provide direction to staff regarding the sunset date of the City's Temporary Housing Stabilization and Relocation Program.

Attachment(s): Public Comment

CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

COMMISSIONS/COMMITTEES

One Community and Human Services Commission Vacancy

One Public Art Committee Vacancy

Two Sustainability Committee Vacancies

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT CITY COUNCIL WILL BE HELD ON, APRIL 28, 2026, AT 6:30 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET, CLAREMONT, CA 91711.

A LOOK AHEAD – Upcoming Meetings and Tentative Agenda Items

Recognition of Spring 2026 Pomona College Sagehen Scholars Interns

Customer Incentives Program, by Southern California Gas Company

Helen Renwick Library Program and Activities Update

Outside Public Agency Representative Updates

Resolution Approving City Warrant Register Dated April 23, 2026

Draft Minutes of the April 14, 2026 Regular City Council Meeting

Investment Report for Quarter Ending March 31, 2026

Quarterly Financial Update

Claremont Tourism Business Improvement District Annual Report
Teen Committee Youth Mural Funding
Purchase and Installation of Public Art for El Barrio Park
Environmental Review Services Contract for Foothill Country Day School
Award of Contract for On-Call Sewer Repair Services
American Rescue Plan Act (ARPA) Update
Extension of Contract with Athens Services- Organic Material Processing
Amendment to Hardy and Harper Contract for First Street CIP Projects
Approval of Final Map 83881 for SB9 Subdivision Purposes
2026 City of Claremont Speed Survey
Wilderness Park Trail Etiquette and Motorized Device Update

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 or 909-399-5463 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, SHELLEY DESAUTELS, CITY CLERK OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON APRIL 9, 2026, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: April 15, 2026



Claremont City Council

Agenda Report

File #: 5949

Item No: 1.

TO: ADAM PIRRIE, CITY MANAGER

FROM: SHELLEY DESAUTELS, CITY CLERK

DATE: APRIL 14, 2026

Reviewed by:

City Manager: AP

SUBJECT:

RESIGNATION OF COMMUNITY AND HUMAN SERVICES COMMISSIONER RUSS BINDER

SUMMARY

Russ Binder began serving on the Community and Human Services Commission in February 2024 with a term set to expire on August 31, 2027. However, Mr. Binder has notified the City he will be relocating and is therefore submitting his resignation from the Commission effective April 17, 2026.

RECOMMENDATION

Staff recommends the City Council accept with regret the resignation of Russ Binder from the Community and Human Services Commission effective April 17, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Shelley Desautels
City Clerk

Attachment:

Resignation of Community and Human Services Commissioner Russ Binder

Shelley Desautels

From: Russ Binder
Sent: Tuesday, March 31, 2026 6:32 PM
To: Shelley Desautels
Subject: Resignation from the Community and Human Services Commission

Dear Ms. Desautels,

I am writing to tender my resignation as a Community and Human Services Commissioner.

I have recently purchased another home and am currently preparing to move out of Claremont. I anticipate the sale of my current residence will close in late April or early May. At that time, I will no longer be a Claremont resident and will be ineligible to serve as a Commissioner.

To provide a reasonable time to ensure a smooth transition, I'd like my target final date to be April 17, 2026, after the next Tree Committee meeting.

Thank you for the opportunity to serve the city and the community. My time as a commissioner has been very rewarding. I appreciate everyone's help and patience, and hope I have made a measurable and lasting contribution.

Best regards,

Russ Binder



Claremont City Council

Agenda Report

File #: 5952

Item No: 2.

TO: ADAM PIRRIE, CITY MANAGER

FROM: SHELLEY DESAUTELS, CITY CLERK

DATE: APRIL 14, 2026

Reviewed by:

City Manager: AP

SUBJECT:

RESIGNATION OF SUSTAINABILITY COMMITTEE MEMBER EMILY CONDON

SUMMARY

Emily Condon began serving on the Sustainability Committee in June 2024 with a term set to expire on August 31, 2028. However, Ms. Condon has notified the City she will be relocating and is therefore submitting her resignation from the Committee effective April 30, 2026.

RECOMMENDATION

Staff recommends the City Council accept with regret the resignation of Emily Condon from the Sustainability Committee effective April 30, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Shelley Desautels
City Clerk

Attachment:

Resignation of Sustainability Committee Member Emily Condon

From: sdesautels@claremontca.gov
Subject: FW: Sustainability Committee departure

From: Emily Condon <[REDACTED]>
Sent: Thursday, April 2, 2026 9:47 AM
To: Kristin Mikula <kmikula@claremontca.gov>; Jeremy Swan <jswan@claremontca.gov>; Robin Heydman <rheydman@claremontca.gov>
Cc: Emily Condon <[REDACTED]>
Subject: Sustainability Committee departure

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Claremont Staff,

At the end of April, I will be moving to a new city and therefore must resign from the Sustainability Committee. I have appreciated my time on the Committee and hope to find opportunities to similarly support my next community.

Thank you for all your hard work and guidance!

Best,
Emily Condon



Claremont City Council

Agenda Report

File #: 5932

Item No: 3.

TO: ADAM PIRRIE, CITY MANAGER

FROM: SHELLEY DESAUTELS, CITY CLERK

DATE: APRIL 14, 2026

Reviewed by:

City Manager: AP

SUBJECT:

ADOPTION OF RESOLUTIONS APPROVING THE CITY WARRANT REGISTERS

RECOMMENDATION

Staff recommends the City Council:

- A. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated March 26, 2026; and
- B. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated April 9, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Shelley Desautels
City Clerk

Attachments:

- A - Resolution Approving City Warrant Register Dated March 26, 2026
- B - Resolution Approving City Warrant Register Dated April 9, 2026

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

NOW THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. That the list of claims and demands dated March 26, 2026, totaling \$2,789,950.95 has been audited as required by law.

SECTION 2. That warrant numbers 4803 through 4809 and 267784 through 267948 inclusive, are hereby allowed in the amounts and ordered paid out of the respective funds.

SECTION 3. That the Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 14th day of April, 2026.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

NOW THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. That the list of claims and demands dated April 9, 2026, totaling \$1,727,522.95 has been audited as required by law.

SECTION 2. That warrant numbers 4810 and 267949 through 268292 inclusive, are hereby allowed in the amounts and ordered paid out of the respective funds.

SECTION 3. That the Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 14th day of April, 2026.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont



Claremont City Council

Agenda Report

File #: 5933

Item No: 4.

TO: ADAM PIRRIE, CITY MANAGER

FROM: SHELLEY DESAUTELS, CITY CLERK

DATE: APRIL 14, 2026

Reviewed by:

City Manager: AP

SUBJECT:

CITY COUNCIL MINUTES OF MARCH 24, 2026 (REGULAR)

RECOMMENDATION

Staff recommends the City Council approve the regular City Council meeting minutes of March 24, 2026.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Shelley Desautels
City Clerk

Prepared by:

Jamie Costanza
Deputy City Clerk

Attachment:

Draft Regular Meeting Minutes of March 24, 2026

**CLAREMONT CITY COUNCIL
MEETING MINUTES**

Tuesday, March 24, 2026 – 6:30 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Mayor Stark called the meeting to order at 6:31 PM.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE – In honor of Jose Caetano Medeiros.

ROLL CALL

PRESENT COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE, STARK

ABSENT COUNCILMEMBER: NONE

ALSO PRESENT Adam Pirrie, City Manager; Jamie Earl, Assistant City Manager; Alisha Patterson, City Attorney; Mike Ciszek, Chief of Police; Jeremy Starkey, Director of Finance; Melissa Vollaro, Director of Recreation and Human Services; Brad Johnson, Director of Community Development; Shelley Desautels, City Clerk

CLOSED SESSION REPORT

There was no closed session meeting.

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 03:25 in the archived video.

Councilmember Medina presented the City of Guanajuato flag to his fellow Councilmembers.

Dylan Hundley, Sanitation Maintenance Craftworker I, was introduced.

Katherine Loeser, Claremont Helen Renwick Library Librarian, provided an update on upcoming Library events.

UPCOMING FEDERAL HOLIDAYS – None

MAYOR AND COUNCIL

Council Items – None

Council Assignment Reports – None

CITY MANAGER REPORT

This item starts at 10:38 in the archived video.

City Manager Pirrie reported on the bi-annual Pooch Park closure, invited all to the City's Spring Celebration event on April 4 as well as the Committee on Human Relations community panel discussion on April 16. He also reported on the newly launched citizens RIMS web portal, the Tri City Mental Health Services MOU, and provided information related to the Diego Rios incident.

PUBLIC COMMENT

This item starts at 16:02 in the archived video.

City Clerk Desautels announced two general written public comments had been received.

Mayor Stark invited public comment.

Lawrence Morales, Claremont resident, expressed concerns regarding excessive speeding and reckless driving on Briarcroft Road. He urged the City Council to install speed bumps.

Unidentified speaker spoke about rent prices in Claremont and highlighted a handout she provided to the City Council.

Isabel spoke about the Diego Rios incident and believes the Police Officers involved used illegal tactics that violate California police protocols.

Jason questioned why 911 dispatchers do not offer mental health services as an option and when will the Tri-City Mental Health Authority Mental Health Crisis team be operational.

John spoke about the Diego Rios incident and questioned why Tri City Mental Health Services was not called to assist in the situation.

Chloe, Claremont resident, spoke about the Diego Rios incident and expressed concern that the City Council has not taken accountability for the incident.

Joyce Southern spoke in support of tenant assistance programs and encouraged the City Council to enact rent stabilization.

Claire spoke about the Diego Rios incident and questioned what the City Council will do to make the community feel safe and comfortable.

Unidentified speaker, Claremont resident, spoke about the Diego Rios incident and questioned why tax payer dollars are still being used to fund the Police Officers involved.

Kate, Claremont resident, spoke about police violence and the incident involving Diego Rios.

Miriam, Claremont resident, expressed safety concerns in the City of Claremont after the incident involving Diego Rios.

There were no other requests to speak.

Mayor Stark closed public comment.

CONSENT CALENDAR

This item starts at 47:51 in the archived video.

Councilmember Medina pulled Item No. 3 from the Consent Calendar for additional discussion.

City Clerk Desautels announced no written public comment had been received on Consent Calendar Items No. 1, 2 and 4-6.

Mayor Stark invited public comment on Consent Calendar Items No. 1, 2, and 4-6.

Unidentified speaker spoke to Consent Calendar Item No. 5 and asked the City Council to take no action or reduce the amount of funds used until the investigation regarding Diego Rios is available.

Unidentified speaker spoke to Consent Calendar Item No. 5 and believes that the upfitting of Police vehicles will not make the City safer and that the item should be suspended until the investigation of Diego Rios' death is completed.

There were no requests to speak.

Mayor Stark closed public comment.

City Manager Pirrie responded to questions from the City Council regarding the motor fleet fund, and the City's vehicle replacement schedule.

Councilmember Reece moved to approve Consent Calendar Items No. 1, 2, and 4-6, seconded by Councilmember Calaycay, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark

NOES: Councilmember – None

1. Adoption of a Resolution Approving the City Warrant Register
Adopted Resolution No. 2026-13, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated March 12, 2026.
2. City Council Minutes of March 10, 2026 (Special and Regular)
Approved the special and regular City Council meeting minutes of March 10, 2026.
3. Authorization to Enter Into a Professional Services Agreement with TKE for the Design and Preparation of Plans and Specifications for the American Avenue Roadway Improvements Project (Funding Source: Proposition C Fund)
This item was removed from the Consent Calendar.
4. Housing Element – 2025 Annual Progress Report (Funding Source: General Fund)
Approved the 2025 Housing Element Annual Progress Report to be submitted to the Department of Housing and Community Development (HCD) and the Office of Land Use and Climate Innovation (LCI).

5. Authorization to Enter Into a Contract with Black and White Emergency Vehicles, LLC. to Upfit Patrol Vehicles (Funding Source: Motor Fleet)
Authorized the City Manager to enter into a contract with Black and White Emergency Vehicles in the amount of \$191,605.30 for the upfit of two Ford Police Interceptor Utility (PIU) vehicles and four Chevrolet Tahoes.

6. Garner House Sublease Agreement Between Claremont Heritage and the Claremont Courier
Reviewed and approved the three-year sublease agreement between Claremont Heritage and the Claremont Courier and authorized the City Manager to sign in consent of the agreement.

Item Pulled from the Consent Calendar

3. Authorization to Enter Into a Professional Services Agreement with TKE for the Design and Preparation of Plans and Specifications for the American Avenue Roadway Improvements Project (Funding Source: Proposition C Fund)

This item starts at 55:54 in the archived video.

Vince Ramos, Associate Engineer, responded to questions from the City Council regarding the project timeline, potential traffic congestion, and intersection safety.

City Clerk Desautels announced one written public comment had been received.

Mayor Stark invited public comment.

There were no requests to speak.

Mayor Stark closed public comment.

Councilmember Calaycay moved to:

- A. Authorize the City Manager to enter into an agreement with TKE in the amount of \$65,665, and authorize a ten percent contingency in the amount of \$6,567, for an amount not to exceed \$72,232, for the design and preparation of plans for the American Avenue Roadway Improvements Project;***
- B. Appropriate Proposition C funds in the amount of \$72,232; and***
- C. Find this item is exempt from review under the California Environmental Quality Act;***

Seconded by Councilmember Reece, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark

NOES: Councilmember – None

PUBLIC HEARING

7. Tax Equity and Fiscal Responsibility Act of 1982 Hearing to Approve the Issuance Of Up To \$16 Million in Revenue Bonds By The California Municipal Finance Authority for the Benefit of NCRC Claremont LP.

