

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



ITEM: 3.55
(ID # 30004)

MEETING DATE:
Tuesday, June 23, 2026

FROM : RUHS-BEHAVIORAL HEALTH

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM – BEHAVIORAL HEALTH: Ratify and Approve the Agreement with NCRC Beaumont LP and Accept the Funds to Provide Supportive Services for the Project known as Summit View Apartments, District 5. [FY 2025/2026 through FY 2044/2045. 100% NCRC Beaumont LP Funded].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify and approve the Agreement between Riverside University Health System – Behavioral Health (RUHS-BH) and NCRC Beaumont LP to provide supportive services for FY 2025/2026 through FY 2044/2045;
2. Approve the acceptance of funds from NCRC Beaumont LP for FY 2025/2026 through FY 2044/2045; and
3. Authorize the Director of Behavioral Health, or designee, to execute and sign documents related to the agreement on behalf of the County. This authority shall include signature of necessary documents, exhibits, certifications, reports, and non-substantive amendments, annual renewals, and/or subsequent ministerial amendments that exercise the options of the Agreement, including modifications of the statement of work that stay within the intent of the Agreement, as approved by County Counsel, through June 30, 2045.

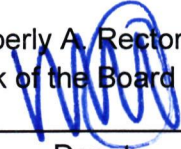
ACTION:Policy


Matthew Chang, Director 6/5/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez 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 23, 2026
xc: RUHS-BH

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 153,908	\$ 153,908	\$ 3,078,160	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% NCRC Beaumont LP			Budget Adjustment: No	
			For Fiscal Year: 25/26 – 44/45	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

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 without each geographic region of Riverside County.

National Community Renaissance of California (NCRC), a California nonprofit public benefit corporation and affordable housing developer. The project is located at 1343 East 8th Street in the City of Beaumont and will consist of 48 multifamily affordable housing units (47 rentable units + 1 manager unit) to provide permanent supportive housing to members who have experienced homelessness or are at risk of homelessness.

The project will feature wraparound supportive services that all residents of the proposed project will be eligible to receive so that residents may achieve self-sufficiency. RUHS-BH will provide staffing of 1.5 FTE Behavioral Health Specialist II or III for wraparound supportive services that include: intensive case management, benefits counseling and advocacy, linkage to applicable benefits, physical health care referrals, behavioral health and substance use disorder treatment, money management, resources for transportation, employment services, life skills, and social activities. NCRC will reimburse RUHS-BH for the staff cost of 1.5 FTE annually. The current salary plan/grade for these positions earns \$153,908 annually. Compensation rates under this Agreement, including staffing salaries and wage-related costs, may be adjusted annually based on the cost incurred by the COUNTY to provide services under this Agreement.

Therefore, RUHS-BH is requesting that the Board of Supervisors approve the acceptance of funds for the 1.5 FTE positions, authorize the Director to enter into the agreement with NCRC Beaumont LP, and approve and sign any future amendments needed to accommodate the positions that reflect relevant services and staffing cost increases for the twenty-year term of the agreement.

Impact on Residents and Businesses

These services are a component of Behavioral Health’s system of care aimed at improving the health and safety of members and the community.

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Additional Fiscal Information

The MOU is 100% funded by NCRC Beaumont LP. NCRC Beaumont LP will approve fund increases for salary adjustments over the term of this agreement. No additional County funds are required.

ATTACHMENTS

ATTACHMENT A: MOU between RUHS-BH and NCRC Beaumont LP for supportive services


Jacqueline Ruiz, Principal Analyst 6/16/2026


Gregg Gu, Chief of Deputy County Counsel 6/8/2026

CLERK'S COPY

WORK ORDER

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

Work Order No.: RUHS-BH-2026-001
Effective Date: March 1, 2026

THIS Work Order, signed as of the date(s) noted in the signature block, is deemed entered into as of the effective date designated above (the “**Effective Date**”), by and between Provider and Company, each as designated below (each referred to herein individually as a “**Party**” and collectively as the “**Parties**”). The Parties hereto acknowledge that they are entering into this Work Order pursuant to the provisions of the Master Services Agreement with a deemed effective date as of March 1, 2026, by and between Provider and Company (the “**Agreement**”). The Parties further acknowledge and agree that the provisions of the Agreement are incorporated by reference and will apply to this Work Order as though the provisions were set forth in their entirety.

