

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



**ITEM: 3.52  
(ID # 27528)**

**MEETING DATE:**  
Tuesday, June 10, 2025

**FROM :** RUHS-BEHAVIORAL HEALTH

**SUBJECT:** RIVERSIDE UNIVERSITY HEALTH SYSTEM – BEHAVIORAL HEALTH: Approve an Increase to the Housing Vendors Purchase Orders to Provide Emergency, Transitional, and Permanent Supportive Housing Assistance from \$12,500,000 to \$14,500,000 for FY 2024/2025, with the Option to Renew for One Additional Year, through FY 2025/2026, All Districts. [Additional \$2,000,000 Annually for FY 2024/2025 through FY 2025/2026, Up to \$1,450,000 in Additional Compensation Per Fiscal Year, \$29,000,000 Total for Two (2) Years, 100% State funded].

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

1. Approve an increase to the Housing Vendors Purchase Orders for emergency, transitional, and permanent supportive housing assistance for FY 2024/2025, in the amount of \$2,000,000, from \$12,500,000 to \$14,500,000, with the option to renew for one (1) additional year through FY 2025/2026; and
2. Authorize the Purchasing Agent, in accordance with Ordinance No. 459, Section 7. Exceptions, Category II, subsection c. for shelter homes which exempts these services from competitive bidding, and based upon the availability of funding to: (a) issue Purchase Orders for goods and services rendered with the vendors listed in Attachment A; b) move the allocated funds among the vendors listed in Attachment A; and c) issue PO Change Orders that stay within the compensation provisions that do not exceed 10% (\$1,450,000 in Additional Compensation) per fiscal year through June 30, 2026.

**ACTION:**

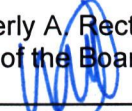
  
Matthew Chang, Director 4/29/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: June 10, 2025  
xc: RUHS-BH

Kimberly A. Rector  
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>	\$ 2,500,000	\$ 14,500,000	\$ 29,000,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% State			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 24/25-25/26	

**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.

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

**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.
- On September 10, 2024 (#3.25), the Board of Supervisors approved the Purchase Order Aggregate for qualified Housing Vendors in the amount of \$12,500,000 annually through June 30, 2026.

To ensure continuity of care, RUHS-BH is requesting the Board of Supervisors approve the Purchase Order Aggregate increase by \$2,000,000, from \$12,500,000 to \$14,500,000 annually, for the term of July 1, 2024, through June 30, 2026, as outlined herein.

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**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.

	FY24/25 Current Aggregate	FY24/25 Projected Aggregate Max	FY25/26 Projected Aggregate Max
Vendors	\$11,822,500	\$ 13,838,825	\$ 13,838,825
Utilities	\$ 150,000	\$ 200,000	\$ 200,000
Rent Increase Offset	\$ 150,000	\$ 150,000	\$ 150,000
Reserve for Additional Vendors	\$ 377,500	\$ 311,175	\$ 311,175
Total Aggregate Amount	\$12,500,000	\$14,500,000	\$14,500,000

**ATTACHMENT A  
AGREEMENT MAXIMUM AMOUNTS\***

Vendor Name	Housing Type	Agreement Amount
12th Step House Sober Living LLC	Transitional (R&B)	\$ 125,000.00
3993 Iowa LLC	Apartments (PSH, RRH)	\$ 4,000.00
40979 Mayberry LLC	Transitional (R&B)	\$ 25,000.00
4Word Living Inc	Transitional (R&B)	\$ 160,000.00
610 Investments 23-6 LLC	Apartments (PSH, RRH)	\$ 2,000.00
A Peace of Mind	Transitional (R&B)	\$ 11,000.00
ABC Recovery Center Inc	Apartments (PSH, RRH)	\$ 10,000.00
Abir Walters	Apartments (PSH, RRH)	\$ 42,000.00
Active Recovery Solutions (Cielo Sober Living)	Transitional (R&B)	\$ 50,000.00
AFZeee Sober Living	Transitional (R&B)	\$ 70,000.00
Agha Realty & Management Group	Apartments (PSH, RRH)	\$ 3,500.00
Alexander Calvo	Apartments (PSH, RRH)	\$ 55,000.00
American Inn	Motel / Emergency	\$ 300,000.00
Anchored Life Recovery Services LLC	Transitional (R&B)	\$ 15,000.00
Antoine Garabet	Apartments (PSH, RRH)	\$ 30,000.00
Arif H Siddiqui	Apartments (PSH, RRH)	\$ 160,000.00
Arlington 77 LLC (Arlington Gardens)	Apartments (PSH, RRH)	\$ 20,000.00
Ayres Hotel Corona East	Motel / Emergency	\$ 5,000.00
Bernard L. Truax	Apartments (PSH, RRH)	\$ 18,000.00

