

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



**ITEM: 3.25
(ID # 25190)**

MEETING DATE:

FROM : RUHS-BEHAVIORAL HEALTH

Tuesday, September 10, 2024

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Ratify and Approve an Increase to the Housing Vendors Purchase Orders to Provide Emergency, Transitional, and Permanent Supportive Housing Assistance from \$6,285,000 to \$12,500,000 for FY 2023/2024, with the Option to Renew for Two Additional One-Year Periods through FY 2025/2026, All Districts. [Additional \$6,215,000 Annually for FY 2023/2024 through FY 2025/2026, Up to \$1,250,000 in Additional Compensation Per Fiscal Year, \$31,215,000 Total for Three (3) Years, 100% State funded]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify and approve an increase to the Housing Vendors Purchase Orders for emergency, transitional, and permanent housing assistance for FY 2023/2024, in the amount of \$6,215,000, from \$6,285,000 to \$12,500,000, with the option to renew for two (2) additional one-year periods through FY 2025/2026; and
2. Authorize the Purchasing Agent, in accordance with Ordinance No. 459, Section 7. Exceptions, Category II, subsection c. contracts for shelter homes does not require the purchasing practice of bidding and awarding under the approval of the Purchasing Agent, and based upon the availability of funding to: (a) issue Purchase Orders for goods or services rendered with the vendors listed in Attachment A; b) move the allocated funds among the vendors listed in Attachment A; and d) approve Change Orders the compensation provisions that do not exceed the sum total of ten percent (10%) of the total aggregate through June 30, 2026.

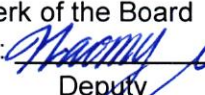
ACTION:Policy


Matthew Chang, Director 6/14/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 10, 2024
xc: RUHS-BH

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,215,000	\$ 12,500,000	\$ 31,215,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% STATE			Budget Adjustment: No	
			For Fiscal Year: 23/24-25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside University Health System – Behavioral Health (RUHS-BH) operates a continuum of care system that consists of County-operated and contracted service providers delivering a variety of mental health treatment services within each geographic region of Riverside County.

Riverside County is experiencing an ongoing demand for housing resources. For individuals who have lost their housing unexpectedly, RUHS-BH helps to obtain access for resources, referral services, and utilize emergency housing facilities to avoid homelessness. Through the Coordinated Entry System (CES), RUHS-BH provides a crisis response system, coordinates supportive services, and housing resources to individuals and families, and placement for housing facilities is determined by the client's immediate housing needs, location, and availability of suitable beds.

RUHS-BH's homeless outreach and case management teams work to provide engagement, as well as housing navigation and linkages to Mental Health Services Act (MHSA) services, to individuals including homeless Veterans, victims of domestic violence, Transitional-Aged Youth (TAY) populations, and to those experiencing substance use disorder (SUD).

With funding sources from U.S. Department of Housing and Urban Development (HUD), State of California Department of Housing and Community Development (HCD), No Place Like Home (NPLH), and MHSA, Riverside County is able to provide support to various landlords to ensure safe and available housing options for residents for homelessness prevention, in addition to accessing emergency food assistance and other behavioral health services. Additionally, the State's CalAIM initiative aims to improve Medi-Cal enrollees with coordination of healthcare services and connects clients to Community Supports to obtain these needs in the least restrictive setting possible.

As the County continues to move forward with the goal of reducing homelessness, these housing sites provide the opportunity to temporarily house individuals and families while locating a permanent housing solution. Clients receiving housing services can secure permanent housing, thereby ending the cycle of homelessness.

The requested increase to the aggregate is needed due to increased utilization and as part of continued efforts around addressing homelessness in the community.

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Impact on Citizens and Businesses

These services are a component of the Department’s system of care aimed at improving the health and safety of consumers and the community.

