

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.18  
(ID # 12969)

MEETING DATE:  
Tuesday, July 07, 2020

**FROM :** RUHS-BEHAVIORAL HEALTH:

**SUBJECT:** RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Approval of the Interim Cooperative Agreement Between Riverside University Health System - Behavioral Health, National Community Renaissance of California and CP Senior Apartments, L.P for the Supportive Housing Services at Cathedral Palm Senior Apartments, District 4. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Interim Cooperative Agreement between Riverside University Health System – Behavioral Health (RUHS-BH), National Community Renaissance of California and CP Senior Apartments, L.P. for the Cathedral Palms Senior Apartments Permanent Supportive Housing Program and authorize the Director of RUHS-BH to sign the agreement, any subsequent amendments, certifications or required documents related to the agreement on behalf of the County.

**ACTION:**

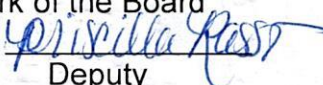
  
Matthew Chang, Director 6/30/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: July 07, 2020  
xc: RUHS-BH

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 20/21</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The enactment of California's No Place Like Home (NPLH) program in 2016 authorized up to \$2 billion to provide capital for the purpose of developing permanent supportive housing for persons with severe and persistent mental illness who are in need of mental health services and who are experiencing homelessness, chronic homelessness, or are at risk of chronic homelessness. The NPLH program is administered by the California Department of Housing and Community Development (HCD).

NPLH funds are awarded to counties who, together with a development partner, successfully apply for those funds through a competitive process. On January 8, 2019 (Agenda Item #3.20), the Board of Supervisors approved RUHS-BH to apply for NPHL funding. RUHS-BH and its development partner, C P Senior Apartments, L.P., submitted an application in January 2019 and were approved for NPLH funds in March 2019 for the acquisition, rehabilitation, construction and development of 68 units of permanent supportive senior housing (NPLH units) within an existing 228 unit senior community known as Cathedral Palms Senior Apartments (Cathedral Palms) located in Cathedral City.

The interim cooperative agreement establishes the roles and responsibilities of the development partner, property manager and RUHS-BH relating to the services and supports being provided for residents of the NPLH units in Cathedral Palms. An Interim Cooperative Agreement has been developed among these parties for the time when the rehabilitation and construction process of Cathedral Palms is underway during which some of the NPLH units will be occupied. The Interim Cooperative Agreement will be superseded by the execution of a cooperative agreement among these parties when the construction and rehabilitation of all of the units of Cathedral Palms is completed, currently expected to be late 2021 or early 2022.

**Impact on Residents and Businesses**

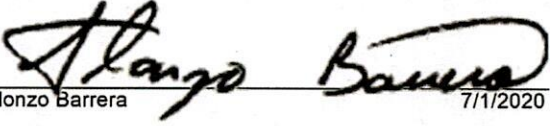
An essential element of successfully housing the population of homeless, chronically homeless and at-risk of homelessness individuals with severe and persistent mental illness is providing intensive supportive services. A condition of being awarded NPLH funds is the agreement by the county to provide the supportive services that help NPLH residents be connected to mental health and substance abuse treatment services that are necessary to address their mental


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health conditions, promote their wellness and recovery and to maintain their housing stability to avoid a repeat episode of homelessness. These services are a component of the Department's system of care aimed at improving the health and safety of consumers and the community.

**Additional Fiscal Information**

There are no exchange of funds between the parties. RUHS-BH supportive services will be funded through the Mental Health Services Act, reimbursement of Medi-Cal eligible services and other federal resources. No County funds are required.

  
Alonzo Barrera 7/1/2020

  
Gregory V. Priarios, Director County Counsel 7/1/2020

**INTERIM COOPERATIVE AGREEMENT**

**PARTIES:**

**COUNTY OF RIVERSIDE / RIVERSIDE  
UNIVERSITY HEALTH SYSTEM – BEHAVIORAL  
HEALTH**

**AND**

**NATIONAL COMMUNITY RENAISSANCE OF  
CALIFORNIA**

**AND**

**CP SENIOR APARTMENTS, L. P.**

**TYPE OF SERVICE:**

**MANAGEMENT OF SIXTY-EIGHT UNITS OF  
PERMANENT SUPPORTIVE HOUSING WITHIN  
AN AFFORDABLE SENIOR HOUSING PROJECT  
KNOWN AS CATHEDRAL PALMS SENIOR  
APARTMENTS**

THIS INTERIM COOPERATIVE AGREEMENT, hereinafter referred to as AGREEMENT, is entered into by and between the County of Riverside, California (hereinafter "COUNTY"), on behalf of Riverside University Health System – Behavioral Health (hereinafter "RUHS-BH"), NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA (hereinafter "CORE") and CP Senior Apartments, L.P., a California limited partnership, (hereinafter "PARTNERSHIP") for the acquisition, ownership, construction, rehabilitation, operation and management of residential multi-family housing units and the delivery of supportive services for residents of 68 units of supportive housing within an affordable senior housing community in Cathedral City, California known as Cathedral Palms Senior Apartments (hereinafter "PROJECT"), and is based on the following representations and statements of purpose:

WHEREAS, the California Department of Housing and Community Development ("HCD") issued an amended Notice of Funding Availability ("NOFA"), dated as of October 30, 2018, in connection with No Place Like Home ("NPLH") Round 1 Competitive Allocation Funds for the creation of permanent supportive housing for adults with serious mental illness, or children with severe emotional disorders and their families who are homeless, chronically homeless, or at risk of chronic homelessness as more fully described in the NOFA; and

WHEREAS, RUHS-BH and PARTNERSHIP jointly submitted a successful application to HCD in 2019 to obtain financing from the NPLH NOFA associated with the acquisition, rehabilitation, development and construction of 68 units of permanent supportive housing for the PROJECT in the amount of \$7,712,905 (the "NPLH Loan"). The NPLH Loan will be made pursuant to the terms of a Standard Agreement to be executed by the Partnership, CORE, RUHS-BH and HCD on or about the date hereof (the "Standard Agreement"), and certain loan documents, including, without a limitation a note, deed of trust and regulatory agreement in

connection with closing of the NPLH Loan (together with the Standard Agreement, the "NPLH Documents"); and

WHEREAS, PARTNERSHIP has entered into an agreement with CORE to manage the PROJECT and carry out the performance of the responsibilities of the PARTNERSHIP as described herein as it relates to the maintenance of the PROJECT and the leasing of the permanent supportive housing units; and

WHEREAS, this AGREEMENT is being entered into in order to establish the roles and responsibilities that pertain to the PROJECT during an interim period of acquisition, development, rehabilitation and construction when the PROJECT will be open and when housing and supportive services will be provided to residents prior to the completion of the rehabilitation of the PROJECT and prior to the completion of the transaction related to the permanent financing provided through the NPLH program, including the recording of the NPLH Regulatory Agreement (NPLH Regulatory Agreement) for the PROJECT, at which time a subsequent cooperative agreement will be executed by all parties hereto.