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Beverly Payton	Apartments (PSH, RRH)	\$	5,000.00
Bird Associates LLC	Apartments (PSH, RRH)	\$	12,500.00
Blythe Villa Apartments	Apartments (PSH, RRH)	\$	1,250.00
Bobby's House LLC	Transitional (R&B)	\$	290,000.00
Brenda Therese Fitch	Apartments (PSH, RRH)	\$	30,000.00
Britney Lane	Apartments (PSH, RRH)	\$	47,000.00
Budget Inn (Riverside)	Motel / Emergency	\$	50,000.00
Cal-American c/o Peppertree Place	Apartments (PSH, RRH)	\$	100,000.00
California Family Center	Apartments (PSH, RRH)	\$	1,000.00
Casa De Esperanza	Transitional (R&B)	\$	100,000.00
Casa Flores	Apartments (PSH, RRH)	\$	120,000.00
Cathedral Palms Apartments	Apartments (PSH, RRH)	\$	4,500.00
Cathedral Town Villas Apartments	Apartments (PSH, RRH)	\$	70,000.00
City Center Motel	Motel / Emergency	\$	10,000.00
Claudette Walter	Apartments (PSH, RRH)	\$	3,000.00
Coachella Valley Housing Coalition (Rancho West Apartments)	Apartments (PSH, RRH)	\$	15,000.00
Coachlight Motel	Motel / Emergency	\$	50,000.00
Concord Village LP	Apartments (PSH, RRH)	\$	270,000.00
Country Hills Apartments LLC	Apartments (PSH, RRH)	\$	15,000.00
Cyndi's Little Home	Apartments (PSH, RRH)	\$	22,000.00
Deluxe Inn	Motel / Emergency	\$	10,000.00
Desert Cities/Xepco	Apartments (PSH, RRH)	\$	50,000.00
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)	\$	140,000.00
Don Fitch CPA	Apartments (PSH, RRH)	\$	20,000.00
Dreams Work LLC (Optimal Living)	Transitional (R&B)	\$	150,000.00
Dresch Chan & Zhou Partnership	Apartments (PSH, RRH)	\$	45,000.00
Dutt Relax Inn	Motel / Emergency	\$	20,000.00
Econolodge Inn & Suites (Sonu Hospitality LLC)	Motel / Emergency	\$	700,000.00
Elmer Day (New Hope Homes LLC)	Transitional (R&B)	\$	500,000.00
Entera Wellness LLC	Transitional (R&B)	\$	350,000.00
Erika G Nunez	Apartments (PSH, RRH)	\$	35,000.00
Evria LLC	Apartments (PSH, RRH)	\$	2,000.00
FG Murrieta Sr Apartments LP	Apartments (PSH, RRH)	\$	1,500.00
Frances Gardens 26 LLC c/o Allen Properties	Apartments (PSH, RRH)	\$	3,000.00
Freedom House Sober Living	Transitional (R&B)	\$	100,000.00
Golden Oaks Apartments	Apartments (PSH, RRH)	\$	300,000.00

