

October 8, 2019
Regular Meeting
Item #2a

CAO

Additional Documents:
List of Recognized Employees

ANTHONY	DUBLINO	11/21/2008	CAO	10 YR	Administration
SAGE	LOVELACE	02/18/2014	Angelle Nolan	5 YR	Animal Control
RUTH	HANSEN	08/23/1999	Shannon Kendall	20 YR	Clerk
JASON	DAVENPORT	01/26/2009	Wendy Sugimura	10 YR	Community Development
BRAD	BRAATEN	04/07/2014	Tim Kendall	5 YR	District Attorney
MICHAEL	GEARY	07/03/2003	Chris Mokracek	15 YR	EMS
COLIN	TAMS	07/24/2008	Chris Mokracek	10 YR	EMS
PENNY	GALVIN	04/23/2009	Chris Mokracek	10 YR	EMS
LUNDY	SCHNEIDER	03/21/2014	Chris Mokracek	5 YR	EMS
JAMI	JERRETT	04/24/2001	Nate Greenberg	15 YR	IT
DYLAN	WHITMORE	02/17/2009	Karin Humiston	10 YR	Probation
JUDITH	CURTI	02/24/2009	Tony Dublino	10 YR	Public Works
ERIC	DURO	05/18/2009	Tony Dublino	10 YR	Public Works
CLAUDE	FIDDLER	06/10/2009	Tony Dublino	10 YR	Public Works
DONALD	NUNN	06/21/2009	Tony Dublino	10 YR	Public Works
KEVIN	ROBERTS	11/04/2013	Tony Dublino	5 YR	Public Works
CRAIG	LEYLAND	02/18/2014	Tony Dublino	5 YR	Public Works

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ELECTIONS

Additional Documents:
Security FAQ



ELECTIONS & INFORMATION TECHNOLOGY

ELECTIONS SECURITY

WHAT YOU NEED TO KNOW

Mono County prioritizes the safety and security of our employees, data, and electronic systems, particularly as it relates to elections. The Information Technology Department works closely with the Registrar of Voters and Mono County Elections Team to ensure that we are able to conduct safe, secure, and efficient elections where every vote counts. This information sheet is designed to provide a high-level overview of the work that goes into ensuring this takes place.

What is Mono County doing to secure elections?

Mono County follows industry standards and best practices to ensure that we have an effective security posture throughout the organization. This begins with ensuring that our PCs, servers, and other technology systems are up to date with the latest versions of software and patches and extends all the way to requiring all election staff (and all County personnel) to participate in monthly security awareness training.

How is Mono County keeping up on the latest security threats?

Mono County partners with and is supported by the Elections Infrastructure Information Sharing and Analysis Center (EI-ISAC) which shares critical information about threats and best practice responses with us on a regular basis. Furthermore, our security personnel are part of the Critical Infrastructure Protection Council under the Department of Homeland Security, as well the Elections Critical Infrastructure Governing Council.

What is Mono County doing to ensure that my vote will be counted and not deleted or changed?

Mono County is a leader in the State in terms of staffing as well deploying appropriate tools to protect our election infrastructure. We are one of a few counties across the Nation who deploy sensors supported by the DHS that help us monitor network traffic. Additionally, we conduct an annual security assessment based on the NIST Cyber Security Framework (NIST 800-53) which helps us shape and improve our security posture.

How is the County protected against Ransomware and similar Malware which could corrupt elections data?

Elections computers are separated from the internet and regular County network in order to ensure that they are not accessible to the outside world. This limits the number of people who have access to those computers and therefore reduces the risk of them becoming infected by Ransomware or Malware. Additionally, the County regularly backs these systems up to ensure that if they were ever infected the data could be recovered.

Is it true that the Russians hacked into other agencies in the Nation and changed elections results?

This is a false statement. No 'hacking' of elections infrastructure resulted in actual vote changes in the Nation. While five states' (and perhaps additional local agencies) election registration rolls were accessed by unauthorized users, it is important to understand that those rolls are public information and no registration roll databases were altered.