NOW, THEREFORE, the COUNTY, CORE and PARTNERSHIP mutually agree as follows:

**I. GENERAL STATEMENT OF FACTS:**

The PROJECT is located at 31-750 Landau Boulevard in Cathedral City, California. The transaction involves the acquisition, ownership and management of Cathedral Palms Senior Apartments, which consists of 224 housing units that are already constructed and the rehabilitation, development, construction and operation of PROJECT on this property.

When completed, the PROJECT shall consist of a total of 224 units of multi-family affordable senior rental housing units in 6 residential buildings, of which 154 units will be affordable units for seniors, 2 units will be for managers and 68 units will be set-aside for senior households 62 years or older who are eligible for permanent supportive housing, subject to applicable rules and regulations of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended) (hereinafter Fair Housing Act), the California Tax Credit Allocation Committee (TCAC), Section 42 of the Internal Revenue Code, as amended, the Mental Health Services Act (MHSA), the California Welfare & Institutions Code Section 5600.0(a) and/or Section 5600.3(b), the NPLH program, the California Department of Health Care Services (DHCS), RUHS-BH and other regulations that apply to the PROJECT.

The PROJECT is currently subject to the provisions of certain recorded regulatory agreements with various parties that, among other things, limit the age and household income of residents and the permitted rents for units. An NPLH Regulatory Agreement will be executed at the completion of the PROJECT and the completion of the transaction related to the permanent financing provided through the NPLH program. Certain of the existing recorded regulatory agreements will continue to exist and will be subordinate to the recorded NPLH Regulatory Agreement. The need to subordinate existing recorded regulatory agreements will be determined by the HCD and other financial partners at the

time the NPLH Regulatory Agreement is recorded.

For the duration of this AGREEMENT, occupancy and rents on the NPLH units will be restricted and regulated by the terms of the NPLH program as defined in the NPLH Program Guidelines issued by HCD in September 2019 (“NPLH Program Guidelines”) and by RUHS-BH rules and regulations.

The PROJECT shall include 184 studio and 40 two-bedroom units. Sixty-eight of the 184 studio rental units will be made available to NPLH qualified residents (the “NPLH Units”). No specific units within the PROJECT will be permanently assigned or designated for NPLH qualified residents; such units will instead be evenly dispersed and located throughout the PROJECT without being concentrated into a defined area or building. This is done to avoid any permanent designation of specific units as NPLH Units and the labeling and presumption of those units as NPLH Units or the residents of those units as being associated with the NPLH program. Nothing about the appearance or location of the NPLH Units will make them distinguishable from other units in the PROJECT.

The PROJECT will be fenced and gated and will include a community building with office space consisting of 2 separate offices for RUHS-BH staff. The PROJECT will include on-site management with a 24-hour emergency number posted, automobile entry gates, perimeter fencing and pedestrian gates. Common area security cameras will be located throughout the community.

The Riverside County Coordinated Entry System (CES) will serve as a source of applicant referrals to the PROJECT, either directly or through RUHS-BH. The PARTNERSHIP and CORE agree to maintain contact with the CES and to communicate with and cooperate with the processes associated with the CES, provided, however, CORE shall not be obligated to fill the NPLH Units with tenants referred by CES or hold units vacant pending referrals from CES if not otherwise required by HCD under the NPLH funding .

## **II. DUTIES AND RESPONSIBILITIES:**

A. GENERAL. All parties agree that diligent efforts shall be made to keep open lines of communication and to ensure mutual accountability in carrying out each of the separate roles and functions of each party. All parties agree to do the following:

1. Share contact information of key staff involved with the PROJECT with each other and within each respective organization. Contact information should include e-mail and telephone contacts and fax numbers and shall be updated annually.
2. Share written policies, procedures and forms for filing complaints, grievances and incident reports relating to the PROJECT.
3. Conduct ongoing trainings, provide guidance to staff regarding maintenance of confidentiality, and include confidentiality as a work performance expectation

for all appropriate job classifications.

4. Conduct regular joint meetings of senior or executive management of RUHS-BH, the PARTNERSHIP and CORE. These meetings will be coordinated by RUSH-BH and will occur at least two times per year, with the annual schedule established by mutual agreement at the beginning of each calendar year. Establishing and scheduling these meetings each year for the upcoming year is required. Refer to Exhibit B.
5. Cooperate with each other and with the NPLH tenant(s) to ensure that a smooth and successful move-in process takes place and that communication takes place to explain the expectations of tenancy, the availability of supportive services and the opportunities for personal and social engagement that are available at the PROJECT. In addition, parties must cooperate to arrange at the time of move-in for the transfer and placement of the resident's furnishings and personal property in the resident's unit.
6. Be prepared for security threats, emergencies and disasters in order to reduce the risk of harm to tenants and staff. This will include providing regular trainings for tenants and staff on basic safety and evacuation procedures, crisis management, conflict resolution and de-escalation.

B. PARTNERSHIP RESPONSIBILITIES. The responsibility of acquiring, constructing, rehabilitating, operating, managing and maintaining the PROJECT will be the sole responsibility of the PARTNERSHIP.