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Golden Opportunity No 17 c/o PAMA Management #7986	Apartments (PSH, RRH)	\$ 15,000.00
Group I El Monte Prop- LP c/o Pama Management #0239	Apartments (PSH, RRH)	\$ 47,000.00
Group V San Bernardino LP	Apartments (PSH, RRH)	\$ 3,000.00
Group XIV Properties	Apartments (PSH, RRH)	\$ 7,750.00
Guru Nanak Invests Inc	Apartments (PSH, RRH)	\$ 16,000.00
Guy Woodard Enterprises Inc.	Apartments (PSH, RRH)	\$ 50,000.00
Hemet Vista Apartments	Apartments (PSH, RRH)	\$ 3,500.00
Highlander Apartments LP	Apartments (PSH, RRH)	\$ 100,000.00
HPD Riverside LP	Apartments (PSH, RRH)	\$ 2,500.00
Huff Cielo LP	Apartments (PSH, RRH)	\$ 40,000.00
Indio Holiday Motel	Motel / Emergency	\$ 20,000.00
Inspire Property Management (Bethel Residency)	Transitional (R&B)	\$ 25,000.00
Investment Concepts Inc	Apartments (PSH, RRH)	\$ 50,000.00
Jagdish C. Sodhi	Apartments (PSH, RRH)	\$ 45,000.00
Jeff Collins	Transitional (R&B)	\$ 115,000.00
Jhawar Ent L.P.	Apartments (PSH, RRH)	\$ 25,000.00
Joesette Brown	Apartments (PSH, RRH)	\$ 1,500.00
Joy Homes LLC	Transitional (R&B)	\$ 32,000.00
JSAMJ Inc	Apartments (PSH, RRH)	\$ 3,500.00
Jubilee House	Transitional (R&B)	\$ 6,000.00
Jurupa Royale Apartments	Apartments (PSH, RRH)	\$ 330,000.00
Justin Martin	Apartments (PSH, RRH)	\$ 35,000.00
Kendra C Williams (Freedom House)	Transitional (R&B)	\$ 30,000.00
Kiana Dapremont (No F.E.A.R.)	Transitional (R&B)	\$ 50,000.00
Kimmell Anderson Property Management	Apartments (PSH, RRH)	\$ 60,000.00
King-Stone Recovery LLC	Transitional (R&B)	\$ 450,000.00
Kirby Terrace Apartments	Apartments (PSH, RRH)	\$ 30,000.00
Kristi Harrington DBA 11th Step House	Transitional (R&B)	\$ 50,000.00
L&H Crown Properties Management Co	Apartments (PSH, RRH)	\$ 4,000.00
La Hacienda Apartments	Apartments (PSH, RRH)	\$ 1,500.00
La Pacifica Apartments MWJ Development LP	Apartments (PSH, RRH)	\$ 40,000.00
La Ventana Apartments	Apartments (PSH, RRH)	\$ 7,000.00
Labre House Foundation	Transitional (R&B)	\$ 18,000.00
Lakeridge Apartments	Apartments (PSH, RRH)	\$ 1,500.00