This item starts at 1:01:48 in the archived video.

Jeremy Starkey, Finance Director, highlighted the staff report.

City Clerk Desautels announced no written public comment had been received.

Mayor Stark invited public comment and opened the public hearing.

There were no requests to speak.

Mayor Stark closed public comment and the public hearing.

Councilmember Calaycay moved to adopt Resolution No. 2026-14, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, AND EQUIPPING OF ST. AMBROSE SENIOR HOUSING AND CERTAIN OTHER MATTERS RELATING THERETO, seconded by Councilmember Leano, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark
NOES: Councilmember – None

ORDINANCES – None

ADMINISTRATIVE ITEMS – None

ADJOURNMENT

Mayor Stark adjourned the regular meeting of the Claremont City Council at 7:40 PM. The next regular meeting of the Claremont City Council will be held on April 14, 2026.

Mayor

ATTEST:

Deputy City Clerk



Claremont City Council

Agenda Report

File #: 5909

Item No: 5.

TO: ADAM PIRRIE, CITY MANAGER
FROM: MICHAEL CISZEK, CHIEF OF POLICE
DATE: APRIL 14, 2026

Reviewed by:
City Manager: AP

SUBJECT:

MOBILE CRISIS CARE TEAM (MCC TEAM) MEMORANDUM OF UNDERSTANDING

SUMMARY

The Police Department seeks City Council approval of a Memorandum of Understanding (MOU) with the Tri-City Mental Health Authority (TCMHA) to establish a partnership with the Mobile Crisis Care Team (MCC Team). The MCC Team will respond to non-violent, non-criminal calls for assistance received by the Claremont Police Department.

The goal of the MCC Team is to utilize police resources more effectively and efficiently to respond to social-emotional/mental health needs of Claremont residents and/or visitors. The MCC Team will use trained mental health professionals to take the lead on non-violent, non-criminal calls for assistance received by the Police Department, including responses to persons with mental health needs who do not have a permanent residence.

RECOMMENDATION

Staff recommends the City Council authorize the City Manager to execute a Memorandum of Understanding with the Tri-City Mental Health Authority for the Mobile Crisis Care Team to work in conjunction with and to respond to non-violent, non-criminal calls for assistance received by the Claremont Police Department.

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Do not approve the proposed MOU.
- B. Request changes to the proposed MOU. Any changes must be approved by the Governing Board of the Tri-City Mental Health Authority. Depending on the nature and scope of the

changes, this could delay approval of the MOU.

C. Continue this item (e.g., to request additional information or changes to the proposed MOU).

FINANCIAL REVIEW

The Tri-City Mental Health Authority was initially supported through a Crisis Care Mobile Unit (CCMU) Development Grant, which funded planning and start-up activities. Following that initial phase, the program transitioned to Mental Health Services Act (MHSA) funding to support operations and staffing. The CCMU grant was time-limited and was not intended to sustain ongoing services.

As MHSA transitions to the Behavioral Health Services Act (BHSA), the Mobile Crisis Care program will continue and be fully funded through BHSA behavioral health funding allocations, with planned program expansion under this framework.

Importantly, the Mobile Crisis Care program does not require, and has not required, any City funding, and no municipal financial contribution is anticipated.

The staff cost to prepare this report is estimated at \$1,500 and is included in the operating budget of the Police Department.

ANALYSIS

Since 1960, the TCMHA has been the public mental health authority and primary provider of outpatient services for the communities of Claremont, La Verne and Pomona. TCMHA provides a variety of outpatient mental health services to include peer support, medication support, prevention and early intervention services, clinical case management, linkage and referral, and community outreach and training.

Recently, the TCMHA launched a Mobile Crisis Care Team. The MCC Team has authority to operate independently in the Cities of Claremont, La Verne and Pomona, providing mobile care for individuals experiencing mental health crises. Claremont Police Department staff have been working with TCMHA to develop an MOU that will integrate the MCC Team into the Police Department's operations to utilize police resources more effectively and efficiently to respond to social-emotional/mental health needs of Claremont residents and/or visitors by using trained mental health professionals to take the lead on non-violent, non-criminal calls to law enforcement for assistance, including responses to addressing persons who do not have a permanent residence.

The objectives of the MCC Team are to:

- Provide mental health professional support 24 hours a day to the Police Department when responding to calls for support from the community that indicate a person is experiencing a mental health issue and/or in need of some type of mental health intervention, including persons who are homeless, whose behavior is non-violent, non-criminal and does not require law enforcement intervention.
- Expedite access to and enrollment in appropriate levels of mental health care for persons referred for intervention to mitigate future crises and increased likelihood of stable community and social-emotional functioning; and reduce law enforcement encounters.

- Provide longer-term case management/follow-up for persons identified as not having housing and in need of mental health services to assist them to enroll in services and more easily access necessary support systems. These persons may be referred to the MCC Team by the Community (Homeless) Navigator assigned to Claremont. Community Navigators assist individuals in the Tri-City service area with connections to local resources, both informal and formal services.

These objectives will be achieved by responding to calls for assistance as a team, with members of the MCC Team assigned with a Police Officer, to provide crisis response, screening, evaluation, referral, and assessment as needed.

The Claremont Police Department will serve as the primary public safety responder to incidents involving a potential behavioral health crisis. PD personnel will address immediate safety threats, criminal activity, or medical emergencies consistent with the law and department policy.

The Claremont Police Dispatch Center will screen calls to identify mental health concerns and notify the MCC Team at the same time that officers are dispatched to the call. New protocols and subsequent training will be implemented for the Claremont Police Dispatchers. The protocols will require Dispatchers to ask callers if they need Police, Fire, Paramedics, or Mental Health assistance.

Upon receiving a call for service involving a mental health issue, Claremont Police will take responsible steps to stabilize the scene prior to in-person clinical assessment to ensure the safety of the individual needing assistance, the MCC Team, and responding officers. Claremont Police will assess the scene to ensure there are no weapons, controlling any active threats or an unsafe environment, managing bystanders, reducing environmental hazards and confirming when the scene is safe for a clinician to approach.

Claremont Police will maintain a safety presence as appropriate while the MCC Team conducts clinical engagement and assessment, and will support a coordinated, non-duplicative approach to interaction with the person in crisis.

If the MCC Team determines that hospitalization or involuntary evaluation is necessary, Claremont Police will provide transportation assistance when safety concerns are present to deliver the individual to a hospital or facility or support the transfer of the individual to EMS for transport to the appropriate facility.

Claremont Police may share relevant, lawfully obtained information with the MCC Team as necessary to support safe and effective crisis assessment, response, and care coordination. Information shared shall be limited to observations, safety concerns and other operational details reasonably necessary for the MCC Team to assess risk and determine appropriate intervention and shall be disclosed and used solely in accordance with applicable Federal, State and local privacy and confidentiality laws.

In addition, the MCC Team response may be requested after an initial response by officers when it is determined that a response by a mental health team would be appropriate. Regardless of the origin of the initial response, the MCC Team will provide follow-up for individuals and families to ensure they are connected to appropriate ongoing services.

The MCC Team will fulfill its mission by assigning a two-person team, which minimally includes a peer support specialist and a licensed professional, or any combination outlined below, who will

respond to calls for service. The licensed team member will be Lanterman-Petris-Short (LPS) certified to write California Welfare and Institutions Code 5150 holds and will either be a Licensed Clinical Social Worker - LCSW, Licensed Marriage and Family Therapist- LMFT, a Licensed Psychiatric Technician - LPT or a Licensed Psychologist - Ph.D.

The MCC Team will provide services 24 hours a day/seven days a week, serving the communities of Pomona, La Verne, and Claremont. While the MCC Team is designed to offer continuous regional coverage, response availability may occasionally be limited due to call volumes across the three jurisdictions.

In situations where the MCC Team is unavailable, Claremont Police Department personnel will continue to address mental health-related incidents in accordance with established department procedures and state law. Officers will ensure scene safety, conduct an assessment, and determine the appropriate course of action. When an individual meets the criteria pursuant to California Welfare and Institutions Code §5150, officers may initiate a 72-hour involuntary detention for evaluation and treatment and facilitate transportation to an appropriate mental health facility. Some modifications to this schedule may occur as the call/response data and needs of the City dictate. The MCC Team will also:

- Follow-up on all calls received by the Police Department that the MCC Team was unavailable to respond due to prior calls for service which involve a mental health need to facilitate access and increase likelihood of engagement to appropriate level of mental health support.
- Coordinate follow-up with the Police Department for persons placed on California Welfare and Institutions Code 5150 (Lanterman-Petris-Short Act or “LPS”) holds where the MCC Team was unavailable to facilitate access and increase the likelihood of ongoing mental health care.

As proposed, this program will be continuously evaluated using data, community feedback, and collaborating partners’ experiences and will be adapted, adjusted, or modified needed.

LEGAL REVIEW

The attached Memorandum of Understanding has been approved as to form by both the Tri-City Mental Health Authority’s General Counsel and Claremont’s City Attorney.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relationship to the City’s strategic and visioning documents and finds that it applies to the following City Planning Documents: Council Priorities, General Plan, and the 2024-26 Budget.

CEQA REVIEW

This item is not subject to environmental review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk’s Office.

Submitted by:

Michael Ciszek
Police Chief

Attachment:

Memorandum of Understanding



HOPE. WELLNESS. COMMUNITY.

Let's find it together.

Founded in 1960
by the residents

of Pomona, Claremont
and La Verne.

www.tricitymha.ca.gov

ATTACHMENT

MEMORANDUM OF UNDERSTANDING

BETWEEN

TRI-CITY MENTAL HEALTH AUTHORITY

AND

CITY OF CLAREMONT

DATED

_____, 2026

Administrative Office

1717 North Indian Hill
Boulevard, Suite B
Claremont, CA 91711
Phone (909) 623-6131
Fax (909) 623-4073

Clinical Office / Adult

2008 North Garey Avenue
Pomona, CA 91767
Phone (909) 623-6131
Fax (909) 865-9281

Clinical Office / Child & Family

1900 Royalty Drive, Suite 180
Pomona, CA 91767

Phone (909) 766-7340

Fax (909) 865-0730

MHSA Administrative Office

2001 North Garey Avenue
Pomona, CA 91767
Phone (909) 623-6131
Fax (909) 326-4690

Wellness Center

1403 North Garey Avenue
Pomona, CA 91767
Phone (909) 242-7600
Fax (909) 242-7691

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MEMORANDUM OF UNDERSTANDING

BY AND BETWEEN TRI-CITY MENTAL HEALTH AUTHORITY AND THE CITY OF CLAREMONT TO ESTABLISH THE RESPONSE WORKFLOW BETWEEN TCMHA MOBILE CRISIS CARE (MCC) TEAM AND THE CLAREMONT POLICE DEPARTMENT

1. PARTIES AND AGREEMENT DATE

This Memorandum of Understanding (hereinafter “MOU”) is made and entered into as of _____, 2026 (“MOU Date”) by and between the TRI-CITY MENTAL HEALTH AUTHORITY, a joint powers agency organized under the laws of the State of California with its administrative office at 1717 N. Indian Hill Boulevard, Suite B, Claremont, California 91711 (hereinafter “TCMHA”) and the CITY OF CLAREMONT, a municipal government, with its principal place of business at 207 Harvard Avenue, Claremont, CA 91711 (hereinafter “City”). TCMHA and City are sometimes individually referred to as a “Party” and collectively as “Parties.”

2. PURPOSE OF MOU

2.1 TCMHA, by and through its Mobile Crisis Care Team (“MCC Team”), provides mobile behavioral health crisis services (including linkages to necessary care and support) within its service area, including to persons in the City of Claremont. This MOU represents good faith commitments, which are being made by each of the Parties to provide an effective, efficient, timely, and a clinically appropriate collaborative response process to Claremont residents and/or visitors during a mental health crisis intervention and ongoing care.

2.2 A further purpose of this MOU is to outline the roles and responsibilities of the Parties.

3. TERM OF MOU

The term of this MOU shall commence April 1, 2026, and shall be in full force and effect through June 30, 2027, or until it is amended or terminated. This MOU may be terminated, in whole or in part, by either Party at any time, without cause, upon thirty (30) calendar days prior written notice to the other Party. This MOU may be amended only by the mutual written agreement of both Parties. The Parties agree to cooperate fully in the event of any amendment or termination of this MOU.

4. GUIDING PRINCIPALS

4.1 Client-Centered Care: Prioritize compassionate, culturally competent responses.

4.2 Clear Communication: Ensure all City law enforcement (“Police Department” or “CPD”), the office of the City Manager, City’s Recreation and Human Services Department, and TCMHA (collectively, “Partners”) are informed of the appropriate contact points and response roles.

4.3 Coordinated Response: Align responsibilities and referral pathways across Partners.

5. ROLES AND RESPONSIBILITIES

5.1 Responsibilities of TCMHA

5.1.1 Primary Mobile Crisis Provider

5.1.1.1 Serve as the primary mobile behavioral health crisis response involving individuals experiencing behavioral health crises, including TCMHA clients and community members.