Contract History and Price Reasonableness

The fundamental priority in providing clients with emergency and permanent housing is based on the client needs, location, and availability of facilities. The reimbursement rates for housing vendors as listed in Attachment A are based on fair market rates and determined as reasonable by Federal guidelines and supported by U.S. Department of Housing and Urban Development (HUD) and Federal Emergency Management Agency (FEMA). The Department is requesting approval to enter into BPO agreements for these services without seeking competitive bids to ensure continuity of care for our consumers.

- On July 16, 2013 (#3.40), the Board of Supervisors approved the BPO Aggregate for qualified Housing Vendors in the amount of \$2,700,000 annually through June 30, 2018.
- On May 22, 2018 (#3.26), the Board of Supervisors approved the BPO Aggregate for qualified Housing Vendors in amount of \$2,700,000 annually through June 30, 2023.
- On August 4, 2020 (#3.37) the Board of Supervisors approved the BPO Aggregate for qualified Housing Vendors in amount of \$3,200,000 annually through June 30, 2023.
- On June 07, 2022 (#3.33), the Board of Supervisors approved the BPO Aggregate for qualified Housing Vendors in amount of \$6,285,000 annually through June 30, 2024.

To ensure continuity of care, RUHS-BH is requesting the Board of Supervisors approve the Purchase Orders Aggregate increase by \$6,215,000, from \$6,285,000 to \$12,500,000 annually, for the term of July 1, 2023, through June 30, 2026, as outlined herein.

Additional Fiscal Information

Services will be funded with Emergency Solutions Grant (ESG), Emergency Food and Shelter Program (EFSP), Housing and Urban Development (HUD), and AB 109 Criminal Justice Realignment funds. There are sufficient appropriations in the Department’s budget and no additional County funds are required.

	FY23/24 Current Amounts	FY23/24 New Amounts	FY24/25 Projected Max Amounts	FY25/26 Projected Max Amounts
Vendors	\$4,934,650	\$11,822,500	\$11,822,500	\$11,822,500
Utilities	\$ 41,400	\$ 150,000	\$ 150,000	\$ 150,000
Rent Increase Offset	\$ 654,475	\$ 150,000	\$ 150,000	\$ 150,000

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Reserve	\$ 654,475	\$ 377,500	\$ 377,500	\$ 377,500
Total Amount	\$6,285,000	\$12,500,000	\$12,500,000	\$12,500,000

**ATTACHMENT A
AGREEMENT MAXIMUM AMOUNTS***

Vendor Name	Housing Type	Purchase Order Amount
12th Step House Sober Living LLC	Transitional	\$ 100,000.00
4Word Living Inc.	Transitional / Emergency	\$ 200,000.00
500 West Racquet Club LLC	Transitional	\$ 350,000.00
A Piece of Mind	Transitional	\$ 150,000.00
ABC Recovery Center	Apartments (PSH, RRH)	\$ 15,000.00
Abir Walters	Apartments (PSH, RRH)	\$ 45,000.00
Active Recovery Solutions/Cielo Sober	Transitional	\$ 250,000.00
AFZee Sober Living	Transitional	\$ 120,000.00
Alexander Calvo	Apartments (PSH, RRH)	\$ 50,000.00
American Inn	Motel/Emergency	\$ 175,000.00
Anastacia Leyaley Sumbad c/o Griffon Management Group, Inc.	Apartments (PSH, RRH)	\$ 15,000.00
Anchored Life Recovery Services LLC	Transitional	\$ 25,000.00
Antoine Garabet	Apartments (PSH, RRH)	\$ 30,000.00
Arif Siddiqui	Apartments (PSH, RRH)	\$ 160,000.00
Ayres Hotel Corona East	Motel/Emergency	\$ 5,000.00
Bernard L Truax	Apartments (PSH, RRH)	\$ 20,000.00
Rangrupa LLC dba Blythe Inn	Motel/Emergency	\$ 30,000.00
Bobby's House LLC	Transitional	\$ 500,000.00
BR4 Properties/Rise Above Sober Homes	Transitional	\$ 110,000.00
Brenda Therese Fitch	Apartments (PSH, RRH)	\$ 110,000.00
Britney Lane	Apartments (PSH, RRH)	\$ 50,000.00
Budget Inn	Motel/Emergency	\$ 50,000.00
Budget Inn - Blythe	Motel/Emergency	\$ 15,000.00