For a formal statement on Russian Elections Interference by the Department of Homeland Security, see <https://www.dhs.gov/cisa/news/2019/07/25/joint-gcc-scc-statement-senate-intelligence-committees-first-russian>

The Russians are using Social Media, like Facebook, to disrupt our elections and to vote for a specific candidate, right?

Not exactly. Russia (as well other nation states) have used, and continue to use, social media to disrupt political discussions, sow intraparty discord, and generally try to discourage voter turnout or suppress votes from certain demographics.

For more information please see <https://www.dhs.gov/publication/foreign-interference> and <https://www.dhs.gov/news/2018/08/24/dhs-fbi-hold-joint-briefing-election-officials-facebook-and-microsoft>

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SOCIAL SERVICES

Additional Documents:
PowerPoint and Letter from
citizen



Mono County Board of Supervisors

BIRCH CREEK CONDOMINIUM - TRANSITIONAL HOUSING PROPOSAL

Meeting of October 8, 2019

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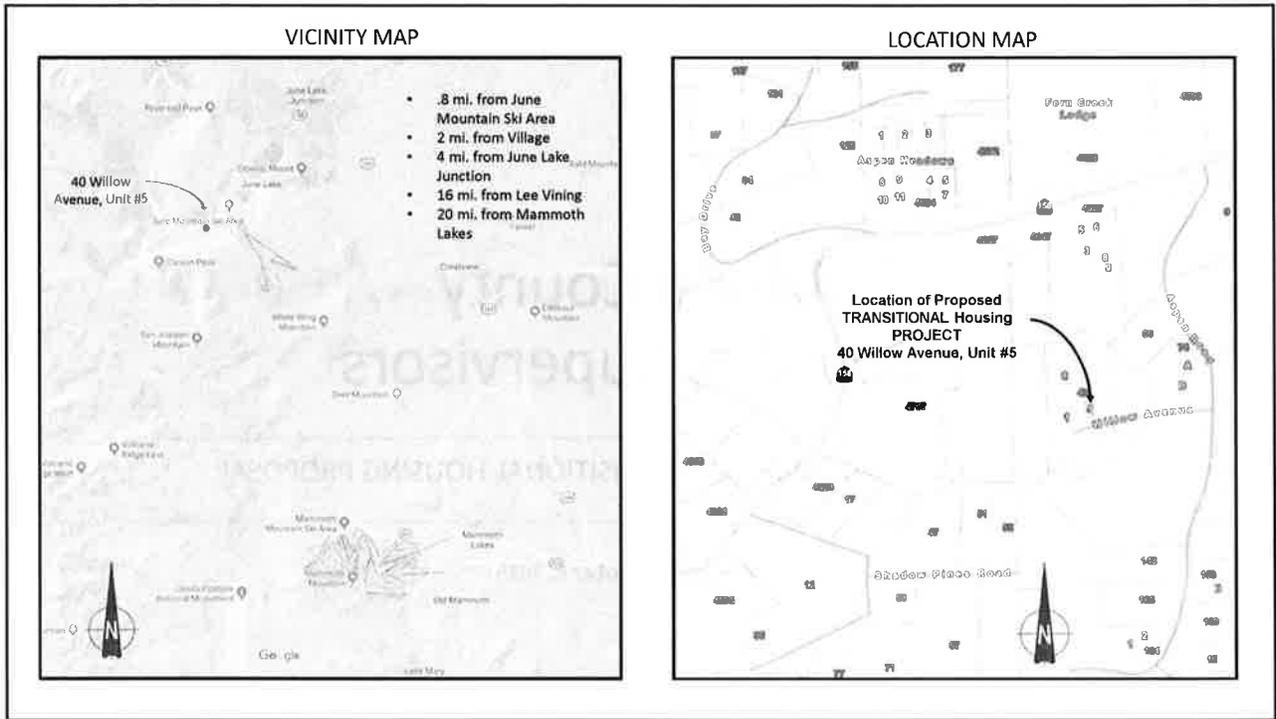
Project Summary

- IMACA to purchase Birch Creek condominium from the County of Mono.
- Condominium unit would be occupied by an individual or family who is experiencing or at imminent risk of homelessness and transitioning to permanent housing.
- Length of stay is usually 3 to 6 months but no more than 2 years.
- Supportive services may be provided during that period to assist in the transition to permanent housing.
- Condominium may be occupied as affordable housing if no qualified transitional housing occupant.