5.1.1.2 TCMHA will respond to calls initiated by the Claremont Police Department and the City's Recreation and Human Services Department, ensuring coordinated support and timely intervention across City operations.

5.1.2 Crisis Screening and Triage

5.1.2.1 TCMHA will utilize the California Department of Health Care Services (DHCS) Mobile Crisis – MTAC screening tool, or successor tool, to evaluate acuity, safety risk, and appropriate level of response.

5.1.2.2 TCMHA will determine whether response will be telephonic or in-person, based on clinical judgment, staffing availability, and safety considerations.

5.1.3 Clinical Assessment and Determination

5.1.3.1 The MCC Team will conduct behavioral health assessments within scope of practice when responding telephonically or in the field.

5.1.3.2 The MCC Team will make the clinical determination of appropriate intervention, which may include:

5.1.3.2.1 involuntary detention for evaluation pursuant to Welfare and Institutions Code Sections 5150 (adults) or 5585 (youth) when criteria are met; and/or

5.1.3.2.2 referral to voluntary or community-based services;

5.1.3.2.3 crisis stabilization interventions, safety planning, or

5.1.3.2.4 linkage to urgent care; or other clinically appropriate stabilization processes.

5.1.4 In-Person Mobile Crisis Response

5.1.4.1 MCC Team will respond in the field when clinically indicated and when CPD confirms the scene is stable and safe for clinician engagement.

5.1.4.2 MCC Team will follow established field safety protocols, including staged arrival, situational awareness, withdrawal criteria, and coordination with CPD.

5.1.5 Communication and Coordination with CPD and/or City

5.1.5.1 The MCC Team will participate in structured information exchange with CPD prior to and during response.

5.1.5.2 The MCC Team will communicate triage outcomes, clinical determinations, and recommended dispositions necessary for coordination and safety.

5.1.6 Jurisdictional Coordination and Continuity of Care

5.1.6.1 TCMHA will coordinate with Los Angeles County Department of Mental Health (LACDMH) to align response protocols and prevent duplication of services.

5.1.6.2 The MCC Team will provide crisis screening and stabilization regardless of client residence when clinically appropriate.

5.1.6.3 The MCC Team will coordinate with LACDMH to ensure referrals, service linkage, and follow-up for individuals who:

5.1.6.3.1 Reside outside the Tri-City Mental Health Authority jurisdiction;

5.1.6.3.2 Are not eligible for Tri-City services; or

5.1.6.3.3 Request or require services outside of the Tri-City jurisdiction. The MCC Team will facilitate warm handoffs when feasible.

5.1.7 Unavailability and Back-Up Notification

5.1.7.1 Tri-City Mental Health Authority shall serve as the primary mobile behavioral health crisis responder within its service area when resources are available. LACDMH, as the County Mental Health Plan, retains overall statutory responsibility for crisis response services within Los Angeles County and shall serve as the secondary or backup responder when Tri-City is unable to

respond. Nothing herein transfers County Mental Health Plan responsibilities to Tri-City.

5.1.7.2 The MCC Team will notify CPD/City promptly when TCMHA is unable to respond due to staffing limitations or concurrent crisis activity.

5.1.7.3 The MCC Team will support CPD's activation of LACDMH Psychiatric Mobile Response Team (PRMT) as the designated secondary/back-up crisis response provider.

5.1.8 Information Sharing and Documentation

5.1.8.1 TCMHA may share limited contact and behavioral health information to support immediate safety, care coordination, and disposition decisions. Information shall be shared only with the individual's informed consent, or without consent solely when permitted by law, including when necessary to prevent or lessen a serious and imminent threat to the health or safety of the individual or others, or to facilitate lawful emergency intervention. Any information disclosed shall be limited to the minimum necessary to support a direct, person-to-person transfer of care, clinical determination, or law-enforcement assistance with safety and transportation. All disclosures shall comply with applicable federal, state, and local confidentiality and privacy laws, including HIPAA and relevant California statutes, and shall be used exclusively for authorized crisis response and coordination purposes.

5.1.8.2 The MCC Team will document clinical activities consistent with TCMHA policies and applicable law.

5.2 Responsibilities of Claremont Police Department (CPD)

5.2.1 Public Safety and Initial Response

5.2.1.1 CPD will serve as the primary public safety responder to incidents involving potential behavioral health crises.

5.2.1.2 CPD will address immediate threats, criminal activity, or medical emergencies consistent with law and departmental policy.

5.2.2 Request for Mobile Crisis Support

5.2.2.1 CPD will utilize a best-practice communication process to request TCMHA Mobile Crisis Care support. Police Department or City

staff will directly call or utilize a centralized City dispatch to contact the TCMHA 24/7 crisis line. This includes sharing known safety, behavioral, and situational information necessary for triage and response planning.

5.2.3 Scene Stabilization Prior to Clinical Engagement

5.2.3.1 CPD will take reasonable steps to stabilize the scene prior to in-person clinical assessment, including:

5.2.3.1.1 Assessing and mitigating weapon risks;

5.2.3.1.2 Controlling active threats or unsafe environments;

5.2.3.1.3 Managing bystanders and reducing environmental hazards; and

5.2.3.1.4 Confirming when the scene is safe for clinician approach.

5.2.4 Coordination During On-Scene Response

5.2.4.1 CPD will maintain safety presence as appropriate while TCMHA conducts clinical engagement and assessment.

5.2.4.2 CPD will support a coordinated, non-duplicative approach to interaction with the person in crisis.

5.2.5 Transportation Assistance When Safety Is a Concern

5.2.5.1 When clinical determination results in hospitalization or involuntary evaluation and safety concerns are present, provide reasonable assistance consistent with law and departmental policy, including:

5.2.5.1.1 Assisting with transport to a designated hospital or facility when law enforcement transport is necessary for safety; and

5.2.5.1.2 Supporting transfer to EMS or other transport resources as appropriate.

5.2.6 Activation of Back-Up Mobile Crisis Services

5.2.6.1 CPD will contact LACDMH Psychiatric Mobile Response Team (PRMT) as the secondary mobile crisis provider when TCMHA is unavailable or unable to respond.

5.2.7 Information Sharing

5.2.7.1 CPD may share relevant, lawfully obtained information with the MCC Team as necessary to support safe and effective crisis assessment, response, and care coordination. Information shared shall be limited to observations, safety concerns, and other operational details reasonably necessary for the MCC Team to assess risk and determine appropriate intervention and shall be disclosed and used solely in accordance with applicable federal, state, and local privacy and confidentiality laws.

5.2.8 TCMHA will provide periodic training in crisis response techniques and MCC program or other resource updates to the Police Department and City staff to aid with identifying and referring individuals in mental health crisis.

5.2.9 MCC Team will assist as appropriate with crisis coverage on Wednesdays, evenings, weekends, when City's crisis team is unavailable, and during periods of high need or when staffing is limited.

5.2.10 MCC Team will coordinate referrals for treatment services directly from the City's crisis team to ensure timely support and continuity of care.

5.2.11 TMCHA will participate in ongoing collaborative meetings in accordance with a mutually agreed upon schedule between City, public safety officials, and service providers to ensure an integrated crisis response.

5.2.12 TCMHA will offer additional consultation and training sessions for City based teams to support effective service delivery.

5.2.13 The MCC Team will perform administrative and case related duties in a mutually agreed upon workspace to be provided by the City and location confirmed in writing by both Parties.

5.2.14 MCC Team will comply with all applicable City safety, security, and confidentiality requirements while on site at the workspace.

5.3 Responsibilities of the City

5.3.1 The City will provide access to a workspace appropriate for MCC Team to perform administrative and case-related duties.

5.3.2 The City will provide MCC Team with reasonable access to the workspace and parking consistent with the terms of this MOU.

5.3.3 The City will orient MCC Team to relevant facility procedures, including emergency protocols and security measures.

- 5.3.4** The City will retain ownership and control of the workspace and may reassign it with reasonable advance notice to TCMHA.
- 5.3.5 Health Insurance Portability and Accountability Act.** The City and its officers, employees, agents, or police officers providing services pursuant to this MOU shall adhere to the requirements of the Health Insurance Portability and Accountability Act (HIPAA), 45 CFR, Parts 160 and 164, 42 CFR, Part 2, and Welfare Institutions Code (WIC) Sections 5328 through 5330, inclusive, and all other applicable County, State, and federal laws, ordinances, rules, regulations, manuals, guidelines, and directives, relating to confidentiality and privacy. The City shall require all its officers, employees, and agents providing services under this MOU to acknowledge understanding of, and agree to fully comply with, such confidentiality and privacy provisions.
- 5.3.6 Business Associate Agreement.** To the extent necessary, TCMHA will furnish Protected Health Information (PHI) to the City (Business Associate) in accordance with all applicable legal requirements to allow law enforcement to perform community response services under this MOU. The City is required to appropriately safeguard the PHI disclosed to it. Accordingly, the City will sign a *Business Associate Agreement*, incorporated herein as 'Exhibit A', accepting liability for any breach of ePHI or PHI.

5.4 Mutual Responsibilities of the Parties

- 5.4.1** Each Party will designate a representative for the purpose of day-to-day mutual coordination of timely and appropriate community response under this MOU.
- 5.4.2** The Parties will meet regularly upon a mutually agreed schedule to coordinate and review response data, identify system gaps, and enhance joint protocols.
- 5.4.3** Neither Party will discriminate against any person because race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, sexual orientation or gender identity, or any other basis protected by law.

6. NO FINANCIAL AGREEMENT

No payments, compensation, or fees shall be made between the Parties in connection with this MOU.

7. NO AGENCY RELATIONSHIP BETWEEN THE PARTIES

7.1 Nothing in this MOU is intended to or shall be construed to constitute or establish an agency, employer/employee, partnership, franchise, or fiduciary relationship between the Parties; and neither party shall have the right or authority nor shall hold itself out to have the right or authority to bind the other Party, nor shall either Party be responsible for the acts or omissions of the other except as provided specifically to the contrary herein.

7.2 TCMHA employees providing services under this MOU will not be considered employees or agents of the City for any purpose. TCMHA employees will not be entitled to receive any compensation or any benefits of employment from the City, including but not limited to, health care or workers' compensation benefits, vacation, sick time, or any other benefit of employment, direct or indirect.

7.3 City employees providing services under this MOU will not be considered employees or agents of TCMHA for any purpose. City employees will not be entitled to receive any compensation or any benefits of employment from TCMHA, including but not limited to, health care or workers' compensation benefits, vacation, sick time, or any other benefit of employment, direct or indirect.

8. NO THIRD-PARTY BENEFICIARIES

Except as expressly set forth herein, there are no intended third-party beneficiaries to this MOU, nor shall anything herein confer upon any person other than the Parties, and their respective successors or assigns, any rights, remedies, obligations, or liabilities whatsoever.

9. INDEMNIFICATION

Each Party shall indemnify, defend and hold harmless the other Party, their elected and appointed officers, employees, representatives, volunteers, and contractors who serve as officers, officials, or staff, from and against any and all liability, including but not limited to demands, claims, actions, suits, accidents, injuries, fees, costs, expenses, liability, and/or proceedings (including attorney and expert witness fees), arising from or connected with each Party's respective acts and/or omissions arising from and/or relating to this MOU. Notwithstanding the foregoing, neither Party shall be obligated to indemnify the other Party for that Party's own negligence or willful misconduct.

Tort Liability. Government Code Section 895.2 imposes certain tort liability jointly upon public agencies solely by reason of such public agencies being parties to an agreement as defined in Government Code Section 895. Therefore, the Parties hereto, as between themselves, pursuant to the authorization contained in Government Code Sections 895.4 and 895.6, each assumes the full liability imposed upon it or any of its officers, agents, representatives or employees by law for injury caused by a negligent or wrongful act or omission occurring in the performance of this MOU, to the same extent that such liability would be imposed in the absence of Government Code Section 895.2. To achieve this purpose, each Party indemnifies and holds harmless the other Party for any loss, cost, or expense,

including reasonable attorneys' fees that may be imposed upon or incurred by such other Party solely by virtue of Government Code Section 895.2.

Survival. All duties of the Parties under this Section 9 shall survive termination of this MOU.

10. GENERAL TERMS AND CONDITIONS

10.1 Governing Law, Jurisdiction and Venue. This MOU will be governed by, and construed in accordance with, the laws of the State of California. Parties agree and consent to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this MOU and further agrees and consents that venue of any action brought hereunder shall be exclusively in the County of Los Angeles, California.

10.2 Representative and Notice

10.2.1 TCMHA's Representative. Tri-City Mental Health Authority hereby designates its Executive Director to act as its representative for the performance of this MOU and shall have the power to act on behalf of TCMHA for all purposes under this Agreement.

10.2.2 City's Representative. City warrants that the individual who has signed the MOU has the legal power, right, and authority to make this MOU and to act on behalf of City for all purposes under this MOU.