1. The PARTNERSHIP, through the management services of CORE, will maintain and operate all units of the PROJECT, a total of 224 multi-family affordable senior housing units, of which 154 units will be affordable senior units and 68 shall be set-aside for senior residents certified to be eligible for NPLH permanent supportive housing, subject to applicable rules and regulations as identified in Section I, General Statement of Facts. Two units are set aside as managers' units. RUHS-BH, CORE and PARTNERSHIP all mutually agree that the rents for eligible NPLH tenants shall be as described in Section I.
2. The presence of the TCAC regulatory agreement and/or agreements with the City of Cathedral City and others may impose other rent and income restrictions on some or all NPLH Units.
3. The "affordability period" stated herein shall be defined in the NPLH Regulatory Agreement.
4. The PARTNERSHIP and/or CORE shall be responsible for the maintenance of the common grounds of the PROJECT. The common grounds include, but are not limited to, outside and inside fixtures (excluding light bulbs on fixtures inside the units), walls and other such common areas that are not regarded as part of or under the control of the tenant's possession, landscaping, walkways,

parking areas, refuse/dumpster areas, carports, the community building(s), irrigation systems, pool/spa, recreation areas and equipment.

5. The PARTNERSHIP and/or CORE shall comply with all applicable licensing regulations including, but not limited to, the requirements of any federal, state, county or local agency required in connection with the provision of housing. The requirements of PARTNERSHIP under HIPAA are more fully described in Section VIII.
6. The PARTNERSHIP will dedicate 68 undesignated units throughout the PROJECT for potential NPLH eligible residents as more fully described in Section I, General Statement of Facts.
7. All potential residents who are believed to be eligible for residency through the NPLH program who are not directly referred by CES will be sent to RUHS-BH by CORE for screening and determination of eligibility for residency under the NPLH program. This includes potential residents applying directly to the PARTNERSHIP, directly to CORE or at the PROJECT.
8. The PARTNERSHIP and CORE shall develop and conduct PROJECT marketing in accordance with applicable funding requirements, applicable federal, state and local laws and Fair Housing Act provisions.
9. The PARTNERSHIP and CORE shall develop tenant selection criteria in partnership with RUHS-BH that are consistent with applicable provisions of the Fair Housing Act and the NPLH permanent supportive housing program. This includes a notification, appeal and reasonable accommodation process for applicants denied tenancy.
10. The PARTNERSHIP and CORE shall consistently apply tenant selection criteria in accordance with all applicable provisions of the Fair Housing Act and/or the requirements of applicable project funder(s) when considering tenancy for all NPLH housing unit applicants.
11. The PARTNERSHIP and/or CORE shall notify RUHS-BH within three (3) business days when an occupant of a NPLH unit leaves the PROJECT or ends his/her tenancy for any reason. Refer to Exhibit C.
12. The PARTNERSHIP and CORE shall provide assistance needed to applicants and those applicants who have been approved for occupancy in connecting with RUHS-BH for provision of services for the NPLH units. Assistance shall include lease application submittals, arrival or first day orientation and coordination with RUSH-BH supportive services staff to facilitate the move-in process. For consumers served by RUHS-BH who become tenants of the Project, property management staff will work together with RUHS-BH supportive services staff to prevent evictions, to adopt and ensure compliance with harm reduction principles, and to facilitate the implementation of reasonable accommodation policies. Collaborative obligations are outlined



above in Section II. A and specific obligations of the Partnership and CORE in Exhibit B.

13. The PARTNERSHIP shall provide two separate on-site offices for RUHS-BH supportive services staff at the PROJECT to conduct individual and confidential meetings with NPLH residents.
14. The PARTNERSHIP and CORE shall collaborate with RUHS-BH programs, including the Homeless Housing Opportunities Partnership and Education (hereinafter "HHOPE") program and other supportive service provider(s), if applicable, to support tenants, resolve issues as they emerge, and monitor activities at the PROJECT to ensure that services and supports consistent with the provisions of the AGREEMENT are maintained and provided. Meetings among senior or executive management level personnel of the PARTNERSHIP, CORE, RUHS-BH staff and the HHOPE program will take place no less frequently than twice a year. For consumers served by RUHS-BH who become residents of the Project, property management staff will work together with RUHS-BH supportive services staff to prevent evictions, to adopt and ensure compliance with harm reduction principles, and to facilitate the implementation of reasonable accommodation policies. Collaboration obligations are outlined above in Section II. A and specific obligations of the Partnership and CORE in Exhibit B.
15. The PARTNERSHIP agrees to immediately notify RUHS-BH of any change in its legal status. Refer to Exhibit C.
16. The PARTNERSHIP agrees to provide no less than sixty (60) days' written notice to RUHS-BH of any intention to terminate its agreement with CORE. The PARTNERSHIP further agrees to immediately notify and consult with RUHS-BH, upon the selection of a successor to CORE. Refer to Exhibit C.
17. The PARTNERSHIP shall keep RUHS-BH fully informed about information that is relevant to the successful and effective operation of the PROJECT and shall immediately notify RUHS-BH in writing of any legal action or financial event that could adversely affect the PROJECT or its continuity of operations. Failure to satisfy this requirement will be construed by RUHS-BH to establish an event of default of this AGREEMENT. Refer to Exhibit C.
18. The PARTNERSHIP agrees to provide an authorized representative to CORE and RUHS-BH who will perform the following functions in matters pertaining to the PROJECT:
  - a. Establish policies and procedures pertaining to the provision of general social services to the tenants of the NPLH Units as outlined in the General Social Services Plan prepared by Hope Through Housing Foundation (General Social Services Plan) in consultation with representatives of CORE and RUHS-BH.
  - b. Respond to complaints and concerns from all parties, including tenants.