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Cal-American c/o Peppertree Place	Apartments (PSH, RRH)	\$ 30,000.00
Casa De Esperanza	Transitional	\$ 100,000.00
Casa Flores	Apartments (PSH, RRH)	\$ 80,000.00
Cathedral Palms Apartments	Apartments (PSH, RRH)	\$ 2,500.00
Cathedral Town Villas Apartments	Apartments (PSH, RRH)	\$ 100,000.00
Cedar Glen II (Riverside Cedar Glen Partners LP)	Apartments (PSH, RRH)	\$ 15,000.00
City Center Motel	Motel/Emergency	\$ 10,000.00
Coach Light Motel	Motel/Emergency	\$ 120,000.00
Coachella Valley Housing Coalition	Apartments (PSH, RRH)	\$ 15,000.00
Concord Village LP	Apartments (PSH, RRH)	\$ 160,000.00
Cyndi's Little Home	Apartments (PSH, RRH)	\$ 25,000.00
Deluxe Inn	Motel/Emergency	\$ 10,000.00
Desert Cities/Xepco	Apartments (PSH, RRH)	\$ 80,000.00
Desert Extended Stay	Apartments (PSH, RRH)	\$ 160,000.00
Desert Lodge (Riddhi Siddhi LLC)	Motel/Emergency	\$ 50,000.00
Desert Oasis Apartments	Apartments (PSH, RRH)	\$ 100,000.00
Domond Family Trust	Apartments (PSH, RRH)	\$ 50,000.00
Don Fitch CPA	Apartments (PSH, RRH)	\$ 40,000.00
Dresch, Chan & Zhou Partnership	Apartments (PSH, RRH)	\$ 45,000.00
Dutt Relax Inn	Motel/Emergency	\$ 10,000.00
Econolodge Inn & Suites	Motel/Emergency	\$ 160,000.00
Elmer Day (New Hope Homes LLC)	Transitional	\$ 100,000.00
First Team Real Estate	Apartments (PSH, RRH)	\$ 40,000.00
Francine Langlaise	Apartments (PSH, RRH)	\$ 2,500.00

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Freedom House Sober Living	Transitional & Emergency	\$	100,000.00
Golden Oaks Apartments	Apartments (PSH, RRH)	\$	300,000.00
Golden Opportunity NO 17 c/o Pama Management	Apartments (PSH, RRH)	\$	25,000.00
Golden Pierce Housing Partners LP dba Vista de la Sierra Apartments	Apartments (PSH, RRH)	\$	20,000.00
Group I El Monte Prop LP c/o Pama Management	Apartments (PSH, RRH)	\$	50,000.00
Guy Woodard Enterprises Inc	Apartments (PSH, RRH)	\$	30,000.00
Highlander Apartments LP	Apartments (PSH, RRH)	\$	100,000.00
Huff Cielo LP	Apartments (PSH, RRH)	\$	40,000.00
Indio Holiday Motel	Motel/Emergency	\$	90,000.00
Inspire Property Management (Bethel Residency)	Transitional	\$	20,000.00
Inversiones JD LLC	Apartments (PSH, RRH)	\$	50,000.00
Investment Concepts Inc	Apartments (PSH, RRH)	\$	10,000.00
Jagdish Sodhi	Apartments (PSH, RRH)	\$	55,000.00
Jeff Collins	Transitional	\$	200,000.00
Joy Homes LLC	Transitional	\$	35,000.00
Jubilee House	Transitional	\$	2,500.00
Jurupa Royale Apartments	Apartments (PSH, RRH)	\$	400,000.00
Justin Martin	Apartments (PSH, RRH)	\$	30,000.00
Kiana Dapremont	Transitional	\$	120,000.00
Kimmell Anderson Property Management	Apartments (PSH, RRH)	\$	70,000.00
Kingstone Recovery LLC	Transitional	\$	500,000.00
Kirby Terrace Apartments	Apartments (PSH, RRH)	\$	10,000.00
Kristi Harrington dba 11th Step House	Transitional	\$	50,000.00
La Pacifica Apartments	Apartments (PSH, RRH)	\$	50,000.00