10.2.3 Delivery of Notices. All notices permitted or required under this MOU shall be given to the respective parties in writing, and will be deemed to have been duly given when delivered personally or when deposited in the United States Mail, First Class, at the following address and addressed as indicated:

If to TCMHA:

Tri-City Mental Health Authority
1717 N. Indian Hill Boulevard, #B
Claremont, CA 91711-2788
Attn: Executive Director

If to the City:

City of Claremont
207 Harvard Avenue
Claremont, CA 91711
Attn: City Manager

11. ENTIRE AGREEMENT

This MOU and any other documents incorporated herein by specific reference, represents the entire and integrated agreement between the Parties. This MOU supersedes all prior agreements, written or oral, between TCMHA and the City relating to the subject matter of this MOU. This MOU may not be modified, changed or discharged in whole or in part, except by an agreement in writing signed by TCMHA and the City. The validity or unenforceability of any provision of this

MOU declared by a valid judgment or decree of a court of competent jurisdiction, shall not affect the validity or enforceability of any other provision of this MOU. No delay or omission by either Party in exercising any right under this MOU will operate as a waiver of that or any other right. A waiver or consent given by either Party on any one occasion is effective only in that instance and will not be construed as a bar to or waiver of any right on any other occasion or a waiver of any other condition of performance under this MOU.

12. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the Agreement Date.

**TRI-CITY MENTAL HEALTH
AUTHORITY**

CITY OF CLAREMONT

By: _____
Ontson Placide, Executive Director

By: _____
Adam Pirrie, City Manager

Attest:

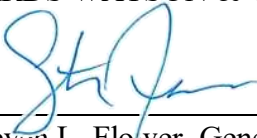
Attest:

By: _____
Micaela P. Olmos
JPA Administrator/Clerk

By: _____
Shelley Desautels
City Clerk

Approved as to Form
RICHARDS WATSON & GERSHON

Approved as to Form:
RUTAN & TUCKER, LLP

By:  _____
Steven L. Flower, General Counsel


By:  _____
Alisha Patterson, City Attorney

EXHIBIT A**BUSINESS ASSOCIATE AGREEMENT**

This BUSINESS ASSOCIATE AGREEMENT (“**BAA**”) is made as of this ___ day of _____, 2026 (the “**Effective Date**”) by and between TRI-CITY MENTAL HEALTH AUTHORITY, a Covered Entity (“**Covered Entity**” or “**CE**”) and CITY OF CLAREMONT (“**Business Associate**” or “**BA**”) (each a “**Party**” and, collectively, the “**Parties**”).

RECITALS

A. CE is a “covered entity” under the Health Insurance Portability and Accountability Act of 1996, Public Law 104-191 (“**HIPAA**”) and, as such, must enter into so-called “business associate” contracts with certain contractors that may have access to certain consumer medical information.

B. Pursuant to the terms of one or more agreements between the Parties, whether oral or in writing, (collectively, the “**Agreement**”), BA shall provide certain services to CE. To facilitate BA’s provision of such services, CE wishes to disclose certain information to BA, some of which may constitute Protected Health Information (“**PHI**”) (defined below).

C. CE and BA intend to protect the privacy and provide for the security of PHI disclosed to BA pursuant to the Agreement in compliance with HIPAA, the Health Information Technology for Economic and Clinical Health Act, Public Law 111-005 (“**HITECH Act**”), and regulations promulgated thereunder by the U.S. Department of Health and Human Services (“**HIPAA Regulations**”) and other applicable laws, including without limitation state patient privacy laws (including the Lanterman-Petris-Short Act), as such laws may be amended from time to time. This BAA shall be governed by and construed in accordance with the laws of the State of California.

D. As part of the HIPAA Regulations, the Privacy Rule and the Security Rule (defined below) require CE to enter into a contract containing specific requirements with BA prior to the disclosure of PHI (defined below), as set forth in, but not limited to, Title 45, Sections 164.314(a), 164.502(e) and 164.504(e) of the Code of Federal Regulations (“**C.F.R.**”) and contained in this BAA.

NOW, THEREFORE, in consideration of the mutual promises below and the exchange of information pursuant to this BAA, CE and BA agree as follows:

AGREEMENT**I. Definitions.**

A. **Breach** shall have the meaning given to such term under 42 U.S.C. § 17921(1) and 45 C.F.R. § 164.402.

B. **Business Associate** shall have the meaning given to such term under 42 U.S.C. § 17921 and 45 C.F.R. § 16.103.

C. **Consumer** is an individual who is requesting or receiving mental health services

and/or has received services in the past. Any consumer certified as eligible under the Medi-Cal program according to Title 22, Section 51001 is also known as a beneficiary.

D. Covered Entity shall have the meaning given to such term under 45 C.F.R. § 160.103.

E. Data Aggregation shall have the meaning given to such term under 45 C.F.R. § 164.501.

F. Designated Record Set shall have the meaning given to such term 45 C.F.R. § 164.501.

G. Electronic Protected Health Information or EPHI means Protected Health Information that is maintained in or transmitted by electronic media.

H. Electronic Health Record shall have the meaning given to such term under 42 U.S.C. § 17921(5).

I. Health Care Operations shall have the meaning given to such term under 45 C.F.R. § 164.501.

J. Privacy Rule shall mean the HIPAA Regulation that is codified at 45 C.F.R. Parts 160 and 164, Subparts A and E.

K. Protected Health Information or PHI means any information, whether oral or recorded in any form or medium: (i) that relates to the past, present or future physical or mental condition of an individual; the provision of health care to an individual; or the past, present or future payment for the provision of health care to an individual; and (ii) that identifies the individual or with respect to which there is a reasonable basis to believe the information can be used to identify the individual, and shall have the meaning given to such term under 45 C.F.R. § 160.103. Protected Health Information includes Electronic Protected Health Information.

L. Protected Information shall mean PHI provided by CE to BA or created or received by BA on CE's behalf.

M. Security Rule shall mean the HIPAA Regulation that is codified at 45 C.F.R. Parts 160 and 164, Subparts A and C.

N. Subcontractor shall mean a person to whom a business associate delegates a function, activity, or service, other than in the capacity of a member of the workforce of such business associate, pursuant to 45 C.F.R. § 160.103.

O. Unsecured PHI shall have the meaning given to such term under 42 U.S.C. § 17932(h), 45 C.F.R. § 164.402 and guidance issued pursuant to the HITECH Act including, but not limited to that issued on April 17, 2009 and published in 74 Federal Register 19006 (April 27, 2009), by the Secretary of the U.S. Department of Health and Human Services (“**Secretary**”).

II. Obligations of Business Associate.

A. Permitted Access, Use or Disclosure. BA shall neither permit the unauthorized or unlawful access to, nor use or disclose, PHI other than as permitted or required by the Agreement, this BAA, or as required by law, including but not limited to the Privacy Rule. To the extent that BA carries out CE's obligations under the Privacy Rule, BA shall comply with the requirements of the Privacy Rule that apply to CE in the performance of such obligations. Except as otherwise limited in the Agreement, this BAA, or the Privacy Rule or Security Rule, BA may access, use, or disclose PHI (i) to perform its services as specified in the Agreement; and (ii) for the proper administration of BA, provided that such access, use, or disclosure would not violate HIPAA, the HITECH Act, the HIPAA Regulations, or applicable state law if done or maintained by CE. If BA discloses Protected Information to a third party, BA must obtain, prior to making any such disclosure, (i) reasonable assurances from such third party that such Protected Information will be held confidential as provided pursuant to this BAA and only disclosed as required by law or for the purposes for which it was disclosed to such third party, and (ii) agreement from such third party to promptly notify BA of any Breaches of confidentiality of the Protected Information, to the extent it has obtained knowledge of such Breach.

B. Prohibited Uses and Disclosures. Notwithstanding any other provision in this BAA, BA shall comply with the following requirements: (i) BA shall not use or disclose Protected Information for fundraising or marketing purposes, except as provided under the Agreement and consistent with the requirements of the HITECH Act, the HIPAA Regulations, and applicable state law, including but not limited to 42 U.S.C. § 17936, 45 C.F.R. § 164.508, and 45 C.F.R. § 164.514(f); (ii) BA shall not disclose Protected Information to a health plan for payment or health care operations purposes if the patient has requested this special restriction, and has paid out of pocket in full for the health care item or service to which the PHI solely relates, 42 U.S.C. § 17935(a); 45 C.F.R. § 164.522(a); (iii) BA shall not directly or indirectly receive remuneration in exchange for Protected Information, except with the prior written consent of CE and as permitted by the HITECH Act, 42 U.S.C. § 17935(d)(2); 45 C.F.R. § 164.502(a)(5); however, this prohibition shall not affect payment by CE to BA for services provided pursuant to the Agreement.

C. Appropriate Safeguards. BA shall comply, where applicable, with the HIPAA Security Rule, including but not limited to 45 C.F.R. §§ 164.308, 164.310, and 164.312 and the policies and procedures and documentation requirements set forth in 45 C.F.R. § 164.316, and shall implement appropriate safeguards designed to prevent the access, use or disclosure of Protected Information other than as permitted by the Agreement or this BAA. BA shall use administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of EPHI.

D. Reporting of Improper Access, Use, or Disclosure.

1. Generally. BA shall provide an initial telephone report to CE's Compliance Contact within twenty-four (24) hours of any suspected or actual breach of security, intrusion or unauthorized access, use, or disclosure of PHI of which BA becomes aware and/or any actual or suspected access, use, or disclosure of data in violation of the Agreement, this BAA, or any applicable federal or state laws or regulations, including, for the avoidance of doubt, any

Security Incident (as defined in 45 C.F.R. § 164.304). BA shall take (i) prompt corrective action to cure any deficiencies in its policies and procedures that may have led to the incident, and (ii) any action pertaining to such unauthorized access, use, or disclosure required of BA by applicable federal and state laws and regulations.

2. Breaches of Unsecured PHI. Without limiting the generality of the reporting requirements set forth in Section D(1), BA shall report to CE any use or disclosure of the information not permitted by this BAA, including any Breach of Unsecured PHI pursuant to 45 C.F.R. § 164.410. Following the discovery of any Breach of Unsecured PHI, BA shall notify CE in writing of such Breach without unreasonable delay and in no case later than three (3) days after discovery. The notice shall include the following information if known (or can be reasonably obtained) by BA: (i) contact information for the individuals who were or who may have been impacted by the Breach (*e.g.*, first and last name, mailing address, street address, phone number, email address); (ii) a brief description of the circumstances of the Breach, including the date of the Breach and date of discovery (as defined in 42 U.S.C. § 17932(c)); (iii) a description of the types of Unsecured PHI involved in the Breach (*e.g.*, names, social security numbers, date of birth, addresses, account numbers of any type, disability codes, diagnostic and/or billing codes and similar information); (iv) a brief description of what the BA has done or is doing to investigate the Breach and to mitigate harm to the individuals impacted by the Breach; (v) any other available information that CE is required to include in notification to the individual under 45 C.F.R. § 164.404.

3. Mitigation. BA shall establish and maintain safeguards to mitigate, to the extent practicable, any deleterious effects known to BA of any unauthorized or unlawful access or use or disclosure of PHI not authorized by the Agreement, this BAA, or applicable federal or state laws or regulations; provided, however, that such mitigation efforts by BA shall not require BA to bear the costs of notifying individuals impacted by such unauthorized or unlawful access, use, or disclosure of PHI, unless (i) otherwise agreed in writing by the Parties, (2) BA bears responsibility for the unauthorized or unlawful access or use or disclosure of PHI, or (3) required by applicable federal or state laws or regulations; provided, further, however, that BA shall remain fully responsible for all aspects of its reporting duties to CE under Section D(1) and Section D(2).

E. Business Associate's Subcontractors and Agents. BA shall ensure that any agents or Subcontractors to whom it provides Protected Information agree to the same restrictions and conditions that apply to BA with respect to such PHI. To the extent that BA creates, maintains, receives or transmits EPHI on behalf of the CE, BA shall ensure that any of BA's agents or Subcontractors to whom it provides Protected Information agree to implement the safeguards required by Section C above with respect to such EPHI.

F. Access to Protected Information. To the extent BA maintains a Designated Record Set on behalf of the CE, BA shall make Protected Information maintained by BA or its agents or Subcontractors in Designated Record Sets available to CE for inspection and copying within ten (10) days of a request by CE to enable CE to fulfill its obligations under the Privacy Rule, including, but not limited to, 45 C.F.R. § 164.524. If BA maintains an Electronic Health Record, BA shall provide such information in electronic format to enable CE to fulfill its obligations under the HITECH Act, including, but not limited to, 42 U.S.C. § 17935(e).

G. Amendment of PHI. To the extent BA maintains a Designated Record Set on behalf of CE, within ten (10) days of receipt of a request from the CE for an amendment of Protected Information or a record about an individual contained in a Designated Record Set, BA or its agents or Subcontractors shall make PHI available to CE so that CE may make any amendments that CE directs or agrees to in accordance with the Privacy Rule.