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Lakeside Home	Transitional (R&B)	\$	6,500.00
Lamas Housing Project	Apartments (PSH, RRH)	\$	55,000.00
Las Palmas Apartments	Apartments (PSH, RRH)	\$	100,000.00
Las Palmas Villas (Oisin Company LP)	Apartments (PSH, RRH)	\$	15,000.00
Legacy Apartment Homes (Thousand Palms Apartments LP)	Apartments (PSH, RRH)	\$	2,000.00
Luis Espinoza	Apartments (PSH, RRH)	\$	40,000.00
Luzmila Munoz	Apartments (PSH, RRH)	\$	35,000.00
Magnolia Court LLC dba Villa Rosa	Apartments (PSH, RRH)	\$	30,000.00
Magnolia Villas Apartments	Apartments (PSH, RRH)	\$	60,000.00
Margarita Motel	Motel / Emergency	\$	35,000.00
Matt's House Inc.	Transitional (R&B)	\$	500,000.00
Melody Lin	Apartments (PSH, RRH)	\$	11,500.00
Menifee Vineyards Limited Partnership	Apartments (PSH, RRH)	\$	3,000.00
Menva Abelian	Apartments (PSH, RRH)	\$	8,000.00
Michael Bickford (Miracle's Sober Living)	Apartments (PSH, RRH)	\$	40,000.00
Michael Stowers	Apartments (PSH, RRH)	\$	35,000.00
Michael White	Apartments (PSH, RRH)	\$	45,000.00
Minute By Minute (MBM) Sober Housing	Transitional (R&B)	\$	55,000.00
Mohsen-Abdolsalehi dba Max Salehi/Keith Street Apartments	Apartments (PSH, RRH)	\$	8,000.00
Monticello Apartments LLC	Apartments (PSH, RRH)	\$	100,000.00
Morning Ridge LLC	Apartments (PSH, RRH)	\$	5,000.00
MV Rancho Dorado LP	Apartments (PSH, RRH)	\$	1,500.00
Nellie's Way LLC	Transitional (R&B)	\$	25,000.00
New Beginnings Housing Initiative	Apartments (PSH, RRH)	\$	1,750.00
Oak Terrace Senior Apartments	Apartments (PSH, RRH)	\$	55,000.00
OG Investments LLC	Apartments (PSH, RRH)	\$	110,000.00
OOTTRR Inc. (Miracle Hill House)	Transitional (R&B)	\$	430,000.00
Open Arms Housing	Transitional (R&B)	\$	85,000.00
Orion Torres	Apartments (PSH, RRH)	\$	2,000.00
Palm Court Apartments (Vintage Pointe Properties LTD)	Apartments (PSH, RRH)	\$	40,000.00
Perris Family Apartments	Apartments (PSH, RRH)	\$	1,500.00
PI Properties 22 LLC	Apartments (PSH, RRH)	\$	6,250.00
Premiere Stays	Transitional	\$	165,000.00
Pro Management Company Inc #	Apartments (PSH, RRH)	\$	30,000.00

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7853		
Properties for All	Apartments (PSH, RRH)	\$ 10,000.00
Providence Hemet Apartments LLC	Apartments (PSH, RRH)	\$ 3,000.00
Pure Property Management	Apartments (PSH, RRH)	\$ 35,000.00
Purposeful Housing	Transitional (R&B)	\$ 60,000.00
Quail Place Apartment Homes LP	Apartments (PSH, RRH)	\$ 1,500.00
Quail Ridge Apartments	Apartments (PSH, RRH)	\$ 110,000.00
Rashid Siddiqi	Apartments (PSH, RRH)	\$ 50,000.00
Raul S Garcia Rojas	Apartments (PSH, RRH)	\$ 1,500.00
Restore Sober Living	Transitional (R&B)	\$ 100,000.00
Right Direction Housing Inc	Transitional (R&B)	\$ 50,000.00
Rise Above Sober Homes (BR4 Properties)	Transitional (R&B)	\$ 400,000.00
Riverside Cedar Glen II	Apartments (PSH, RRH)	\$ 5,000.00
Riverside Housing Development	Apartments (PSH, RRH)	\$ 1,250.00
Riverside Inn & Suites	Motel / Emergency	\$ 350,000.00
Riverside Supportive Housing LP dba Oasis Senior Villas	Apartments (PSH, RRH)	\$ 15,000.00
Robert Colvin	Apartments (PSH, RRH)	\$ 1,000.00
Robert Likes	Apartments (PSH, RRH)	\$ 150,000.00
Rodney McGlothlin	Apartments (PSH, RRH)	\$ 5,000.00
Ronald Chupp	Apartments (PSH, RRH)	\$ 10,000.00
Ronald Paul Reif	Transitional (R&B)	\$ 200,000.00
Royal Plaza Inn	Motel / Emergency	\$ 20,000.00
RS Hospitality LLC/San Jacinto Inn	Motel / Emergency	\$ 100,000.00
RS Hospitality LLC/Tiffany Inn Motel	Motel / Emergency	\$ 350,000.00
Rudi Rudianto	Apartments (PSH, RRH)	\$ 40,000.00
San Bernardo Company LP c/o Orchard Park Apartments	Apartments (PSH, RRH)	\$ 160,000.00
San Gregorio X Company LP Wonder Dog Management Chez Palm Apartments	Apartments (PSH, RRH)	\$ 110,000.00
San Jacinto Associates	Apartments (PSH, RRH)	\$ 1,000.00
Saving Grace Homes	Transitional (R&B)	\$ 15,000.00
SBR Management LLC	Apartments (PSH, RRH)	\$ 30,000.00
Segovia at Towngate Apartments	Apartments (PSH, RRH)	\$ 2,500.00
Shukrullah Daanish	Apartments (PSH, RRH)	\$ 50,000.00
Sierra Gardens Apartments LLC	Apartments (PSH, RRH)	\$ 215,000.00
Smoke Tree Apartments	Apartments (PSH, RRH)	\$ 25,000.00
Smoketree 288 LP	Apartments (PSH, RRH)	\$ 20,000.00
Somerset LP dba Stonewood	Apartments (PSH, RRH)	\$ 3,500.00