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La Sierra Heights Apartments	Apartments (PSH, RRH)	\$ 15,000.00
Labre House Foundation	Transitional	\$ 20,000.00
Lakeside Home	Transitional & AB109	\$ 20,000.00
Las Palmas Apartments	Apartments (PSH, RRH)	\$ 120,000.00
Luis Espinoza	Apartments (PSH, RRH)	\$ 35,000.00
Luzmila Munoz	Apartments (PSH, RRH)	\$ 25,000.00
Magnolia Court LLC dba Villa Rosa	Apartments (PSH, RRH)	\$ 15,000.00
Magnolia Villas Apartments	Apartments (PSH, RRH)	\$ 35,000.00
Margarita Motel	Motel/Emergency	\$ 15,000.00
Matt's House Inc.	Transitional	\$ 500,000.00
Mauna Loa Motel	Motel/Emergency	\$ 15,000.00
Menifee Vineyards Limited Partnership	Apartments (PSH, RRH)	\$ 5,000.00
Menva Abelian	Apartments (PSH, RRH)	\$ 50,000.00
Michael Bickford/Miracle's Sober Living	Transitional & Apartments (PSH, RRH)	\$ 110,000.00
Michael Stowers	Apartments (PSH, RRH)	\$ 30,000.00
Michael and Margaret White	Apartments (PSH, RRH)	\$ 20,000.00
Miracle Hill House (OOTRR, Inc)	Transitional	\$ 60,000.00
Mohsen-Abdolsalehi dba Max Salehi/Keith Street Apts	Apartments (PSH, RRH)	\$ 20,000.00
Monticello Apartments	Apartments (PSH, RRH)	\$ 90,000.00
Musicland Hotel	Motel/Emergency	\$ 50,000.00
MV Rancho Dorado LP	Apartments (PSH, RRH)	\$ 10,000.00
Oak Terrace Senior Apartments	Apartments (PSH, RRH)	\$ 35,000.00
Ocotillo Place Apartments	Apartments (PSH, RRH)	\$ 25,000.00

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	RRH)	
OG Investments LLC	Apartments (PSH, RRH)	\$ 50,000.00
Open Arms Housing	Transitional	\$ 115,000.00
Optimal Living (Dreams Work LLC)	Transitional	\$ 100,000.00
Palm Court Apartments/Vintage Pointe Properties LTD	Apartments (PSH, RRH)	\$ 25,000.00
Palm Desert Sober Living	Transitional	\$ 5,000.00
Palm Drive Apartments	Apartments (PSH, RRH)	\$ 2,500.00
Palm Shadow Inn	Motel/Emergency	\$ 2,500.00
Palm Springs Sober Living	Transitional	\$ 200,000.00
Premiere Stays	Transitional	\$ 200,000.00
Pro Management Company Inc	Apartments (PSH, RRH)	\$ 80,000.00
Project Touch	Transitional	\$ 5,000.00
Purposeful Housing	Transitional	\$ 25,000.00
Quail Ridge Apartments	Apartments (PSH, RRH)	\$ 85,000.00
Quinn Chu	Apartments (PSH, RRH)	\$ 5,000.00
Ramona Motel (Om Kaira & Jakah LLC)	Motel/Emergency	\$ 2,500.00
Rashid Siddiqi	Apartments (PSH, RRH)	\$ 40,000.00
Red Roof Inn	Motel/Emergency	\$ 2,500.00
Restore Sober Living	Transitional	\$ 50,000.00
Right Direction Inc	Transitional	\$ 20,000.00
Right Path Recovery	Transitional	\$ 20,000.00
Riverside Inn and Suites	Motel/Emergency	\$ 150,000.00
Riverside Supportive Housing LP dba Oasis Senior Villas	Apartments (PSH, RRH)	\$ 15,000.00
Robert Likes	Apartments (PSH, RRH)	\$ 95,000.00
Rodeway Inn & Suites	Motel/Emergency	\$ 2,500.00
Ronald Chupp	Apartments (PSH, RRH)	\$ 30,000.00
Ronald Paul Reif	Transitional	\$ 150,000.00
Rossi Youngblood	Apartments (PSH, RRH)	\$ 30,000.00
Royal Plaza Inn	Motel/Emergency	\$ 20,000.00