H. Accounting Rights. Within ten (10) days of notice by CE of a request for an accounting of disclosures of Protected Information, BA and its agents or Subcontractors shall make available to CE the information required to provide an accounting of disclosures to enable CE to fulfill its obligations under the Privacy Rule, including, but not limited to, 45 C.F.R. § 164.528, and its obligations under the HITECH Act, including but not limited to 42 U.S.C. § 17935(c), as determined by CE. BA agrees to implement a process that allows for an accounting to be collected and maintained by BA and its agents or Subcontractors for at least six (6) years prior to the request. However, accounting of disclosures from an Electronic Health Record for treatment, payment, or health care operations purposes are required to be collected and maintained for three (3) years prior to the request, and only to the extent BA maintains an electronic health record and is subject to this requirement. At a minimum, the information collected and maintained shall include, to the extent known to BA: (i) the date of the disclosure; (ii) the name of the entity or person who received PHI and, if known, the address of the entity or person; (iii) a brief description of the PHI disclosed; and (iv) a brief statement of the purpose of the disclosure that reasonably informs the individual of the basis for the disclosure, or a copy of the individual's authorization, or a copy of the written request for disclosure. The accounting must be provided without cost to the individual or the requesting Party if it is the first accounting requested by such individual within any twelve (12) month period. For subsequent accountings within a twelve (12) month period, BA may charge the individual or Party requesting the accounting a reasonable cost-based fee in responding to the request, to the extent permitted by applicable law, so long as BA informs the individual or requesting Party in advance of the fee and the individual or requesting Party is afforded an opportunity to withdraw or modify the request. BA shall notify CE within five (5) business days of receipt of any request by an individual or other requesting Party for an accounting of disclosures. The provisions of this Section H shall survive the termination of this BAA.

I. Governmental Access to Records. BA shall make its internal practices, books and records relating to the use and disclosure of Protected Information available to CE and to the Secretary for purposes of determining BA's compliance with the Privacy Rule. BA shall immediately notify CE of any requests made by the Secretary and provide CE with copies of any documents produced in response to such request.

J. Minimum Necessary. BA (and its agents or Subcontractors) shall request, use, and disclose only the minimum amount of Protected Information necessary to accomplish the purpose of the request, use, or disclosure. Because the definition of "minimum necessary" is in flux, BA shall keep itself informed of guidance issued by the Secretary with respect to what constitutes "minimum necessary." Notwithstanding the foregoing, BA must limit its (and its agents or Subcontractors) uses and disclosures of Protected Information to be consistent with CE's minimum necessary policies and procedures as furnished to BA.

K. Permissible Requests by Covered Entity. CE shall not request BA to use or disclose PHI in any manner that would not be permissible under HIPAA or the HITECH Act if done by CE or BA. CE shall not direct BA to act in a manner that would not be compliant with the Security Rule, the Privacy Rule, or the HITECH Act.

L. Breach Pattern or Practice. If CE knows of a pattern of activity or practice of the BA that constitutes a material breach or violation of BA's obligations under this BAA or other arrangement, CE must take reasonable steps to cure the breach or end the violation. If the steps are unsuccessful, CE must terminate the applicable Agreement to which the breach and/or violation relates if feasible. If BA knows of a pattern of activity or practice of an agent or Subcontractor that constitutes a material breach or violation of the agent or Subcontractor's obligations under its BAA or other arrangement with BA, BA must take reasonable steps to cure the breach or end the violation. If the steps are unsuccessful, BA must terminate the applicable agreement to which the breach and/or violation relates if feasible.

III. Indemnification; Limitation of Liability. To the extent permitted by law, BA shall indemnify, defend and hold harmless CE from any and all liability, claim, lawsuit, injury, loss, expense or damage resulting from or relating to the acts or omissions of BA or its agents, Subcontractors or employees in connection with the representations, duties and obligations of BA under this Agreement. To the extent permitted by law, CE shall indemnify, defend and hold harmless BA from any and all liability, claim, lawsuit, injury, loss, expense or damage resulting from or relating to the acts or omissions of CE or its agents, Subcontractors or employees in connection with the representations, duties and obligations of CE under this Agreement. Any limitation of liability contained in the applicable Agreement shall not apply to the indemnification requirement of this provision. This provision shall survive the termination of this BAA.

IV. Business Associate's Insurance. BA shall obtain insurance, including self-insurance or participation in an insurance pool, for itself and all its employees, agents and independent contractors in an amount not less than Two Million Dollars (\$2,000,000) per occurrence and Four Million Dollars (\$4,000,000) annual aggregate of Commercial General Liability insurance, and One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) annual aggregate of Errors and Omissions insurance. The Errors and Omissions insurance shall cover, among other things, Breaches. If the general liability or the errors and omissions insurance do not cover, among other things, Breaches, Business Associate should also carry One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) annual aggregate of Cyber/Privacy insurance that covers, among other things, Breaches. BA may satisfy its insurance requirements through self-insurance or participation in an insurance pool providing equivalent coverage. BA shall provide CE with certificates of insurance or other written evidence of the insurance policy, policies, or self-insurance required herein prior to execution of this BAA (or as shortly thereafter as is practicable) and as of each annual renewal of such insurance policies during the period of such coverage. Further, in the event of any modification, termination, expiration, non-renewal or cancellation of any of such insurance policies, BA shall give written notice thereof to CE not more than ten (10) days following BA's receipt of such notification. If BA fails to procure, maintain or pay for the insurance required under this section, CE shall have the right, but not the obligation, to obtain such insurance. In such event, BA shall promptly reimburse CE for the cost thereof upon written request, and failure to repay the same upon demand by CE shall constitute a material breach of this BAA.

V. Term and Termination.

A. Term. The term of this BAA shall be effective as of the Effective Date and shall terminate when all of the PHI provided by CE to BA, or created or received by BA on behalf of CE, is destroyed or returned to CE.

B. Termination.

1. Material Breach by BA. Upon any material breach of this BAA by either Party, the non-breaching Party shall provide the breaching Party with written notice of such breach and such breach shall be cured by the breaching Party within thirty (30) business days of such notice. If such breach is not cured within such time period, the non-breaching Party may immediately terminate this BAA and the applicable Agreement.

2. Effect of Termination. Upon termination of any of the agreements comprising the Agreement for any reason, BA shall, if feasible, return or destroy all PHI relating to such agreements that BA or its agents or Subcontractors still maintain in any form, and shall retain no copies of such PHI. If return or destruction is not feasible, BA shall continue to extend the protections of this BAA to such information, and limit further use of such PHI to those purposes that make the return or destruction of such PHI infeasible.

VI. Assistance in Litigation. BA shall make itself and any subcontractors, employees or agents assisting BA in the performance of its obligations under the Agreements or this BAA available to CE, at no cost to CE, to testify as witnesses, or otherwise, in the event of litigation or administrative proceedings being commenced against CE, its shareholders, directors, officers, agents or employees based upon a claim of violation of HIPAA, the HITECH Act, or other laws related to security and privacy, except where BA or its subcontractor, employee or agent is named as an adverse Party.

VII. Compliance with State Law. Nothing in this BAA shall be construed to require BA to use or disclose Protected Information without a written authorization from an individual who is a subject of the Protected Information, or without written authorization from any other person, where such authorization would be required under state law for such use or disclosure.

VIII. Compliance with 42 C.F.R. Part 2. CE is also subject to the Confidentiality of Alcohol and Drug Abuse Patient Records regulations, 42 C.F.R. Part 2, which requires certain programs to enter into contracts with qualified service organizations (as defined in 42 C.F.R. § 2.11) that may have access to certain patient medical information. BA acknowledges that in receiving, storing, processing, or otherwise dealing with any Records (as defined in 42 C.F.R. Part 2) from CE, BA is fully bound by 42 C.F.R. Part 2. BA agrees to resist in judicial proceedings any efforts to obtain access to patient records except as permitted by 42 C.F.R. Part 2. To the extent any provisions of 42 C.F.R. Part 2 restricting disclosure of Records are more protective of privacy rights than the provisions of this BAA, HIPAA, the HITECH Act, or other applicable laws, 42 C.F.R. Part 2 controls.

IX. Amendment to Comply with Law. Because state and federal laws relating to data security and privacy are rapidly evolving, amendment of the Agreement or this BAA may be required to provide for procedures to ensure compliance with such developments. BA and CE

shall take such action as is necessary to implement the standards and requirements of HIPAA, the HITECH Act, the Privacy Rule, the Security Rule and other applicable laws relating to the security or confidentiality of PHI. BA shall provide to CE satisfactory written assurance that BA will adequately safeguard all PHI. Upon the request of either Party, the other Party shall promptly enter into negotiations concerning the terms of an amendment to this BAA embodying written assurances consistent with the standards and requirements of HIPAA, the HITECH Act, the Privacy Rule, the Security Rule or other applicable laws. CE may terminate the applicable Agreement upon thirty (30) days written notice in the event (i) BA does not promptly enter into negotiations to amend the Agreement or this BAA when requested by CE pursuant to this Section or (ii) BA does not enter into an amendment to the Agreement or this BAA providing assurances regarding the safeguarding of PHI that CE, in its reasonable discretion, deems sufficient to satisfy the standards and requirements of applicable laws, within thirty (30) days following receipt of a written request for such amendment from CE.

X. No Third-Party Beneficiaries. Nothing express or implied in the Agreement or this BAA is intended to confer, nor shall anything herein confer upon any person other than CE, BA and their respective successors or assigns, any rights, remedies, obligations or liabilities whatsoever.

XI. Notices. All notices hereunder shall be in writing, delivered personally, by certified or registered mail, return receipt requested, or by overnight courier, and shall be deemed to have been duly given when delivered personally or when deposited in the United States mail, postage prepaid, or deposited with the overnight courier addressed as follows:

If to CE:

Tri-City Mental Health Authority
1717 N. Indian Hill Blvd., Suite B
Claremont, CA 91711
Attn: Privacy Officer

With a copy to:

Hooper, Lundy & Bookman, P.C.
1875 Century Park East, Suite 1600
Los Angeles, CA 90067
Attn: Linda Kollar, Esq.
Fax: 310-551-8181

If to BA:

City of Claremont
207 Harvard Avenue
Claremont, CA 91711
Attn: City Manager

With a copy to:

Rutan and Tucker
18575 Jamboree Rd., 9th Floor
Irvine, CA 92612
Attn: Alisha Patterson

or to such other persons or places as either Party may from time to time designate by written notice to the other.

XII. Interpretation. The provisions of this BAA shall prevail over any provisions in the Agreement that may conflict or appear inconsistent with any provision in this BAA. This BAA and the Agreement shall be interpreted as broadly as necessary to implement and comply with HIPAA, the HITECH Act, the Privacy Rule and the Security Rule. Any ambiguity in this BAA shall be resolved in favor of a meaning that complies and is consistent with HIPAA, the HITECH Act, the Privacy Rule and the Security Rule. Except as specifically required to implement the purposes of this BAA, or to the extent inconsistent with this BAA, all other terms of the Agreement shall remain in force and effect.

XIII. Entire Agreement of the Parties. This BAA supersedes any and all prior and contemporaneous business associate agreements or addenda between the Parties and constitutes the final and entire agreement between the Parties hereto with respect to the subject matter hereof. Each Party to this BAA acknowledges that no representations, inducements, promises, or agreements, oral or otherwise, with respect to the subject matter hereof, have been made by either Party, or by anyone acting on behalf of either Party, which are not embodied herein. No other agreement, statement or promise, with respect to the subject matter hereof, not contained in this BAA shall be valid or binding.

XIV. Regulatory References. A reference in this BAA to a section of regulations means the section as in effect or as amended, and for which compliance is required.

XV. Counterparts. This BAA may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have duly executed this BAA as of the BAA Effective Date.

AGREED AND ACCEPTED:

TRI-CITY MENTAL HEALTH
AUTHORITY

Name of Covered Entity

Authorized Signature

ONTSON PLACIDE

Print Name

EXECUTIVE DIRECTOR

Print Title

Date

CITY OF CLAREMONT

Name of Business Associate

Authorized Signature

ADAM PIRRIE

Print Name

CITY MANAGER

Print Title

Date



Claremont City Council

Agenda Report

File #: 5926

Item No: 6.

TO: CITY COUNCIL

FROM: ADAM PIRRIE, CITY MANAGER

DATE: APRIL 14, 2026

Reviewed by:
City Manager: AP

SUBJECT:

UPDATE ON RENTAL ASSISTANCE PROGRAMMING (FUNDING SOURCES: GENERAL FUND AND AMERICAN RESCUE PLAN ACT FUND)

SUMMARY

During the January 31, 2026 City Council Priorities Workshop, the City Council directed staff to return in April with an update on rental assistance programming that may be available to tenants who are enrolled in the Claremont Temporary Housing Stabilization and Relocation Program, which will sunset on June 30, 2026. During the workshop, the City Council also directed staff to no longer accept new applications to the City's Temporary Housing Stabilization and Relocation Program.

The purpose of this report is to provide an update on third-party rental assistance programs that will be available in the near future through the Los Angeles County Affordable Housing Solutions Agency (LACAHS) and the San Gabriel Valley Council of Governments (SGVCOG).

RECOMMENDATION

Staff recommends the City Council provide direction to staff regarding the sunset date of the City's Temporary Housing Stabilization and Relocation Program.

ALTERNATIVE TO RECOMMENDATION

In addition to the recommendation, there is the following alternative:

- Do not take any action, in which case final payments through the Temporary Housing Stabilization and Relocation Program will be made for June 2026 rent.

FINANCIAL REVIEW

The number of households receiving assistance and the amount disbursed each month vary based on the number of households receiving one-time emergency rental assistance payments; rent increases; number of eligible housing providers receiving assistance; number of new applicants enrolled in the Program receiving monthly subsidies; and number of households exiting the Program (i.e., moving out of Claremont). The total amount disbursed each month ranges on average between \$55,000 and \$60,000. This program is temporary in nature and will conclude when the current allocation of \$1,680,000 in funding is exhausted, which is anticipated to occur in June 2026 when inadequate funds remain to pay the participant's July rent payments, unless the City Council directs otherwise.

