



Staff Report

---

**File #:** 23-0569

---

**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 07/19/2023

**TO:** Honorable Mayor and City Council Members

**FROM:** City Manager's Office

**SUBJECT:**  
CENTRO MEDICO COMMUNITY CLINIC LEASE AGREEMENT

**EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve a lease agreement with Centro Medico Community Clinic to facilitate the provision of medical, behavioral health, oral care, and recuperative care services at the Harrison HOPE Center.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Approve the lease agreement with Centro Medico Community Clinic, a California domestic nonprofit corporation.
- b. Authorize the City Manager, or his designee, to execute the lease agreement, including non-substantive amendments and term extensions.

**BACKGROUND & HISTORY:**

Homeless Strategic Plan

On June 17, 2020, the City Council adopted the Homeless Strategic Plan (the Plan) with the following vision:

- Comprehensive, five-year roadmap that will be implemented in phases over time;
- Document that supports a flexible and scalable system of services that can respond to changing needs, issues, and opportunities;
- Goals and strategies that guide the development of the City's Homeless System of Services.

### Centro Medico Community Clinic Partnership

In early 2021, Homeless Solutions and Centro Medico Community Clinic (CMCC) began discussions about a potential partnership to enhance the City's planned homeless system of services. CMCC offered to establish a satellite clinic at the Harrison HOPE Center. The proposed partnership was consistent with the City's vision for a systems-oriented approach to addressing homelessness.

On June 2, 2021, City Council directed staff to develop a Phase II scope of work to transform the west wing of the HOPE Center into a medical clinic. On March 2, 2022, City Council approved a contract with ADT, Commercial LLC for installation of an Access Control and Video Surveillance System which included components for both the shelter and clinic space at the Harrison HOPE Center. On April 20, 2022, City Council approved a construction contract with Golden Gate Steel, Inc. for completion of Phase II renovations which included a variety of improvements, including the creation of a medical clinic.

### Mercy House Agreement

On December 7, 2022, City Council approved the Mercy House Homeless System of Services Agreement. Homeless Solutions worked with multiple City Departments and Mercy House to finalize many processes including completion of Phase II renovation work (with the exception of the generator which is still pending installation), the hiring of Mercy House staff for five different programs, and the purchase of furniture, fixtures, and equipment. On May 31, 2023, the City celebrated the Harrison HOPE Center grand opening ribbon cutting ceremony and on June 20, 2023, the HOPE Center started providing emergency shelter services; however, clinic services cannot be provided until City Council approves the proposed lease agreement with CMCC.

## **ANALYSIS:**

### Centro Medico Community Clinic Lease Agreement

When City Council approved the Mercy House Homeless System of Services on December 7, 2022, that approval included a lease agreement for the Harrison HOPE Center and 5th Street permanent supportive housing units. Homeless Solutions staff used the same lease agreement model for CMCC. The proposed CMCC lease is a non-monetary agreement. 100% of clinic services are funded through Medi-Cal and Medicare.

The lease agreement includes a site plan that clearly defines the space the clinic will occupy, a Memorandum of Understanding between CMCC and Mercy House to define client referral and service protocols, and a copy of the license that CMCC obtained from the U.S. Department of Health and Human Services Health Resources and Services Administration. The clinic license designates the Harrison HOPE Center as an official satellite clinic (also known as a look-alike designation) through December 31, 2023. In accordance with Federal requirements, CMCC will renew the license on an annual basis and provide a copy to the City.

### Scope of Clinic Services

The clinic will provide services to support all aspects of the City's Homeless Strategic Plan as follows:

- a) Corona residents at risk of homelessness
- b) Corona homeless guests residing at the Harrison HOPE Center
- c) Corona homeless clients coming for meals and day services at the Harrison HOPE Center

- d) Corona homeless guests residing in the City's motel shelter program
- e) Corona tenants residing in permanent supportive housing units in the City of Corona (Vista Dorada, 5th Street Housing units and future units on 2nd and Buena Vista)
- f) Corona unsheltered street homeless

Consistency with the Homeless Strategic Plan

All of the programs and services proposed in this agenda staff report are consistent with the goals and implementing strategies in the City of Corona Homeless Strategic Plan. The Centro Medico Community Clinic partnership supports Strategic Plan Goal #1 to develop a systems-oriented approach to address homelessness and Goal #7 to develop public/private partnerships to support plan initiatives.

**FINANCIAL IMPACT:**

There is no financial impact associated with this action.

**ENVIRONMENTAL ANALYSIS:**

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential or causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action involves the approval of a non-monetary lease agreement for the provision of medical and behavioral health care services to at-risk and homeless residents of Corona. Approval of this agreement will not have a significant effect on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** KAREN ROPER, HOMELESS SOLUTIONS MANAGER

**REVIEWED BY:** JACOB ELLIS, CITY MANAGER

**Attachments:**

1. Exhibit 1 - Centro Medico Community Clinic Lease Agreement