- c. Collaboratively advocate for continued funding and services for the PROJECT.
  - d. Attend meetings when and as convened by RUHS-BH, including those identified in Section II A 4. Refer to Exhibit B.
19. The PARTNERSHIP agrees to include the NPLH Regulatory Agreement as part of all management agreements associated with the PROJECT and further agrees to incorporate the terms and conditions of the NPLH Regulatory Agreement into all management agreements associated with the PROJECT.
20. The PARTNERSHIP agrees to execute documents developed and submitted by RUHS-BH that are needed to remain in compliance with HCD and other organizations necessary to ensure continued social and supportive services to the NPLH units.
21. The PARTNERSHIP agrees to notify RUHS-BH in writing in the event of a transfer of the limited partnership interest(s) in the PARTNERSHIP and/or the transfer, substitution or removal of the general partnership interest in the PARTNERSHIP whether in accordance with or in violation of the terms of the limited partnership agreement of the PARTNERSHIP. Failure to satisfy this requirement will be construed by RUHS-BH as an event of default of this AGREEMENT.
22. The PARTNERSHIP agrees to submit to HCD an annual property operating budget and a supportive services budget for the general social services provided by Hope Through Housing Foundation and, if required by HCD, the supportive services budget provided by RUHS-BH. A copy of the NPLH unit supportive services budget will be simultaneously delivered by RUHS-BH to HCD if required by HCD.
23. The PARTNERSHIP agrees to submit to HCD, no later than 90 days after the end of the fiscal year of the PROJECT, an independent audit for the PROJECT that is prepared by a certified public accountant in accordance with the requirements in the NPLH Regulatory Agreement and the current audit requirements of HCD and the NPLH program. Refer to Exhibit C.
24. The PARTNERSHIP agrees to compile and submit to RUHS-BH, no later than September 1 of each year for the previous fiscal year (extending from July 1 through June 30), the data and information described in Section 214 of the NPLH Program Guidelines for review and subsequent submission to HCD.
- C. RUHS-BH RESPONSIBILITIES. RUHS-BH is the main provider of supportive services to NPLH residents at the PROJECT, subject to the information more fully described below.
- 1. RUHS-BH will provide supportive services to NPLH residents, at no cost to CORE or the Partnership, by assigning staff equal to 2.0 full-time equivalent

(FTE) personnel when the project has delivered all sixty-eight (68) NPLH units. Prior to that time, the staffing will be adjusted to reflect the need as NPLH Units are delivered. The FTE staff members will provide services on regular business days and during regular business hours in response to the variable needs of the NPLH Units. Services may be provided at the PROJECT and at other RUHS-BH locations and will include, but not be limited to, intensive case management, goal planning, education, training and support of life skills development, direct provision or linkage to vocational and educational services, assistance with developing and processing requests for reasonable accommodation, active linkage to medical care, mental health assessment and treatment that includes psychiatric and medication services and linkages to psychiatric and medication services, eviction prevention, transportation, substance use services, social and community building activities, wellness and recovery groups, peer support, 24/7 tenant support, community based activities and other supports and activities that will promote tenant self-sufficiency, independence and community integration and any other services necessary to meet the requirements of HCD under the NPLH program as outlined in the Supportive Services Plan approved by HCD (Supportive Services Plan).

2. RUHS-BH agrees to meet with a representative of CORE or the Partnership (either in-person or via teleconference) on a monthly basis or more often as mutually agreed. Refer to Exhibits B and C.
3. RUHS-BH agrees to provide staff that will assist residents with the move-in process and, if a determination is made that the resident is not ready for move-in for reasons of insufficiency of funds, lack of furnishings or other reasons, RUHS-BH will coordinate with CORE to effect a resolution.
4. RUHS-BH shall help residents find alternative accommodations if eviction or voluntary departure occurs.
5. RUHS-BH agrees to provide an authorized representative to the PARTNERSHIP and CORE who will perform the following functions in matters pertaining to the PROJECT:
  - a. Establish policies and procedures pertaining to the provision of social services to the tenants of the NPLH Units and outlined in the Supportive Services Plan prepared by RUHS-BH in consultation with representatives of the PARTNERSHIP, CORE and RUHS-BH.
  - b. Respond to complaints and concerns from all parties, including tenants.
  - c. Collaboratively advocate for continued funding and services for the PROJECT.
  - d. Attend meetings when and as convened by RUHS-BH, including those identified in Section II.A.4. Refer to Exhibit B.
6. RUHS-BH will screen for NPLH housing eligibility for all candidates referred to RUHS-BH for housing including those coming from RUHS-BH programs

or referred by CORE or by the PARTNERSHIP.

7. RUHS-BH will provide referrals to CORE for residency that may originate from the CES and other sources.
8. RUHS-BH will be responsible for ensuring that coordination and implementation of provisions of the AGREEMENT are achieved and maintained. This includes coordinating meetings no less than two times per year among senior or executive management level personnel and collaborating with the PARTNERSHIP and CORE to develop PROJECT policies and procedures as issues emerge.
9. RUHS-BH shall provide 24/7 support to CORE to facilitate timely resolution of tenant issues and to ensure effective coordination with RUHS-BH program provider(s). Refer to Exhibit B.
10. RUHS-BH is responsible for preparing an annual Supportive Services Budget for the NPLH Units (Supportive Services Budget) and staffing ratio reports for submission by PARTNERSHIP to HCD and other agencies as specified in the NPLH Regulatory Agreement.
11. RUHS-BH agrees to work with CORE to ensure a high quality of supportive housing services for NPLH residents.
12. RUHS-BH will provide notification to CORE as new policies and guidance relating to the PROJECT are provided by HCD and other agencies.

#### D. CORE RESPONSIBILITIES.

1. The services provided by CORE under this agreement will be performed by properly trained and licensed staff.
2. CORE agrees to attend regularly scheduled meetings (either in-person or via teleconference) with RUHS-BH at least monthly or more often, upon mutual agreement of the parties. Records of these meetings shall be kept using the format provided as Exhibit A or a similarly constructed agenda format.
3. CORE agrees to provide current NPLH resident information (including the current rent roll) along with information about tenant notices served, behavioral issues, delinquency notices, eviction notices, housing quality standards and other service referrals and to provide this information to RUHS-BH as requested and as more fully specified in Exhibit C.
4. CORE agrees to contact RUHS-BH when a tenant's health, safety or housing are at risk. Refer to Exhibit C.
5. CORE agrees to work closely with the authorized representative of the PARTNERSHIP to handle issues at the PROJECT site, when appropriate.