Party:	PROVIDER	COMPANY
Name:	County of Riverside, on behalf of Riverside University Health System – Behavioral Health (altogether, the “ Provider ”)	NCRC Beaumont LP
Address:	4095 County Circle Drive Riverside, CA 92503	9692 Haven Avenue, Suite 100 Rancho Cucamonga, CA 91730

1. Project Name: Resident Placement Assistance, Case Management, and Supportive Services Program (the “**Program**”), which will involve all of those services defined and described in **Section 6** herein (the “**Services**”), at the following described property (the “**Property**” or “**Project**”):

The Summit View (formerly known as Beaumont 3) affordable housing community, located at 1343 East 8th Street, Beaumont, California, including forty-seven (47) one (1)-bedroom units of permanent supportive housing (the “**Target Units**”), along with one (1) manager’s unit.

The Target Units will be set-aside for residents 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**”), the Mental Health Services Act (“**MHSA**”), the California Department of Housing and Community Development (“**HCD**”), the California Welfare & Institutions Code Section 5600.0(a) and/or Section 5600.3(b), the Multifamily Housing Program (“**MHP**”), the Housing Authority of the County of Riverside (“**HACR**”), and other regulations that apply to the Project.

Provider will provide the Program/Services to residents of all the Target Units.

The property manager on this project is National Community Renaissance of California (the “**Property Manager**,” “**Property Management**,” or “**managing agent(s)**”). Hope Through Housing Foundation (“**HTHF**”) will also provide on-site social services and other support.

2. Commencement Date: March 1, 2026 **Completion Date:** February 28, 2046

The inclusion of a Completion Date or any term length in this Work Order will in no way impact a Party’s rights to terminate this Work Order pursuant to **Section 2.2 (Work Order)** of the Agreement.

In addition to other ways under the Agreement pursuant to which this Work Order may be extended, it is agreed that the Parties may extend the above specified Completion Date via an email transmission sent by one Party to this Work Order to the other and then acknowledged and agreed to by the other Party via an email reply provided that: (a) all other terms of this Work Order will remain in full force and effect; (b) the emails are sent by the then

current Relationship Managers; and (c) no other terms are added or amended by the Completion Date extension. Should the Party receiving the requested Completion Date extension fail to acknowledge and agree to the extension in a reply, then the request is void and unenforceable.

3. Relationship Managers: With regard to the provision of the Services set forth in this Work Order, the following are the Relationship Managers for Provider and Company, respectively (each a “**Relationship Manager**”):

	For Provider:	For Company:
Name:	Marcus Cannon, LMFT	Victoria Mendez, MSW
Address:	10281 Kidd St. Riverside, CA 92503	9692 Haven Avenue, Suite 100 Rancho Cucamonga, CA 91730
Phone:	951-955-7263	323-250-4504
email:	MCannon@ruhealth.org	VMendez@hthf.org

Provider and Company may designate a different Relationship Manager by notifying the other Party of the same in writing.

4. Company’s Assistant Vice President of Operations and Supportive Housing: With regard to the provision of Services set forth in this Work Order, the following is Company’s Assistant Vice President of Operations and Supportive Housing (“**PSH AVP**”):

	Company’s PSH AVP
Name:	AJ Galka
Address:	9692 Haven Avenue, Suite 100 Rancho Cucamonga, CA 91730
Phone:	619-722-0569
Fax:	909-483-2448
email:	ajgalka@hthf.org

Company may designate a different PSH AVP, or equivalent representative, by notifying the other Party of the same in writing.

5. Project Fees: Provider shall accept the payments specified in **Exhibit 1** of this Work Order as payment in full for all costs incurred for providing the Services outlined in **Section 6 (Description of the Program/Services)** below. Company shall begin making monthly payments to Provider within thirty (30) days of the date the Parties execute this Work Order, Provider provides all needed vendor paperwork and is set up in Company’s system, and Provider sends its first invoice(s), whichever is latest. To the extent Provider wishes to provide any program or service at a further cost to Company, such program or service must be the subject of a separate Work Order to be executed by the parties prior to any such program or service being provided.

6. Description of the Program/Services:

(a) Provider will:

(i) Program Description: Provider will provide the following Services:

a. Placement and Move-In Services: Provider shall provide the following resident placement assistance (the “**Placement Services**”) beginning on or about Commencement Date. Provider shall use Riverside County Coordinated Entry System (“**CES**”), as required, or a successor system, as the mechanism to provide such Services, including to identify and timely place residents at the Property in the most appropriate housing intervention for the residents. Provider will coordinate with Company and its Property Manager in using CES and cooperating with the processes associated with CES. The Property will be leased up using CES, and as turnover occurs, Provider will utilize CES and its best efforts to fill vacancies.

Provider 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, Provider will coordinate with the Property Manager and HTHF to affect a resolution.

Provider shall help residents find alternative accommodations if eviction or voluntary departure occurs.