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Apartment Homes		
SPSSM Investments LP	Apartments (PSH, RRH)	\$ 3,500.00
St. Michaels Apartments	Apartments (PSH, RRH)	\$ 5,000.00
Stardeni Living	Transitional (R&B)	\$ 70,000.00
Starlite MANAGEMENT-IV, LP	Apartments (PSH, RRH)	\$ 3,500.00
Statewide Property Services	Apartments (PSH, RRH)	\$ 1,000.00
Sunny Skies Solutions Inc	Apartments (PSH, RRH)	\$ 3,500.00
Sunset Hill, Inc	Apartments (PSH, RRH)	\$ 2,000.00
Sunstone Place Apartment Homes	Apartments (PSH, RRH)	\$ 200,000.00
Sylvia Hernandez	Transitional (R&B)	\$ 60,000.00
Tax Preparation and Bookkeeping	Transitional (R&B)	\$ 650,000.00
Temecula Gardens LLC	Apartments (PSH, RRH)	\$ 4,500.00
Tenacious Transitional Homes LLC	Transitional (R&B)	\$ 125,000.00

The 0312 Ramona Apartments LP (PAMA Management)	Apartments (PSH, RRH)	\$ 10,000.00
The Culture Sober Living Consultants LLC	Transitional (R&B)	\$ 160,000.00
The House Of Courage #2	Transitional (R&B)	\$ 140,000.00
The House Of Courage LLC	Transitional (R&B)	\$ 315,000.00
The Lemonade House	Transitional (R&B)	\$ 200,000.00
The Village Care	Transitional (R&B)	\$ 110,000.00
Tilak Chopra	Apartments (PSH, RRH)	\$ 50,000.00
TNC Real Estate LLC	Apartments (PSH, RRH)	\$ 35,000.00
Turn-Key Homes LLC	Apartments (PSH, RRH)	\$ 7,000.00
Villa Hemet Apartments	Apartments (PSH, RRH)	\$ 80,000.00
Villa Monterey Apartments	Apartments (PSH, RRH)	\$ 3,000.00
Vista Sunrise II LP	Apartments (PSH, RRH)	\$ 12,500.00
Wachuku Realty Corp dba 4 Rent Pro	Apartments (PSH, RRH)	\$ 1,500.00
WCPS Management Ontario Inc	Apartments (PSH, RRH)	\$ 1,500.00
Welcome Home Property Management	Apartments (PSH, RRH)	\$ 5,000.00
West Coast Realty Group	Apartments (PSH, RRH)	\$ 5,000.00
Whispering Fountains at Riverside	Apartments (PSH, RRH)	\$ 20,000.00
William Doles / M. A. I & L LLC	Apartments (PSH, RRH)	\$ 10,000.00
Ynez Road Housing Partners LP (Rancho Las Bolsas Apartments)	Apartments (PSH, RRH)	\$ 30,000.00
<b>Agreement Total</b>		\$ 13,838,825.00
<b>Utilities Total</b>		\$ 200,000.00

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<b>Rent Increase Offset</b>	\$	150,000.00
<b>Reserve for Additional Vendors</b>	\$	311,175.00
<b>Total Aggregate</b>	\$	14,500,000.00

*\* 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.*

*Jacqueline Ruiz*  
Jacqueline Ruiz, Principal Analyst

6/5/2025

*Gregg Gu*  
Gregg Gu, Chief Deputy County Counsel

5/15/2025