6. CORE shall ensure that its staff members working at the PROJECT are aware of the roles, responsibilities and personnel of CORE and RUHS-BH. CORE also agrees to ensure that all on-site staff are trained about when to call police and emergency responders and when to communicate with their supervisors and RUHS-BH in the event of an emergency.
7. CORE agrees to notify RUHS-BH whenever it becomes aware of conduct or behavioral issues of any NPLH resident(s) that could result in the termination of the resident's lease. Refer to Exhibit A.
8. CORE agrees to notify RUHS-BH of the processing of notices, responses and court dates relating to any eviction proceeding and, if eviction is successful, notification of the lockout date. Refer to Exhibits A and C.
9. CORE agrees to provide an authorized representative to the PARTNERSHIP and RUHS-BH who will perform the following functions in matters pertaining to the PROJECT:
  - a. Establish policies and procedures pertaining to the provision of general social services to the all tenants and as outlined in the General Social Services Plan prepared by Hope Through Housing Foundation in consultation with representatives of the PARTNERSHIP and RUHS-BH.
  - b. Respond to complaints and concerns from all parties, including tenants.
  - c. Collaboratively advocate for continued funding and services for the PROJECT.
  - d. Attend meetings when and as convened by RUHS-BH, including those identified in Section II.A.4. Refer to Exhibit B.
10. CORE agrees to maintain compliance with all provisions of the NPLH Regulatory Agreement of the PROJECT, other than those that are the responsibility of RUHS-BH, including, without limitation, provision of the supportive services required under Section 51 of Exhibit D of the Standard Agreement executed in connection with the NPLH funding.

### **III. PRIOR RUHS-BH APPROVAL**

- A. RUHS-BH shall have the right to review and approve in advance all special needs and reasonable accommodation plans relevant to the needs of NPLH residents. Revisions and changes to these plans are to be submitted to RUHS-BH by PARTNERSHIP and CORE as applicable. Refer to Exhibit C.
- B. RUHS-BH notification is required for any material change in the execution of services by CORE under this agreement and for any action that could result in the termination, suspension or discontinuity of services provided by CORE. Notification does not mean that RUHS-BH accepts such change.

#### **IV. TERM OF AGREEMENT AND EXECUTION OF SUBSEQUENT AGREEMENT**

This AGREEMENT shall continue in full force and effect until a subsequent cooperative agreement for the PROJECT, as described below, is executed by all parties. During the term of this AGREEMENT, the parties will annually certify in January of each year that the requirements in Exhibit B (Annual Consolidated Certification) have been met as evidenced by signatures by all parties involved. RUHS-BH certification will be evidenced by execution of the Annual Consolidated Certification provided as Exhibit B. The Director of RUHS-BH, or his or her designee, has the delegated authority and is authorized to execute the Annual Consolidated Certification.

The Parties hereby acknowledge and agree that at the completion of the rehabilitation of the PROJECT, and prior to closing of the transaction related to the permanent financing provided through the NPLH program (including the recording of the NPLH Regulatory Agreement for the PROJECT), a new cooperative agreement will be executed by the parties (the "Cooperative Agreement"). The Cooperative Agreement is anticipated to have a term of 55 years commencing upon the date of the issuance of the last Certificate of Occupancy for the NPLH Units of the PROJECT but shall have a term of no less than 20 years. The Cooperative Agreement shall obligate RUHS-BH to provide supportive services and comply with all other obligations described therein, which services and obligations are anticipated to be substantially similar to those set forth herein, but in any event, shall conform in all respects to any requirements of the NPLH program, for a period of not less than twenty (20) years, at no cost to CORE or the Partnership, including, without limitation, provision of the supportive services required under Section 51 of Exhibit D of the Standard Agreement executed in connection with the NPLH funding. RUHS-BH hereby agrees that it shall execute the Cooperative Agreement prior to closing of the NPLH loan transaction and that funds required to meet its obligations to provide supportive services in accordance with the requirements of the NPLH program have been identified and allocated for the provision of such services.

#### **V. REIMBURSEMENT/PAYMENT**

PARTNERSHIP and RUHS-BH agree that there will be no exchange and/or receipt of payment from or to PARTNERSHIP or CORE, with or for the fulfillment and performance of the duties and responsibilities specifically and expressly outlined in this AGREEMENT, other than the management fee provided to CORE through its agreement with the PARTNERSHIP. Funds that may be used as a subsidy from time to time for NPLH residents will be obtained from RUHS-BH funds and/or from other sources. At no cost to CORE, RUHS-BH shall perform the services outlined in the Supportive Services Plan as more fully detailed Section II C 1 of this AGREEMENT.

#### **VI. TERMINATION OF THE AGREEMENT**

Any party may terminate this AGREEMENT upon breach of the agreement by any other party, provided written notice of such breach is given and the notified party fails to cure such breach to the reasonable satisfaction of the noticing party within thirty (30) days of

delivery of the notice of breach, or such longer period as is necessary to cure the breach. Any termination requires prior notice to RUHS-BH and HCD. A copy of all notices delivered to the PARTNERSHIP shall be delivered at the same time to the parties identified in Section IX, Part B. Any cure of a breach under this AGREEMENT by the general or limited partner(s) of the PARTNERSHIP shall be treated as if such cure was made by the PARTNERSHIP. Such termination by the noticing party shall be effective at the end of the cure period if no cure has been affected. In addition, the following occurrences will give RUHS-BH the right to terminate this Agreement:

- A. In the event a petition for the adjudication of the PARTNERSHIP or CORE is filed for voluntary or involuntary bankruptcy, which is not dismissed within ninety (90) days.
- B. In the event that the PARTNERSHIP makes a general assignment of the interests of the PARTNERSHIP hereunder or the interests of the PARTNERSHIP are assigned involuntarily or by operation of law, for the benefit of creditors. Notwithstanding the foregoing, any transfer of the limited partnership interest(s) in the PARTNERSHIP and the transfer, substitution or removal of the general partnership interest in the PARTNERSHIP in accordance with or in violation of the Amended and Restated Agreement of Limited Partnership of the PARTNERSHIP shall not constitute a default or result in the termination of this Agreement.
- C. In the event of abandonment of the PROPERTY by the PARTNERSHIP
- D. In the event the NPLH Regulatory Agreement is terminated and terms of the NPLH Regulatory Agreement are not met by any party other than RUHS-BH after expiration of the applicable cure period.