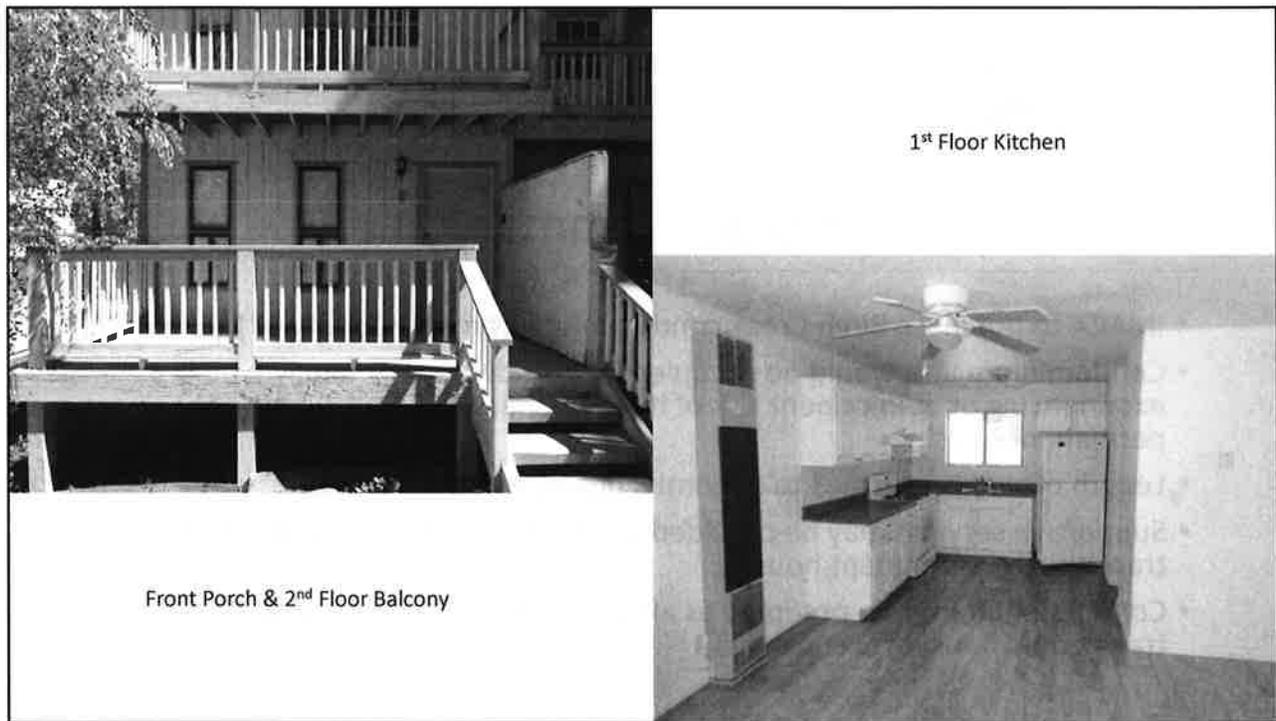
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Project Summary

- Condominium is two-stories with living area, kitchen and bath on first floor and two bedrooms and bath on second level.
- Unit is west side of duplex.
- Approximately 838 sq. ft. of floor area.
- One on-site parking space provided.
- Space is heated by propane wall unit.
- Constructed in 1981.

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TERMS OF AGREEMENT WITH COUNTY

- Purchase Price is \$155,000 + \$5,000 up front fee for monitoring + ½ closing costs - below 2018 appraised value of property.
- Must be occupied as transitional or affordable housing.
- Regulatory Agreement recorded covenant running with land.
- House rules to include: 1) pets shall not create any nuisance for neighbors; and 2) vehicles to be parked or stored in compliance with HOA requirements.
- IMACA may sell to another nonprofit for same purpose subject to Mono County BoS approval and right of first refusal to purchase.
- If unit sold for profit, IMACA must share with County to invest in affordable housing.