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RS Hospitality LLC/Tiffany Motel	Motel/Emergency	\$	100,000.00
Rudi Rudianto	Apartments (PSH, RRH)	\$	25,000.00
San Bernardo Company LP_c/o Orchard Park Apts	Apartments (PSH, RRH)	\$	225,000.00
San Gregorio X Company LP Wonder Dog Management Chez Palm Apts	Apartments (PSH, RRH)	\$	200,000.00
San Jacinto Inn	Motel/Emergency	\$	115,000.00
SBR Management LLC	Apartments (PSH, RRH)	\$	30,000.00
Segovia @ Towngate Apartment	Apartments (PSH, RRH)	\$	15,000.00
Shukrullah Daanish	Apartments (PSH, RRH)	\$	50,000.00
Sierra Garden Apartments LLC	Apartments (PSH, RRH)	\$	125,000.00
Smoketree 288 LP	Apartments (PSH, RRH)	\$	40,000.00
St. Michaels Apartments	Apartments (PSH, RRH)	\$	25,000.00
Stardeni Living	Transitional	\$	20,000.00
Starting Over	AB109	\$	2,500.00
Summit Ridge Apartments	Apartments (PSH, RRH)	\$	2,500.00
Sunstone Place Apartment Homes	Apartments (PSH, RRH)	\$	50,000.00
Sylvia Hernandez	Transitional	\$	75,000.00
Tax Preparation & Bookkeeping	Transitional & Emergency	\$	850,000.00
Tenacious Transitional Homes LLC	Transitional	\$	20,000.00
The 0312 Ramona Apts LP	Apartments (PSH, RRH)	\$	25,000.00
The Bridge Consortium	Transitional & AB109	\$	30,000.00
The Culture Sober Living Consultants LLC	Transitional	\$	80,000.00
The House of Courage LLC	Transitional	\$	50,000.00
The House of Courage #2	Transitional	\$	60,000.00
The Lemonade House	Transitional	\$	80,000.00
The Rose of Sharon 7 DBA Divine	Transitional	\$	10,000.00
TNC Real Estate LLC	Apartments (PSH,	\$	30,000.00

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	RRH)	
Tony Modiri	Apartments (PSH, RRH)	\$ 30,000.00
Turn-Key Homes	Apartments (PSH, RRH)	\$ 30,000.00
Utopia Management	Apartments (PSH, RRH)	\$ 50,000.00
Verbena Crossing Apartments	Apartments (PSH, RRH)	\$ 2,500.00
Villa Hemet Apartments	Apartments (PSH, RRH)	\$ 50,000.00
Whispering Fountains at Riverside	Apartments (PSH, RRH)	\$ 20,000.00
William Doles / M.A.I. & L LLC	Apartments (PSH, RRH)	\$ 20,000.00
Purchase Orders Subtotal		\$ 11,822,500.00
Utilities Total		\$ 150,000.00
Rent Increase Offset		\$ 150,000.00
Reserve		\$ 377,500.00
Purchase Orders Total Amount		\$ 12,500,000.00

* Due to the nature of the services provided vendors listed in Attachment A are subject to change, if any additional individual vendor not named in this list exceeds the Ordinance 459 threshold of \$50,000 RUHS-BH will come back to the Board for required PO approval.

Meghan Hahn
Meghan Hahn, Director of Procurement

8/29/2024

Jacqueline Ruiz
Jacqueline Ruiz, Principal Analyst

9/3/2024

Gregg Gu
Gregg Gu, Chief of Deputy County Counsel

8/30/2024