## **VII. FINANCIAL RECORDS**

- A. The PARTNERSHIP shall maintain financial, programmatic, statistical and other supporting records of its operations and financial activities in accordance with State and Federal requirements. All records shall be open to inspection and may be audited by the authorized representatives of RUHS-BH, and any State and/or Federal governing agencies.
- B. All financial records, supporting documents, statistical records, and all other records pertaining to the use of the funds provided under this AGREEMENT shall be retained by the PARTNERSHIP and/or CORE for a period of twenty five (25) years, at a minimum, and shall be made available for audit by County, State or Federal representatives as necessary. CORE will maintain documents until property management contract terminates at which time all records will be surrendered to the PARTNERSHIP. In the event of litigation, claim or audit, the records shall be retained until all litigation, claims and audit findings involving the records, have been fully resolved. The twenty-five (25) year period commences upon issuance of a certificate of occupancy to the PROJECT.

Exceptions to the twenty-five (25) year retention period will be made if County, State, and/or Federal laws mandate a longer retention period.

**VIII. HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)**

- A. If and when applicable, the PARTNERSHIP in this AGREEMENT is subject to, and shall cause CORE to comply with, all relevant requirements contained in the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Public Law 104-191, enacted August 21, 1996, and the laws and regulations promulgated subsequent thereto. The PARTNERSHIP hereby agrees to cooperate and shall cause CORE to cooperate in accordance with the terms and intent of this AGREEMENT for implementation of relevant law(s) and/or regulation(s) promulgated under this Law. The PARTNERSHIP further agree that it shall be, and shall cause CORE to comply, and shall remain in compliance with the requirements of HIPAA, and the laws and regulations promulgated subsequent hereto, as may be amended from time to time.

All privacy complaints should be referred to:  
Riverside University Health System – Behavioral Health  
Attn: Mary Stetkevich  
4095 County Circle Drive  
Riverside, CA 92503  
(951) 358-4521

- B. Confidentiality

The PARTNERSHIP agrees and shall cause CORE to maintain the confidentiality of all mental health and/or substance abuse client information in accordance with all applicable Federal, State and local laws and regulations. The PARTNERSHIP will ensure, and will cause CORE to ensure, that names, addresses, phone numbers, and any other individually identifiable information concerning mental health and/or substance abuse clients and the services they may be receiving are kept confidential. Applicable confidentiality laws include, but may not be limited to, California Welfare & Institution Code, Section 5328 through 5330, inclusive, 45 CFR Section 205.50, 42 CFR-Chapter 1-Part 2. The RUHS-BH will notify the RUHS-BH Compliance Officer of any breach of applicable confidential laws referenced herein.

- C. Each party agrees that it will not at any time disclose confidential information, material(s), report(s) or other types of written or verbal information to any other party to this AGREEMENT without the consent of the tenant/client unless such disclosure is authorized or required by law. Unauthorized and intentional disclosure of confidential information by CORE or the Partnership shall be considered a material breach of this AGREEMENT, subject to applicable notice and cure periods.

**IX. ALTERATION OF TERMS AND ENTIRE AGREEMENT**



- A. The body of this AGREEMENT along with all incorporated attachment(s), fully expresses all understandings of the parties concerning all matters covered and shall constitute the total AGREEMENT. No addition to, or alteration of, the terms of this AGREEMENT, whether by written or verbal understanding of the parties, their officers, agents, or employees, shall be valid unless made in the form of a written amendment to this AGREEMENT, which is formally approved and executed by RUHS-BH, the PARTNERSHIP and CORE.
- B. All notices pertaining to this AGREEMENT shall be sent to the following:

**RUHS-BH**

Riverside University Health System - Behavioral Health  
4095 County Circle Drive  
Riverside, CA 92503  
Attention: Deputy Director  
Tel: (951) 358 - 4500 Fax: (951) 358-4313  
E-mail: rmiller@ruhealth.org

**CORE**

National Community Renaissance of California  
9421 Haven Avenue  
Rancho Cucamonga, CA 91730  
Attention: Chief Financial Officer  
Tel: (909) 483-2444 Fax: (909) 291-0302

**CP SENIOR APARTMENTS, L. P.**

CP Senior Apartments, L. P.  
9421 Haven Avenue  
Rancho Cucamonga, CA 91730  
Attention: Chief Financial Officer  
Tel: (909) 483-2444 Fax: (909) 291-0302

with copies to:

Red Stone Equity Partners, LLC  
c/o Red Stone Equity Partners, LLC  
1100 Superior Avenue, Suite 1640  
Cleveland, OH 44114  
Attention: General Counsel

California Department of Housing and Community Development  
No Place Like Home Program  
2020 W. El Camino Avenue, Suite 130, Sacramento, CA 95833  
Attention: Contracts Manager, Business & Contracts Services Branch

**X. MISCELLANEOUS PROVISIONS**

- A. ASSIGNMENT: This AGREEMENT shall not be assigned by the PARTNERSHIP or CORE, either in whole or in part, without prior written consent of RUHS-BH and HCD. Any assignment or purported assignment of this AGREEMENT by the PARTNERSHIP or CORE without the prior written consent of RUHS-BH and HCD will be deemed void and of no force or effect.

This Agreement shall not be assigned by RUHS-BH, either in whole or in part, without prior written consent of Partnership and HCD. Such written consent shall not be unreasonably withheld by PARTNERSHIP or CORE. Any assignment or purported assignment of this Agreement by RUHS-BH without the prior written consent of the Partnership and HCD will be deemed void and of no force or effect.

- B. LICENSE AND CERTIFICATION: The PARTNERSHIP and CORE verify upon execution of this AGREEMENT, possession by current and valid license(s), permit(s) and other governmental approvals to be in compliance with any local, State, and Federal laws relating to the ownership and operation of the Project.
- C. SEVERABILITY: If any provision in this AGREEMENT is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
- D. COMPLIANCE: The PARTNERSHIP, CORE and RUHS-BH warrant and certify that, in the performance of this AGREEMENT, they shall comply with all applicable laws, rules, regulations and orders of the United States, the State of California, and the County of Riverside, including the laws and regulations pertaining to labor, wages, hours and other conditions of employment. The PARTNERSHIP, CORE and RUHS-BH further warrant and certify that they shall comply with new, amended, or revised laws, regulations and/or procedures that apply to the performance of this AGREEMENT.
- E. HOLD HARMLESS – INDEPENDENT, PARTNERSHIP and CORE. It is understood and agreed by all parties that the PARTNERSHIP and CORE are independent entities and that no relationship of employer - employee exists between RUHS-BH and the parties hereto outside or what is explicitly declared and outlined in this AGREEMENT. The PARTNERSHIP and CORE shall not be entitled to any benefits payable to employees of RUHS-BH, including County Workers' Compensation Benefits. RUHS-BH is not required to make any deductions from the compensation payable, if any, to the PARTNERSHIP, or CORE under the provisions of this AGREEMENT. As independent entities, the PARTNERSHIP and CORE hereby hold RUHS-BH harmless from any and all claims that may be made against RUHS-BH based upon any contention by any third party that an employer - employee relationship exists by reason of this AGREEMENT.