Due to the program's success, significant staffing resources have been required to review applications, meet with applicants, and process payments. Additionally, staff have spent a significant amount of time with program applicants and prospective program applicants answering questions about the application process, assisting with filling the applications out, and corresponding with property managers and housing providers. The current estimated cost of staff time, to date, is well over \$200,000. In addition to emergency rental assistance payments, approximately 200 subsidy payments are issued each month, which has resulted in an approximate 25-30 percent increase in workload for Accounts Payable staff alone. While staff can maintain the current program without the need for additional staff positions, staff does not have the capacity to take on additional programming without creating new staffing positions and hiring qualified candidates to fill those positions.

The staff cost to prepare this report is estimated at \$700 and is included in the operating budget of the Administrative Services Department.

ANALYSIS

On April 25, 2023, the City Council voted to allocate \$1 million in American Rescue Plan Act (ARPA) funding to fund the Claremont Temporary Housing Stabilization and Relocation Program. Due to the high demand for rental assistance, on April 23, 2024, the City Council voted to allocate an additional \$680,000 towards the program. The additional \$680,000 is from the City's General Fund and is a portion of the \$3.4 million in proceeds from the sale of the 451 W. Arrow Highway property, which represents a twenty percent "set-aside" of sale proceeds for affordable housing.

In November 2024, LA County voters approved Measure A, which is a one-half cent sales tax Countywide that is anticipated to generate over \$1 billion annually. 35.75 percent of the collected Measure A funds are allocated to the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) to produce affordable housing and for renter protections and homelessness prevention. In its 2025-26 Expenditure Plan, LACAHSAs has allocated this Measure A funding as follows:

- Production, Preservation, & Ownership (PPO) (60 percent of allocated funds): Eligible uses include new construction (including substantial rehabilitation), preservation, acquisition, rehabilitation, ownership, and rent and operating subsidies.
- Renter Protection and Homelessness Prevention (RPHP) Programs (30 percent of allocated funds): Designed to help renters of lower income households (less than 80 percent of area median income). Eligible uses include but are not limited to intake and assessment; legal assistance and tenant outreach; emergency rental assistance; short-term income support; flexible financial assistance; and relocation assistance (beyond that which is required by State

or local law).

- Designated LACAHSAs “Annual Priorities” (15 percent of allocated funds).
- Technical Assistance, Research, and Policy Development (TA) (5 percent of allocated funds): Eligible uses include local agency technical assistance grants; direct programming; program design, administration, monitoring, and evaluation; and professional services.
- LACAHSAs Administration (5 percent of allocated funds).

As part of the RPHP Programs component, LACAHSAs was tasked with developing guidelines for a permanent rental assistance program (“Transitional Program Guidelines”) using Measure A funds and issued a Request for Proposals (RFP) seeking agencies to implement said program. In November 2025, City staff submitted a timely proposal to LACAHSAs requesting funds to sustain the Claremont Temporary Housing Stabilization and Relocation Program through June 30, 2027. Unfortunately, the City was not recommended as a funding recipient. City staff requested that LACAHSAs perform an administrative review to understand why Claremont was not recommended.

Based on the proposal scoring conducted by LACAHSAs, its primary goal is to fund agencies that can provide assistance Countywide and/or that offer services to underserved geographies, and Claremont does not fall into these categories; however, LACAHSAs is required to allocate 70 percent of its allocated funds within the PPO, RPHP, and TA funding categories to the “Eligible Jurisdictions” that are defined in the LACAHSAs-enabling legislation.

The San Gabriel Valley Council of Governments (SGVCOG) is one of these Eligible Jurisdictions and will be responsible for administering LACAHSAs funds on behalf of 30 of the 31 cities in the San Gabriel Valley, including Claremont. For the regional RPHP Program, the SGVCOG anticipates receiving approximately \$8.5 million, pending sales tax receipts.

In October 2025, the SGVCOG released an application to identify RPHP implementation partners. The goal of this application process was to identify partners that could help the SGVCOG quickly establish a comprehensive renter protection and homelessness prevention program that complies with all LACAHSAs Transitional Program Guidelines, and that advances an integrated, accessible, regional approach. Through this process, the SGVCOG identified multiple partners with whom they are designing a coordinated approach that complies with the LACAHSAs guidelines. Part of this approach involves collaborating with member cities, including Claremont, to ensure that program information is shared with tenants who may need assistance.

The SGVCOG held a kick-off meeting on January 29, 2026 to share more information with staff from member cities on how its RPHP will work. During that meeting, the SGVCOG emphasized that its program design will focus on case management; local expertise; and close coordination with its member cities. Each tenant receiving financial assistance (“client”) through this program will also receive case management, promoting problem-solving and longer-term housing stability. Clients will also have access to legal services and renter education. For every full-time case worker funded through the program, there are 20 available client slots, bringing the total number of slots to 180 at any given time for the 30 cities served by the SGVCOG program. To serve as many clients as possible, the SGVCOG is aiming to provide three months of support to each client, instead of the maximum of six months allowed under the LACAHSAs Transitional Program Guidelines. As such, the SGVCOG estimates that based on the number of low-income renters in Claremont in comparison to the rest of the region, there will be 13 slots available to Claremont renters annually, or 3-4 available slots at any given time.

The primary service provider that the SGVCOG has assigned to support Claremont clients is Support

Solutions. Support Solutions is a 501(c)(3) nonprofit that connects people who are facing housing instability in the San Gabriel Valley with resources such as finding employment; case management; and transitional housing for people experiencing homelessness. Additionally, the SGVCOG selected the Inner City Law Center (ICLC) as its legal services partner. All clients will have access to services offered by ICLC, including eviction prevention; homelessness prevention; and public benefits. City staff met with SGVCOG staff and representatives from Support Solutions and ICLC to better understand how the RPHP program will function, and how applicants will be referred and prioritized across the San Gabriel Valley.

The SGVCOG is in the process of developing an online portal through which individuals can self-refer, and agencies (including service providers and cities) can also make referrals. City staff will have the ability to refer those who are currently receiving funds through the Claremont Temporary Housing Stabilization and Relocation Program, as all funding recipients in the City's program are below 80 percent of Area Median Income (AMI); however, to be eligible for rental assistance through RPHP programs, a household must have experienced an emergency, crisis, or unexpected event within the previous 12 months that puts the household at risk of losing their housing, such as:

- Action of landlord or property management
- Unlawful detainer (eviction lawsuit)
- Threat of displacement or housing instability
- Loss of income
- Loss or delay of public income benefits
- Medical emergency
- Change of household (birth, death, loss of income earner)
- Natural disaster
- Sudden increase in critical expenses
- Other emergency that threatens housing stability

Once a tenant is referred, a service provider will be automatically assigned to work with eligible tenants to identify appropriate financial assistance and case management needs, which may include referrals to ICLC for tenants with immediate legal needs. Renter Education Workshops will also be offered by the SGVCOG and its service providers. It should also be noted that City staff already refers low-income tenants to more localized resources, including the Service Center for Independent Life (SCIL) Food Pantry, and senior case management services and resources through Aging Next.

Whereas the Claremont Temporary Housing Stabilization and Relocation Program offers longer term monthly subsidies, RPHP Programs are not designed to provide long-term or permanent housing assistance, but they will include program components that the City does not offer, including legal services, flexible financial assistance, and short-term income support. It should also be noted that of the 202 households currently receiving temporary rental assistance through the City's program, 130 (64 percent) funding recipients are fixed-income seniors, and 72 (36 percent) are low-income households.

Due to the temporary nature of funding that is allocated towards the Claremont Temporary Housing Stabilization and Relocation Program, and to support tenant households during their transition out of our program, staff recommends the following:

- Provide information to interested parties on how they can apply for RPHP funding through LACAHS or the SGVCOG, including referring eligible tenants through the online referral

portal.

- Because income-qualified tenants who are currently receiving monthly subsidies through our program may not qualify for rental assistance through RPHP Programs (unless their household experiences a qualifying event as described above), the City Council may consider allocating additional funding so that the City can continue to provide monthly subsidies to those enrolled in the Claremont Temporary Housing Stabilization and Relocation Program through the end of calendar year 2026. This would effectively extend the program's sunset date from June 2026 to December 2026, and the associated cost is estimated to be \$360,000. Sufficient funding is available in the City's Successor Housing Fund, which has a current balance of approximately \$2.3 million. The California Health and Safety Code allows a "housing successor" (the city or county entity that took over the housing functions of a former redevelopment agency) to spend up to \$500,000 from its Low- and Moderate-Income Housing Asset Fund (LMIHAF) for specific homeless prevention and rapid rehousing services, including rental assistance.
- Staff can collaborate with LACAHS and the SGVCOG to connect income-qualified tenants with resources that may be available to them as they transition away from receiving a monthly rental subsidy through our temporary program.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relationship to the City's strategic and visioning documents and finds that it applies to the following City Planning Documents: Council Priorities, Sustainable City Plan, General Plan, 2024-26 Budget, and the Youth and Family Master Plan.

CEQA REVIEW

This item is not subject to environmental review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Adam Pirrie
City Manager

Prepared by:

Katie Wand
Deputy City Manager

Attachment:

Public Comment

Melanie Martinez

Subject: FW: Public Comments - 4/14 Rental Assistance Item

From: Leslie Ginsburg Connors [REDACTED]
Sent: Wednesday, March 25, 2026 1:55 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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I pray they keep the program. I will never be able to afford the rent. I don't know what to do.

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: ISLAM اسلام [REDACTED]
Sent: Wednesday, March 25, 2026 1:59 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Hello

"Dear City Council, I am writing to you because our family consists of six members, including four children. All the children are in school, and my spouse and I are both employed; however, our income is extremely low, and housing rent is prohibitively expensive for us. We ask that you continue to support our family, as without this assistance, we would be unable to provide our children with stable and safe housing. Thank you in advance for your attention."

Vugar.

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Tanja N. Irvine [REDACTED]
Sent: Wednesday, March 25, 2026 2:06 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Dear City Council Members,

I am writing to express my strong support for the continuation of the Temporary Housing Stabilization and Relocation Program. This program plays a critical role in helping residents, such as myself, maintain stability during times of housing uncertainty, and its impact on individuals and families in our community cannot be overstated. Programs like this provide a necessary safety net, allowing people to remain housed, avoid homelessness, and transition more smoothly when relocation becomes unavoidable.

Beyond the immediate benefit to myself and others, the program also contributes to the overall health and stability of our community. Keeping residents housed supports local schools, businesses, and neighborhoods.

I urge the Council to prioritize funding and continuation of this program. Investing in housing stability is not only compassionate—it is essential for a thriving city.

Tanja N. Irvine

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Joseph Coussa [REDACTED]
Sent: Wednesday, March 25, 2026 2:27 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Katie:

Concerning: Joseph Coussa
[REDACTED]
Claremont, CA 91711

I appreciate your update on the "Tenant Protections" and "Claremont Temporary Housing Stabilization"

This program has been very helpful. I would definitely like to have the assistance continue beyond June 30, 2026.

Thank You
Joseph Coussa

Melanie Martinez

Subject: FW: Public Comment

From: Gloria Cruz 😊 [REDACTED]
Sent: Wednesday, March 25, 2026 2:36 PM
To: Katie Wand <kwand@claremontca.gov>
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gratitude for Housing Assistance Program. To whom it may concern
I have been receiving support from the Claremont Temporary housing Stabilization and Relocation program.and I would like to extend my sincere gratitude .These program has been incredibly helpful specially with the raising cost of living .the assistance I've received has made a meaningful difference for me and has provided much stability during this time .Thank you for continued support and for offering such an important resource to the community.
Sincerely Gloria Cruz
Sent from my iPhone

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: AOL Inc [REDACTED]
Sent: Wednesday, March 25, 2026 2:58 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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I am a single mom and the rental assistance really helps me since I'm not getting child support

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: S.Nabil Shamim [REDACTED]
Sent: Wednesday, March 25, 2026 3:00 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Thank you for the update
Actually, my family members are thankful from your great support during this period
As you know the rent of houses and apartments Are to much in Claremont city.
And by your support at least I found the opportunity to put some foot on the table of my family.
Hope we will find such as supports in the future.
With best regards

[REDACTED]

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Katie Cesario [REDACTED]
Sent: Wednesday, March 25, 2026 3:48 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Hi Katie,

Please see my comment below. I would truly appreciate additional funds for tenant rental assistance as this program has significantly helped and supported our family of 6.

The City of Claremont rental assistance has been a critical support for our family over the past 1-2 years, allowing us to consistently meet our monthly rent, while I balance being a full-time college student, full-time employee, and parent to a family of 6. This support has stabilized our household budget, enabling us to meet our children's needs, and we would be deeply grateful for consideration of continued assistance through the end of the year.

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Nancy Connors [REDACTED]
Sent: Wednesday, March 25, 2026 3:59 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! I am a recipient of funds through the rent stabilization program. I am part of the “extremely low income” category. If additional funds are not allocated to continue this program, I do not believe that I will be able to continue living in the city of Claremont. I consider myself so fortunate to be in such a beautiful community. As a senior, it is so important to feel safe and recognized by my city as a welcomed resident and I would be brokenhearted to leave this lovely city. Unfortunately, I cannot afford the prevailing rental rates in LA county and when my rent increased, I was so incredibly happy to learn that Claremont offered the rent stabilization program. It has been a God send to my life. Thank you so much for your consideration! I hope to live here till the end of my days!