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NEED FOR PROJECT

- January 2019 Point-in-Time Count of Persons Experiencing Homelessness – 69 persons and only 1 sheltered in Mono County.
- No emergency shelters, permanent supportive housing or transitional housing in Mono County.
- IMACA provided rapid rehousing, emergency shelter and other types of homeless assistance in Mono County to 30 persons in 2018.
- Demonstrated and documented need for Workforce Housing in Mono County.
- Long waiting lists for affordable housing in Mono County.

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TIMELINE of EVENTS

- 2002 -- Birch Creek Condominium deeded to Mono County by developer to mitigate the need for affordable employee housing.
- January 2019 – Eastern Sierra CoC receives funding through the state Emergency Homeless Aid Program (HEAP) to provide interventions that reduce the incidence and duration of homelessness.
- May 2019 -- IMACA discusses potential purchase of Birch Creek Condominium with Mono County BOS and staff.
- June 2019 --Eastern Sierra CoC allocates funding for Birch Creek Condominium Purchase by IMACA to address need in Mono County.
- July 2019 -- Mono County BoS agrees to move forward and approves process for Birch Creek Condominium Sale, including public outreach.
- September 4, 2019 – June Lake Advisory Committee Meeting discussion.
- September 9, 2019 – Community meeting held at June Lake Community Center.
- October 3, 2019 – IMACA Board approves the Purchase and Sales and Regulatory Agreement.

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PUBLIC OUTREACH

- IMACA sent 809 letters by postal service to 323 property owners within 1000-foot radius of condominium project and 486 to all PO Boxes in June Lake.
- Posted on four bulletin boards in community and contacted Birch Creek residents during site visits.
- Met individually with Birch Creek Condo immediate neighbor
- Presented proposal at June Lake Citizens Advisory Committee meeting September 4, 2019.
- Community meeting on September 9.

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SUMMARY OF PUBLIC COMMENTS

- Not right location for transitional housing because site is distant to services and isolated in winter months due to snow conditions.
- Limited employment in June Lake.
- Opposed to homeless housing—June Lake is a resort community.
- Limited available transit.
- Heating costs are high.
- Need more affordable housing for community – support proposal.

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PARTICIPANT PLACEMENT

- Condominium managed by IMACA, but placement will be through the CoC's Coordinated Entry System (CES).
- CES is the process used by other CoC service providers to assess a persons needs and refer them to an appropriate housing program for success.
- A comprehensive assessment will be conducted and a plan prepared for permanent housing for each occupant.
- Supportive services may include housing placement, employment training, social security enrollment assistance, counseling and other services.
- Will not be the right fit for everyone in the CES -- location and access to services shall be considered.

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OCCUPANCY STANDARDS

- Oversight will include frequent contact and monitoring. Agency is considering Skype or other forms of electronic communication as well as personal contact.
- Transitional Housing Tenant Agreement signed by residents.
- IMACA is also considering installation, with permission of the HOA, of a porch camera.
- Agency has operated two Transitional Housing units in Bishop for the last six months and successfully placed several families in permanent housing.

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HOUSE RULES – SIGNED AGREEMENT

- Pets pre-approved by IMACA staff and under control of resident/not create nuisance for neighbors.
- Vehicle parking or storage in compliance with HOA rules—one parking space.
- Resident must keep living area and property clean.
- Smoking not permitted inside of the condominium.
- Maximum number of occupants varies, but generally four to five.
- No additional occupants or subleasing of condominium.
- No overnight guests unless approved by IMACA staff.
- Resident(s) respectful of neighbors –No noise or disturbance of neighbors.

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ANALYSIS

- Ongoing costs include HOA fee of \$419/mo., maintenance, utilities and insurance.
- Funding sources include HEAP, HHAP, CESH, other CoC agency programs and participant contributions.
- Challenges in placement, delivery of supportive services and monitoring.
- On balance, there is a need for this type of supportive housing in the community and few other beds available in Mono County currently.
- Could fund additional projects to meet other needs in community in next six months with funding from new state homeless funding.