## **XI. INSURANCE - INDEMNIFICATION**

- A. The PARTNERSHIP and/or CORE shall indemnify and hold harmless RUHS-BH, the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as the "COUNTY") from any liability, action, claim or damage whatsoever, based or asserted upon any services of PARTNERSHIP and/or CORE, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature. The PARTNERSHIP and/or CORE shall defend RUHS-BH and/or the COUNTY at its sole expense, including all costs and fees (including, but not limited, to attorney fees, cost of investigation, defense and settlements or awards) in any claim or action based upon such alleged acts or omissions. With respect to any action or claim subject to indemnification herein by the PARTNERSHIP and/or CORE, the PARTNERSHIP and/or CORE shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of RUHS-BH and/or the COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes the PARTNERSHIP's and/or CORE's indemnification to Indemnitees as set forth herein. The PARTNERSHIP's and/or CORE's obligation hereunder shall be satisfied when the PARTNERSHIP and/or CORE has provided to RUHS-BH and/or the COUNTY the appropriate form of dismissal relieving RUHS-BH and/or the COUNTY from any liability for the action or claim involved. The specified insurance limits required in this Agreement shall in no way limit or circumscribe CONTRACTOR'S obligations to indemnify and hold harmless the Indemnitees herein from third party claims. In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve the CONTRACTOR from indemnifying the Indemnitees to the fullest extent allowed by law.
- B. Without limiting the indemnification of the COUNTY or RUHS-BH by PARTNERSHIP or CORE, the PARTNERSHIP shall maintain in force at all times during the term of this AGREEMENT, insurance policies or a program of self-insurance evidencing coverage during the entire term of the AGREEMENT as follows:
1. General Liability insurance in the amount of not less than \$1,000,000 per occurrence and aggregate, when PARTNERSHIP or CORE performs any professional services;
  2. Workers' Compensation insurance in accordance with statutory requirements; and
  3. Insurance in an amount no less than \$ 1,000,000 combined single limit for

damage to property and injury to persons if motor vehicles are used pursuant to this AGREEMENT.

- C. RUHS-BH shall indemnify, protect, defend, and hold the Partnership, CORE, and their successors and assigns, shareholders, directors, members, managers, officers, employees, agents, attorneys, representatives and contractors (collectively, the "Indemnified Parties") harmless from any claims (including without limitation third party claims for personal injury or real or personal property damage), actions, administrative proceedings, judgments, damages, penalties, fines, costs, liabilities (including without limitation sums paid in settlements of claims), interest, or losses, including reasonable attorneys' fees and expenses (including without limitation any such fees and expenses incurred in enforcing this Agreement or collecting any sums due hereunder), together with all other reasonable costs and expenses of any kind or nature and including, without limitation, any claim by HCD for repayment of some or all of the NPLH Loan Funds (collectively, the "Partnership Costs") that arise directly or indirectly from or in connection with RUHS-BH's failure to perform any obligation to provide supportive services and related activities in accordance with the terms of the NPLH Documents, including, without limitation Section 51. of Exhibit D to the Standard Agreement, and, (b) any breach of the obligations, representations, warranties or other terms and conditions of the NPLH Documents by RUHS-BH. Notwithstanding the above provisions of this Section C, RUHS-BH shall not be required to indemnify, protect, defend and/or hold harmless the Indemnified Parties for any liability, including, but not limited to, the Partnership Costs, to the extent caused by the gross negligence or intentional misconduct of the Indemnified Parties. Any amount due under this Section by RUHS-BH shall be paid within thirty (30) days of written demand made therefore from the other Party.

## **XII. JURISDICTION, VENUE, ATTORNEY'S FEES**

Should a dispute arise pertaining to this AGREEMENT, it is to be construed under the laws of the State of California. All parties agree to the jurisdiction and venue of the appropriate courts in the County of Riverside, State of California. Should action be brought to enforce or interpret the provisions of the AGREEMENT, the prevailing party shall be entitled to attorney's fees in addition to whatever other relief is granted.

## **XIII. SIGNATORIES**

The PARTNERSHIP, CORE and RUHS-BH mutually agree to fully and faithfully perform all applications set forth in this AGREEMENT. All parties agree to have their duly authorized signatories sign this AGREEMENT.

## **XIV. COUNTERPARTS**

This AGREEMENT may be signed in counterparts, each of which shall constitute an original.



IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT in the County of Riverside, State of California.

**NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, a California public benefit corporation**

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date \_\_\_\_\_  
Title: \_\_\_\_\_

**CP SENIOR APARTMENTS, L.P., a California limited partnership**

By: CP Senior GP LLC, a California corporation  
Its: Managing General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date \_\_\_\_\_  
Title: \_\_\_\_\_

**COUNTY OF RIVERSIDE**

By: Matthew Chang, Director  
Riverside University Health System – Behavioral Health  
Date \_\_\_\_\_

**EXHIBIT A**

PROPERTY MANAGEMENT – TENANT SERVICE COORDINATION  
MONTHLY MEETING RECORD  
CATHEDRAL PALMS SENIOR APARTMENTS

Meeting date	
Meeting attendance	

GENERAL	
Discussion of open and unresolved issues from previous month	
Discussion of general issues and emergent concerns	

TENANT ISSUES	
Discussion of tenant move-in(s)	
Discussion of tenant move-out(s)	
Discussion of screening status and processing of applications	
Rules violations and behavioral issues	

PROPERTY MANAGEMENT AND OPERATIONS	
Building maintenance, repairs, appearance and safety items, complaints, recommendations	
Legal issues	
Upcoming events and dates (including trainings, meetings, community events, health fairs, on-site activities, safety drills, inspections)	