Sent from my iPhone - please forgive any typos!

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Jake Ingram [REDACTED]
Sent: Wednesday, March 25, 2026 5:42 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Claremont City Council,

My name is Jacob Ingram, and I am a resident of Claremont currently facing severe financial hardship. I am disabled and unable to work due to serious medical conditions, and I am currently waiting on decisions related to Social Security disability benefits and workers' compensation. During this delay, my income has stopped, and I am now at risk of losing my housing. I have already received a 3-day notice and am struggling to keep my utilities on and avoid losing my car.

Programs like the Housing Stabilization and Relocation Program are not just helpful—they are critical for people like me who are doing everything they can to stay afloat while navigating long delays in benefits. Without continued funding, individuals in situations like mine will fall through the cracks, leading to homelessness and further hardship. I respectfully urge the City Council to allocate additional funds to continue this program beyond June 2026.

This support would make the difference between stability and homelessness for me and many others in our community.

Thank you for your time and consideration.

Sincerely,
Jacob Ingram

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: marie rocke [REDACTED]
Sent: Wednesday, March 25, 2026 5:56 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Katie for keeping me updated, would like the city council to consider allocating additional funds to the claremont temporary housing stabilization program, with everything being so high the cost of living, rent food ,gas,everything s higher our rent just went up again also 50 more dollars per month a lot of us are on fixed incomes but love living in this city of claremont , but these higher cost make it very hard, a lot of us are struggling just to make ends meet, please consider allocating additional funds for this program, thank you for your attention to this housing stabilization program. .
Marie Rocke

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Faye Schoborg [REDACTED]
Sent: Wednesday, March 25, 2026 8:05 PM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to submit this comment for consideration by the City Council at April 14, 2026 meeting.

I am currently receiving funds from the Claremont Temporary Housing Stabilization and Relocation Program.

I have had my rent raised annually for the last few years. I was told the building I am in [REDACTED] was built as “low income housing” but it doesn’t seem to be true. Along with this I have suffered from the rise in groceries and everything else we all endure. I am on Social Security and received alimony. My actual rent is about half my income from both.

This program enables me to stay in my apartment. Without it I could easily join the unhoused population. I am elderly and on my own. PLEASE CONTINUE funding the Claremont Temporary Housing Stabilization and Relocation Program beyond June 2026. I know others in similar or worse circumstances. This is a life saving program.

Thanks in advance for your time and consideration to my plea.

Faye Schoborg

Melanie Martinez

Subject: FW: Rental Assistance

From: Joseph Wisner [REDACTED]
Sent: Thursday, March 26, 2026 11:32 AM
To: Katie Wand <kwand@claremontca.gov>
Subject: Rental Assistance

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To City Of Claremont Council Chamber

I support the City of Claremont to allocate some funds for the Temporary Housing Stabilization Program, it's very helpful for a lot of people like me. I will look forward to attending or watching the meeting on April 14 via Zoom. This program is very important for a lot of low income people in our community.

Best Regards

Joseph, Wisner

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Paula Corley [REDACTED]
Sent: Thursday, March 26, 2026 1:42 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katie,

It is my pleasure to let you know how this is helping people on this program as well as myself. It may seem like something small to some, but it has been a blessing in helping to have a better quality of life. With the rising cost of food, rent, medical insurance as well as medicine, this has been more of a help than I could have ever imagined.

It would be very much appreciated if the City Council would consider allocating funds to the Claremont Temporary Stabilization & Relocation Program.

Thanks in advance as well as for always keeping us informed.
Paula

Claremont City Council members

Kindly accept this comment to extend and/or fund the Claremont Housing Rental Assistance program into the upcoming budget consideration.

As a Claremont resident since 2016 living in the same property, and a recipient of this program for the last 12+ months, it has been a life-saver for me. I have been evaluated as a resident in the category of “extremely low income”, due to a fixed income. The property management has changed in the last three years and continues increasing rents at minimum of 9-10 percent annually. Plus, the addition of the utilities charged directly to tenants (water & trash) without basis for number of occupants per unit, is baffling for me.

All of this has created a hardship for me personally.

I am active in the community and treat my rental as my home taking pride in “ownership” and taking good care of it as I wish to continue to do so into the future. Living in Claremont is very special and I never take it for granted.

Respectfully submitted,

Ellen Schultz

March 27, 2026

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Missy Hayes [REDACTED]
Sent: Thursday, April 2, 2026 6:44 AM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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(Thursday) 2 April 2026'

Katie,

“ I Really DON'T WANT To Leave” (Gorgeous & Safe)
Claremont, Ca

Thank You 🙏 So Much For Allowing Me To Feel & Stay SAFE In Claremont For The Past “5” Year’s And I (Really) Don’t Have A “Backup Plan” To LEAVE NEXT Year & I Hope 🙏 To God After Your Staff Meeting This Month There Might Be An “INCREASE” In Your Budget That Might Be A Way For People Like Me That Are “Disabled” On “Social Security Disability” Can Be (Allowed) To STAY In:

“Claremont, Ca”

Katie,

I Get Stronger & Feel “Completely Safe” And Protected In Such A “Wonderful 🏡 City” Like Claremont So I “Don’t Have To” Feel Alone 😊

Thank You 🙏 Sooooo Much For Your Consideration

Best Regard’s,
La Shetha (Missy) Smith 😊

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Christy Nicholson [REDACTED]
Sent: Thursday, April 2, 2026 11:30 AM
To: Katie Wand <kwand@claremontca.gov>
Cc: Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Hello Katie -

Thank you for the update and your support!

Please accept this written public comment for the City Council's consideration at the April 14 meeting regarding the Claremont Temporary Housing Stabilization and Relocation Program:

As long-time Claremont residents, the Claremont Temporary Housing Stabilization and Relocation Program has been incredibly helpful in managing our rental expenses. As the economy has gradually recovered from the pandemic, rental costs have increased significantly. Additionally, economic challenges such as tariffs and rising gas and food prices have added to the uncertainty. In this context, the support provided by the program has been essential and greatly appreciated.

We sincerely appreciate the support and hope that further funding will be provided to extend the Claremont Temporary Housing Stabilization and Relocation Program.

Thank you-

Christine

--

Christine Nicholson
[REDACTED]

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Rosanne Sloane [REDACTED]
Sent: Tuesday, March 31, 2026 1:34 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a retired school teacher living in senior housing in Claremont. Without this grant, I would have no home. Because of the rent assistance? I can still enjoy being a lifelong Claremont resident. Without this grant? I might very well be homeless or in a small room in surrounding communities that do not have senior services that we have at Joycelyn senior in this town.

This grant also exists as a watch guard for apartments with substandard conditions. I received help from Katie Wand to call for two inspections due to hazards to health. Unsafe protection and two infestations of cockroaches.

As a result of the inspections, the management was forced to secure the building and get rid of the pests.

This grant has given me a safe place to live, help with hazards so many seniors deal with but more? Without this grant I would be forced out of my home.

Please keep allowing seniors to be housed safely, affordably by the magical Katie Wand.

A personal thank you to Katie for all her kindness in all the problems I encountered. SHE is the grant and she has such a deep commitment to our community.

Thank you so much Katie. Please consider these issues at your meeting to continue to fund this amazing lifesaving program.

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: hassan haytham [REDACTED]
Sent: Friday, April 3, 2026 12:55 PM
To: Katie Wand <kwand@claremontca.gov>; Bevin Handel <bhandel@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katie,
Good day,
Please find my comment below:

I am writing to express that the Claremont Temporary Housing Stabilization and Relocation Program has been extremely helpful to me. Without this support, I would face significant difficulty maintaining stable housing. I sincerely urge the City Council to consider allocating additional funds, as I truly cannot continue without this program being extended.

Thank you for your consideration.

Hassan Haytham
[REDACTED]

[REDACTED]
Sent: Wednesday, March 25, 2026 10:46 PM
To: Bevin Handel <bhandel@claremontca.gov>
Subject: Update - City of Claremont Rental Assistance

Hello,

You are receiving this email because you have previously contacted the City of Claremont regarding Tenant Protections and/or the Claremont Temporary Housing Stabilization and Relocation Program.

On **Tuesday, April 14, 2026**, during its regular meeting the City Council will consider allocating additional funds to the Claremont Temporary Housing Stabilization and Relocation Program. While the City stopped accepting new program applications on January 31, 2026, there will not be any disruption to those currently receiving monthly subsidy checks through June 2026, which is when funding will exhaust unless additional funds are allocated. **If you would like to submit written public comment regarding this matter for the City Council's consideration, please respond directly to this email and I will attach your comment to the staff report, which will be published on Thursday, April 9, 2026.**

The **April 14, 2026** Council meeting, which will begin at **6:30pm in the Claremont City Council Chamber (225 W. Second Street)**, will be open to the public for in-person attendance. During the meeting, there will be an opportunity for in-person public comment (up to three minutes per speaker). The meeting will also be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via

Zoom, you can use the following link: <https://zoom.us/j/256208090>. To listen via telephone, please dial (213) 338-8477, Webinar ID: 256 208 090. The recorded meeting will be uploaded to the City website and archived.

Please feel free to share this information with others!

Thank you,



Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department

City Manager's Office

207 Harvard Avenue | Claremont, CA 91711

(909) 399-5454 | KWand@claremontca.gov

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Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Ashley Mora [REDACTED]
Sent: Friday, April 3, 2026 10:05 AM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

I am writing to express my strong support for the continued funding of the Claremont Temporary Housing Stabilization and Relocation Program. As someone who grew up in the City of Claremont, this community has always been my home. Claremont has shaped my education and values, and it is a major factor in my decision to pursue higher education here.

I am currently a Doctor of Occupational Therapy student attending Keck Graduate Institute, one of the Claremont Colleges. My education is focused on helping individuals and families maintain independence, health, and stability in their daily lives. Stable housing is a basic need and is essential for overall well-being, participation in daily activities, and the ability to succeed academically and professionally.

This program currently supports me, enabling me to remain in the city and focus on my education without added financial stress. I am a full-time student and also work part-time to support myself. This assistance has helped me remain in Claremont and continue my education. Without this support, it would be much more difficult to stay in the community and work toward my goals.

Programs like the Claremont Temporary Housing Stabilization and Relocation Program play an important role in supporting residents during times of financial uncertainty. Continuing funding will help ensure that students and community members can remain stable and continue contributing to Claremont.

Thank you for your time and consideration.

Warmly,

Ashley Mora

On Wed, Mar 25, 2026 at 1:47 PM Katie Wand <kwand@claremontca.gov> wrote:

Hello,

You are receiving this email because you have previously contacted the City of Claremont regarding Tenant Protections and/or the Claremont Temporary Housing Stabilization and Relocation Program.

On **Tuesday, April 14, 2026**, during its regular meeting the City Council will consider allocating additional funds to the Claremont Temporary Housing Stabilization and Relocation Program. While the City stopped accepting new program applications on January 31, 2026, there will not be any disruption to those currently receiving monthly subsidy checks through June 2026, which is when funding will exhaust unless additional funds are allocated. **If you would like to submit written public comment regarding this matter for the City Council's consideration, please respond directly to this email and I will attach your comment to the staff report**, which will be published on Thursday, April 9, 2026.

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Please feel free to share this information with others!

Thank you,



Katie Wand | Deputy City Manager

City of Claremont | Administrative Services Department

City Manager's Office

207 Harvard Avenue | Claremont, CA 91711

(909) 399-5454 | KWand@claremontca.gov

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Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Deborah Robbins [REDACTED]
Sent: Wednesday, April 8, 2026 8:29 AM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

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Hello Ms. Wand,

If it is not too late, would you please include the below comment, if you think it appropriate. Thank you for all you and your department have done to administer this program to us.

“Dear City Council Members,

I take this opportunity to express my gratitude for your previous allocation of funds that made this housing program available to us. You could have allocated the funds obtained from the original source for different purposes, but you graciously elected to use them to fill this need you were sensitive to. It has motivated me to appreciatively do what I can to give back to the community. Even if you cannot allocate funds from another source to continue the program, you obviously have a desire to do so, and I thank you for kindly considering it at your upcoming meeting.”

(4-8-26)

Dear Honorable Council Members,

I have lived in Claremont since 1990. I have always been a tenant. I make a living as a teacher and live in a complex of several small cottages. I am grateful to have been a beneficiary of the City's rental assistance program for almost a year now, and am concerned this assistance will end in June. My full rent is over 50% of my income and this assistance has been critical. I urge the city to extend this rental assistance program.

Thank you,

Mike Boos

Melanie Martinez

Subject: FW: Housing Stabilization Program

From: Ina Haugen [REDACTED]
Sent: Wednesday, April 8, 2026 2:48 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Housing Stabilization Program

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm an over 20 year resident of Claremont who is also a renter. Although my rent has more than doubled over the years, I have fortunately been able to pay it. That isn't the case for all Claremont renters and is why the Claremont Temporary Housing Stabilization & Relocation Program is so important. Continued funding of this program is essential to enable families to stay housed. Our city council needs to show support for renters of all income levels and particularly those who need the subsidy to stay housed in Claremont. In addition to continued funding of this program, passing citywide rent stabilization will help Claremont remain a vibrant city for people of all income levels.