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NEXT STEPS IN THE PROCESS

- If Mono County Board of Supervisors approves the Purchase and Sales and Regulatory Agreement, then:
 - IMACA staff will submit a HEAP Budget Amendment Request to be reviewed administratively by state.
 - Approximately 30-day escrow and then IMACA will work to furnish and prepare condo occupancy, and coordinate with CoC stakeholders to place program participant in the condominium.
 - Mono County will monitor to ensure compliance with terms of the Regulatory Agreement. IMACA will provide annual reporting on occupancy.

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RECOMMENDED BOARD ACTION

- Approve Resolution 19-__ authorizing sale of Birch Creek Condominium subject to terms in PSA and Regulatory Agreement.

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From: John Harrigan <johnpharrigan1948@gmail.com>

Date: Mon, Sep 9, 2019 at 10:29 AM

Subject: Inyo Mono Advocates for Community Action, Inc. proposed purchase of Birch Creek condominium #5, June Lake, Ca. from Mono County

To: <jkreitz@mono.co.gov>, <fstump@mono.gov>, <bgardner@mono.gov>, <jpeters@mono.gov>, <scorless@mono.gov>

Cc: JIM HARRIGAN <flyinhfarm@aol.com>, JOE HARRIGAN <josephwharrigan@gmail.com>, Maureen Harrigan <harriganmaureen@gmail.com>, Kathy Prechtl <kathy.prechtl@prellis.com>, Phil Harrigan <schlopy@sbcglobal.net>, Steve Harrigan <stevesph7@aol.com>, <harriganmary08@gmail.com>, PAUL HARRIGAN <pgharrigan@sbcglobal.net>, <lemerson@imaca.net>, Jason Wilhelm <jmw.realevolution@gmail.com>

On behalf of the nine members of the Harrigan Family, LLC I am writing to you to express concerns regarding the above proposed transaction. Our family home is adjacent to the Birch Creek condominiums. Our address is 4797 HWY 158, June Lake. This email is in response to the letter dated August 20, 2019 from Larry Emerson of IMACA. None of our family members or representatives are able to attend the community meeting scheduled for September 9, 2019 to discuss IMACA's plans.

On August 20, 2019 I conducted a phone conversation with Larry Emerson. He was very forthcoming and cooperative. I expressed my concerns regarding the nature of a single transitional housing unit distant from direct daily supervision. Since the development of Birch Creek our property has been subject to trespassing, vandalism and trash disposal which can be reasonably credited to Birch Creek. While the frequency of these incidents has diminished over the years they still occur.

I asked Mr. Emerson his plans for security. I was alarmed to discover he had no written case plan for client management

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or security. His comments for security were a vague statement of Facebook, Skype and video surveillance. His comments regarding client management were additionally vague noting a site visit only every thirty days. My experience makes it clear that given the nature of the client base there needs to be constant personal contact to insure success. Mr. Emerson stated he would write a case management plan or at least an outline prior to the September 9th meeting. I have not received such a document. There are few full time residents in the immediate vicinity of Birch Creek. IMACA needs to be accountable for the development, implementation and monitoring of a case plan which reasonably insures security and success of any project before any sale is considered.

I asked for and received IMACA's latest Form 990, Return of Organization Exempt From Income Tax which was for the year ended June 30, 2018. I was alarmed by several issues. For the years ended June 30, 2017 and 2018 the entity operated at a deficit (expenses exceeded revenues). The entity at June 30, 2018 had a deficit fund balance of (\$540,969) (liabilities exceed assets). Within the balance sheet there are numerous questions regarding the entity's solvency. The appearance of the entity's financial position raises questions regarding the ability to properly fund and manage a remote site.

All of my family members have participated in 501 (3)(c) organizations in some capacity as volunteers, board members and board officers. We embrace the opportunities to serve our communities and help those in need. However, our experiences dictate that there are troubled waters ahead if a project is not properly located, planned and financed. I ask the Board of Supervisors to carefully review this project before any sale is consummated.

We thank you for your time and consideration. We ask that this email be made part of the minutes for any meeting on this subject.

Respectfully submitted,

John Harrigan
541-419-5854

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