**EXHIBIT B**

Annual Consolidated Certification (Placeholder subject to RUHS-BH confirmation) Agreement

Pursuant to Section IV of the AGREEMENT, the parties certify and agree to satisfy the following requirements:

	Item	Description	Submitted to
1	Submit monthly occupancy log as specified in Section II D 3	Document summarizing move-in/move-out activity and rents each month for the preceding 12 months for NPLH Units	<ul style="list-style-type: none"> <li>▪ HHOPE Program Attn: Marcus Cannon</li> </ul>
2	Submit Annual Self Certification Form – provided as Attachment A to this AGREEMENT and other compliance forms as required by regulatory bodies	Document summarizing operation of property, required by HCD, submitted for the preceding fiscal year (Attachment A) and other compliance forms as required by regulatory bodies	<ul style="list-style-type: none"> <li>▪ HHOPE Program Attn: Marcus Cannon</li> <li>▪ Deputy Director – Housing, Riverside University Health System - Behavioral Health</li> <li>▪ Copies to HCD as identified in Section IX of the Cooperative Agreement</li> </ul>
3	Establish twice yearly meetings among all parties as specified in Section II A 4, B 14, B 18, C 2, C5, D 2, D 9 and E 3	Scheduling of at least two senior or executive management level meetings for current year	<ul style="list-style-type: none"> <li>▪ HHOPE Program Attn: Marcus Cannon</li> <li>▪ Deputy Director, Riverside University Health System - Behavioral Health</li> </ul>

The authorized signatures below indicate that the requirements specified above have been satisfied for a period of one year.

**NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, a California public benefit corporation**

By: \_\_\_\_\_  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_



**CP SENIOR APARTMENTS, L.P., a California limited partnership**

By: CP Senior GP LLC, a California limited liability company  
Its: General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date \_\_\_\_\_  
Title: \_\_\_\_\_

**RIVERSIDE UNIVERSITY HEALTH SYSTEM – BEHAVIORAL HEALTH**

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date \_\_\_\_\_  
Title: \_\_\_\_\_

## EXHIBIT C

### RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH Matrix of Reporting, Compliance and Document Submissions

Item	Name of Document and Source	Description and Reference Location(s) in Agreement	Frequency or Due Date	Submitted to
1	Monthly Occupancy Log and records of monthly meetings - CORE	Writable form document summarizing move-in/move-out activity, rents, information on eviction proceedings; records of monthly meetings. Refer to Section II D 2 and Exhibit A	Monthly, due on or before the 15th day of each month	HHOPE Program, Attn: Marcus Cannon
2	Notification of Vacancy – CORE	Notification of vacancy of NPLH unit for any reason. Refer to Section II B 11	Within 3 business days of the vacancy of the unit	HHOPE Program, Attn: Marcus Cannon
3	Notice of Significant Action – PARTNERSHIP and CORE	Document describes changes in legal status, operations and management of property, including material changes in on-site property management staff, changes to physical environment of property, changes in tenant rules and procedures and other similar changes. Refer to Section II B 15 and 16, 17 and 21; Section III B, Section VI E	As indicated within this AGREEMENT	HHOPE Program, Attn: Marcus Cannon
4	Notice of Intent to Change Property Management - PARTNERSHIP	Provides notification to RUHS-BH of intention to change property management provider and establishes mandatory timetable for collaboration of transition with RUHS-BH. Refer to Section II B 16	No less than 60 days of determination of intention to change property management	Deputy Director, Riverside University Health System - Behavioral Health
5	Notice of Change in Provider or Structure of on-site Supportive Services Programs required by TCAC or others – PARTNERSHIP and CORE	Provides notification of change in supportive service programs and services, providers, frequency of on-site activities and related changes that affect onsite services required by TCAC or others. Refer to Sections II B 14 and 19	Within 30 calendar days of the occurrence of any applicable change	HHOPE Program, Attn: Marcus Cannon
6	Notice of Initiation of Legal Action or Grievance Proceeding - CORE	Provides notification of the initiation of Fair Housing action, legal action or tenant grievance process (does not include eviction proceedings). Refer to Section II D 4, 7 and 8	Within 30 calendar days of the occurrence of any applicable event	HHOPE Program, Attn: Marcus Cannon

Item	Name of Document and Source	Description and Reference Location(s) in Agreement	Frequency or Due Date	Submitted to
7	Annual Self Certification Form – provided as Attachment A to this AGREEMENT-PARTNERSHIP	Document summarizing operation of property, required by HCD. Refer to Section IV and Exhibit B	Annually, within 30 calendar days of closing of property manager's fiscal year	Deputy Director, Riverside University Health System - Behavioral Health with copies to HCD.
8	Audit of PROJECT prepared by CPA - PARTNERSHIP	Audit prepared to HCD and NPLH program standards, required by HCD in NPLH applications. Refer to Section II B 23	Annually, within 90 days of the end of the fiscal year of the PROJECT	HCD, with a copy to HHOPE Program, Attn: Marcus Cannon
9	Project compliance information required by HCD – PARTNERSHIP	Information described in Section 214 of NPLH Program Guidelines. Refer to Section II B 24	Annually, by September 1	HHOPE Program, Attn: Marcus Cannon for review and subsequent submission to HCD

**Attachment A: Annual Self-Certification Form**

**SUBJECT TO CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT REQUIREMENTS  
NO PLACE LIKE HOME HOUSING PROGRAM**

**Exhibit X to NPLH Regulatory Agreement**

**Document to be provided by HCD**

**Certification of Accuracy of Information Provided**

I hereby certify that the information provided in this "Annual Self-Certification for Special Needs" is true and correct and reflects the status of the \_\_\_\_\_ project as of the date of this report.

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

**Certification that a copy of this report has been sent to HCD and Riverside University Health System – Behavioral Health at the addresses listed below.**

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

**Mailing Addresses:**

California Department of Housing and Community Development  
No Place Like Home Program  
2020 W. El Camino Avenue, Suite 130, Sacramento, CA 95833  
Attention: Contracts Manager, Business & Contracts Services Branch

Riverside University Health System – Behavioral Health  
4095 County Circle Drive  
Riverside, CA 92503  
Attention: Deputy Director