Ina Haugen [REDACTED]

Melanie Martinez

Subject: FW: Housing Stabilization Program

From: Ina Haugen [REDACTED]
Sent: Wednesday, April 8, 2026 2:48 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Housing Stabilization Program

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Ina Haugen [REDACTED]

Melanie Martinez

Subject: FW: Update - City of Claremont Rental Assistance

From: Jonathan Estes [REDACTED]
Sent: Wednesday, April 8, 2026 10:50 PM
To: Katie Wand <kwand@claremontca.gov>
Subject: Re: Update - City of Claremont Rental Assistance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katie, I wonder if you could be so kind to attach this to your staff report to the city council.

Claremont, temporary housing stabilization and relocation program – additional funding.

Madam Mayor and honorable council members –

Hello, my name is Captain Jonathan Estes. I'd like to start by telling you a little bit about myself...

I'm a citizen of Claremont, a community member, and product of the Claremont Unified School District- beginning with Sycamore school under Dick Kirkendall as principal, where in the early 60s I spent many hours in his office contemplating the consequences of my misguided mischief.

1970 El Roble, where I was elected the editor of the yearbook. We had a lot to say and even more to put in print!– Go Panthers!

Claremont High '74 under Alex Hughes as principal, where I was a Varsity Letterman and the President of the Interact Club– winning the interact scholarship. Go Wolfpack!. And finally under the direct educational supervision of the late Mrs. Margo Estes (my mom) with her 35 year tenure at Condit elementary teaching fifth and sixth grade before retiring in 1996 and passing away two days before last Christmas.

All before I went to Sea for 30 years as a Merchant Mariner retiring early as a Senior Captain, but always coming home to visit my folks and making sure to be here on the Fourth of July!

Much is changed over those many decades, but the sense of small town charm, academia on its highest level and true Southern California spirit remains ingrained into the road map of my life.

Claremont is my HOMETOWN!

Today I am a grateful recipient of the now dwindling benefits provided by the Claremont Rental Assistance Program and have been for the last couple years.

In looking at this I would like to call attention to the portion of our community who are Low Income Seniors living on Social Security of which I am a member and thereby, acutely affected by the housing crisis.

I won't belabor the degree to which this group has obviously been afflicted by the out of control housing market and associated other negative factors, but I will say is that the benefits this program has provided have immensely helped to make it possible for me to, at least stay in my residence so far... And I must say we are all brimming with gratitude to the entire community for providing this essential lifestyle saving assistance.

Now, If I'm not wrong the actual "heart and soul" of our community are all very much in favor of extending this essential program.

If so, then the question before us is not if to continue this program, but how to acquire and direct the funds to keep it going. To that, I'm looking to you our elected representatives, our city council.

If I am wrong, then I fear all the rhetoric in the world sighting, dire need, lofty moralities and a city's elemental responsibility to take care of its most needy and vulnerable would sadly only fall on death ears... However, if that is the case I would ask for, no demand to hear the reason why? How in the world could that be so. What happened to my beloved Claremont that has caused it to fall so far from its original charter and roots?... But let's focus on the former. I am by nature an optimist. I have confidence in our community and faith in my fellow man. I can tell you not only from personal experience, but anecdotally from essentially every recipient of this program that I have encountered- The program is working. The program is essential. The program is making a significant difference. And in a very real sense, the program is a lifesaver!

In closing, my challenge to you, our elected representatives is to consider the true weight of your responsibility to serve not a city, but a people. The humans that reside in our community. The people that make their lives here. The people that make Claremont the home for their families. The the generations of folks who themselves have served the community making Claremont unique and wonderful! I empor you to come together and muster the courage and fortitude to take the positive and forceful action to - make this happen.

I thank you for your time

Sent from my iPhone

Melanie Martinez

Subject: FW: Temporary Housing Stabilization and Relocation Program.

From: Debbie Aud [REDACTED]
Sent: Wednesday, April 8, 2026 10:37 PM
To: Katie Wand <kwand@ci.claremont.ca.us>
Subject: Temporary Housing Stabilization and Relocation Program.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

April 8, 2026

City Council/City of Claremont

I am writing on behalf of myself and other residents currently receiving assistance through the Claremont Temporary Housing Stabilization and Relocation Program.

Over the past several years, our rent has increased annually. While we reside in Claremont Senior Villas, which is intended to provide low-income housing, the reality is that affordability has become increasingly difficult for many of us.

Like countless others, we have also been affected by the rising costs of groceries, gas/transportation and other essential needs. Many residents rely primarily on Social Security as their sole source of income, making these financial pressures even more challenging.

This program has made it possible for us to remain in our homes. Without this support, many of us would face the very real risk of housing instability or even homelessness. Residents are elderly and most live alone, which makes this assistance not just helpful, but essential.

We respectfully urge you to continue funding the Claremont Temporary Housing Stabilization and Relocation Program beyond June 2026. We understand that many individuals and families are in need, but this program has proven to be truly life-sustaining for our community.

Thank you for your time, consideration, and continued commitment to supporting vulnerable residents.

Per the following residents at Claremont Senior Villas

[REDACTED]
Claremont, CA 91711

Debra Aud [REDACTED]
Mary Helen Moreno [REDACTED]
Steven and Linda Ruiz [REDACTED]
Javier Zavala [REDACTED]
Patricia Marquez [REDACTED]
Gina Ulrich [REDACTED]
Vera Ulrich [REDACTED]

Dorothie Ulrich [REDACTED]
Jose Estevez [REDACTED]
Della Garcia [REDACTED]
Diane Romo [REDACTED]
Ernie Maestas [REDACTED]
Ellis Clark Sr. [REDACTED]
Susan Barge [REDACTED]
Dawn Ulrich [REDACTED]

Also please include
Celia Pulido

[REDACTED]
Claremont, CA 91711

Melanie Martinez

Subject: FW: Public Comment for 4/14/26 Meeting

Begin forwarded message:

From: Stephen Zeller [REDACTED]
Date: April 9, 2026 at 9:48:34 AM PDT
To: Katie Wand <kwand@claremontca.gov>
Subject: Public Comment for 4/14/26 Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Below is my public comment for the upcoming city council meeting:

Dear Council Members,

I am a Claremont homeowner writing in support of the families in this city who are being affected by your removal of rent stabilization.

Rent increases that outpace wages don't create hardship in the abstract. They force specific choices: which bill goes unpaid, whether to pull kids out of school mid-year, and whether to leave the city entirely. When households spend more than 30% of their income on rent, those choices become routine. That is what is happening here.

Claremont's diversity is not a backdrop. It is the result of people from different incomes, backgrounds, and circumstances being able to afford to live here. Displacement doesn't announce itself. It accumulates, household by household, until the city looks and functions differently. The families leaving don't come back. Neither does what they contributed.

The rental assistance program keeps that from happening for the people who need it most. Cutting it or letting it lapse without a permanent funding solution is a decision with consequences that will outlast this budget cycle.

I urge the Council to allocate funds to continue the program, establish a permanent funding structure, and pass rent stabilization to prevent more households from reaching the point where assistance is their only option.

Thank you for your time,

Stephen Zeller

Subject: Support for Rental Assistance Extension & Rent Stabilization Discussion

Dear Mayor Jennifer Stark and City Council Members,

I write to you as a mother of two and a resident of Claremont since 2020. This city has become our *home* — where our daughters are growing, learning, and building *meaningful roots*.

For over a two-year period here, our family endured an overwhelming challenge as I battled an aggressive cancer. Through surgeries, treatments, and long uncertainty, this community held us up with compassion and support. In late 2025, I was *blessed* to be cancer-free. We remain deeply grateful — not only for health, but for *this* community.

Today, rising rent threatens our ability to remain here. Like many families, we face yearly increases that outpace our income, and we now spend more than 30% of what we earn on housing. The rental assistance program has been a lifeline, helping us stay stable during an *extraordinarily* difficult time.

With respect and urgency, I ask the Council to:

- Extend the rental assistance program
- Identify a permanent funding source
- Agendize discussion of a rent stabilization ordinance

Please help families like ours remain in the community we love. ***I do not want my daughters to grow up elsewhere because we were priced out of the place that shaped them.***

This is not just a policy question. It is about whether families who have poured their hearts into this city — who have weathered illness, uncertainty, and hardship here — are able to stay and continue contributing to it. I believe they should be, and I hope you do too.

Thank you for your time, your service, and your compassion.

With gratitude and respect,

Perla Loera

Claremont Resident since 2020

Subject: Support for Rental Assistance Extension & Rent Stabilization Discussion

Dear Mayor Jennifer Stark and City Council Members,

My wife and I are raising our two young daughters here in Claremont, where we have lived as tenants in a complex in South Claremont since 2020. This community has become *home* in every meaningful sense — our children are growing, learning, and *building their lives here*, and we are *deeply* invested in staying.

Like many families, we have faced steady rent increases that outpace our income. During our time here we have received yearly rent increases that exceed our wage increases and now pay more than 30% of our income in rent. Receiving the rental assistance program has been a way to afford staying in our apartment here in Claremont as our kids attend school and we all build community here.

We are doing everything we can — working, studying, and striving to build a stable future — but the rising cost of housing is placing *real*, increasing, and undue strain on our ability to remain in the community we love.

The rental assistance program has provided a *critical* bridge during this season. It has helped families like ours maintain stability and continuity for our children, especially in their education and social development.

I respectfully urge the Council to:

- Allocate additional funds to extend the rental assistance program in the immediate term
- Identify a permanent funding source to sustain this essential support
- Agendize a discussion on a city rent stabilization ordinance to protect working families from being priced out

This is not just about housing — it is about preserving the fabric of families who contribute to this city every day and want to continue doing so.

Thank you for your time, your service, and your consideration.

Respectfully,

Mario Loera
Claremont Resident since 2020



April 9, 2026

Dear Mayor Stark, Vice Mayor Reece, Councilmembers Calaycay, Leano, and Medina,

We are calling on you to allocate existing funds to **extend the funding** of Claremont's Temporary Housing Stabilization and Relocation Program and to **identify permanent funding** sources to make the program permanent.

Receiving support for monthly housing costs has been a lifeline for many of the 200+ households enrolled in the program. We hear first hand from families being able to buy groceries, basic care products, and even medicine again as a result of the breathing room created by the City's direct subsidy payments to landlords toward their rent bill. While many of the enrolled participants experienced a temporary qualifying situation and have transitioned off of the need for support, this is a long-term problem for many of the current households receiving assistance since they are severely rent burdened and already full-time employed. Transitioning them to a 6-month county program is not an option if housing stability is the goal.

Claremont residents along with a majority of voters from across LA County agreed to the ½ cent sales tax increase of Measure A because of the stated mission to "continue progress on ending homelessness with housing and services, while greatly expanding efforts to **address the drivers of homelessness** through affordable housing construction, homelessness prevention, and **support for vulnerable renters.**" The tax has now been in effect for just over one year. How have we as a city applied to use our share of the \$1 billion raised to help fulfill the mission of addressing the drivers of homelessness right here in Claremont?

Let's work together to promote meeting Goal 4: Prevent people from falling into homelessness.

Here are a few of the recommendations our members see as part of homelessness prevention here:

- Fund permanent rental assistance for the most vulnerable renters in Claremont
- Pass a lower maximum yearly rent increase cap in Claremont (rent stabilization)
- Implement a mandatory rent registry for help with monitoring housing and aid in enforcement
- Require affordable housing be built as part of the Village South development
- Explore a workforce housing partnership between CUSD and the City
- Approve the state measure AB 1033 to allow sale of ADU- move renters into long-term stability
- Add a staff position for supporting and helping residents navigate housing stability matters

You can't keep operating 'business as usual' when people are in danger of falling into homelessness on your watch as our elected representatives.

The immense popularity and qualification for the Temporary Housing Stabilization and Relocation Program is a testament to the very real danger many of our residents are in of falling into homelessness. The first drop into homelessness is often invisible to the community at large: going to stay in a temporary shelter, securing hotel vouchers, sleeping on friends' couches for a while, or sleeping in your car. Waiting until later, until people have fallen so deep into homelessness that they are seen sleeping on the street is unacceptable and harder to come back from than intervening early on.

You can tighten qualification and recertification of eligibility for the program to try and make funds last longer, but know that every month additional households will find themselves qualifying as rent burdened or severely rent burdened. Wages have not kept up with runaway rental housing costs and people are desperate to get housing costs stabilized.

Claremont Unified School District has increased staffing to fund two employees serving as Liaisons for Youth and Family Services. Also, CUSD worked with Tri-City Mental Health Services to open a student and family resource center in February at Oakmont Outdoor School where families can get direct support through services such as mental health counseling, support for CUSD foster kids, and homelessness services, among others. Instability is part of a swelling crisis in Claremont and the local school district is rising to the challenge of finding creative ways to support families in need.

To reiterate, we implore you to use existing funds to **extend the funding** of the Temporary Housing Stabilization and Relocation Program and to **identify permanent funding** sources to make the program permanent. This is one piece of working to stabilize Claremont's housing; adding a rent stabilization measure is another key piece.

The housing affordability situation is worsening, not improving. The time to act is now.

Sincerely,

Claremont Tenants United