As unit turnover/vacancies occur, Provider will take appropriate actions to promptly fill such vacancies. Specifically, if Provider becomes aware that a resident is going to vacate and/or receives actual notice that a unit has been vacated, Provider will inform Company’s Relationship Manager and the Property Management staff of the same within two (2) business days. Provider will submit the vacancy into CES within two (2) business days of when it is appropriate/allowable to submit such vacancy into CES. Further, Provider will respond to Company’s inquiries regarding the status of a potential vacancy and/or vacancy within a reasonable time under the circumstances or within two (2) business days, whichever is sooner.

b. **Case Management and Supportive Services:** Beginning as soon as residents begin moving into the Target Units, Provider will provide residents of the Target Units with intensive case management and supportive services, including 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 resident support, community based activities and other supports and activities that will promote resident self-sufficiency, independence and community integration and any other program as outlined in the Supportive Services Plan, to be prepared by Provider and approved by HCD (the “**Supportive Services Plan**”).

c. Provider will also be responsible for preparing an annual Supportive Services budget for the Target Units and staffing ratio reports for submission to Property Management, HTHF, HCD, and any other agency required to receive the same.

d. Without limiting the foregoing in any way, Provider’s Services shall include all services set forth as “Attachment A – Example Supportive Services,” which was included as part of Provider’s November 23, 2022 letter concerning the Services and is attached hereto as **Exhibit 2** to this Work Order.

e. Without limiting the foregoing in any way, Provider’s Services shall also align with the following contractual expectations set forth in Company’s development funding agreements: the Standard Agreement regarding the MHP funds with, and any other agreements involving, HCD.

(ii) **Other Program Requirements:** Provider will provide the Program/Services in accordance with the following:

a. **Staffing and Schedule:** Provider will deliver the Services using the following Provider Personnel based on the portion of full time equivalent (“FTE”) listed and for the days of the week and the hours listed:

Provider Staffing & Estimated Schedule			
<i>Position/ Title</i>	<i>Services Provided</i>	<i>FTE</i>	<i>Days of the Week & Hours</i>
Behavioral Health Specialist II or Behavioral Health Specialist III	Provider will provide residents of the Target Units with case management and supportive services; Provider will also facilitate regular/frequent case	0.5	To be determined days/times; Services will be provided both off-site and on-site.

	conferencing to include HTHF and Property Management (for a portion), for ongoing on-site resident coordination		
Behavioral Health Specialist II or Behavioral Health Specialist III	Provider will provide residents of the Target Units with case management and supportive services; Provider will also facilitate regular/frequent case conferencing to include HTHF and Property Management (for a portion), for ongoing on-site resident coordination	1.0	Monday to Friday, 8am-5pm

b. **Program Dates, Days and Hours:** To the extent Services will be provided on-site at the Property, Provider understands that the Center (as defined below) will be utilized for a variety of services, including by other providers, and it understands and agrees that it will not have any exclusive right or access to the Property's Center or any other area of the Property for any purpose. Upon reasonable notice, Company's Relationship Manager will coordinate with Provider's Relationship Manager to ensure that the Center is reasonably available for the Services. Provider must coordinate the dates, days, and hours for the provision of each of its Services with Company and shall not use any part of the Center during any particular day or time without getting pre-approval in writing from Company, which may be via e-mail sent by the Relationship Manager for one Party and acknowledged by the Relationship Manager of the other Party. Without limiting the foregoing, to the extent Provider would like access to the Property or the Center on any non-Program/Services day and/or outside of the Program/Services hours that the Parties have agreed upon in writing, Provider must obtain pre-approval in writing from Company's Relationship Manager.

c. Provider will provide the Program/Services free of charge to all participants. This shall not limit Provider's ability, with participant consent, to enroll, treat, and bill Medi-Cal for any allowable Medi-Cal reimbursable services that are provided.

d. Provider will give residents of the Property priority in any and all Services being offered there, as follows: The residents residing in the Target Units shall be given "first priority" with regard to participating in the Program/Services, and the remaining residents at the Property, if any, shall be given "second priority" with regard to participating in the Program/Services. Unless pre-approved in writing by Company, non-residents of the Property will not participate in the Program/Services at the Property.

e. The number of individuals to be enrolled in each class/activity is to be determined by Provider, with consultation from Company personnel, taking into consideration, as applicable, the physical space limitations of the Center.

f. Individuals to be enrolled in the Program and/or to participate in the Services (each sometimes referred to herein as a "**Program participant**") shall be screened by and admitted to the Program by Provider's Personnel. Provider acknowledges and agrees that Company, HTHF, and their respective officers, employees, agents and representatives will not supervise or participate in the screening or admission process and will assume no legal liability arising out of the screening or admission process.

g. Provider shall obtain and maintain all necessary documentation from each Program participant, including all documentation necessary to establish and maintain compliance with all Applicable Law. In addition, Provider shall obtain a written release of liability for each Program participant, which includes the Company, the managing agent(s) of Company, and HTHF as additional released parties, and which covers such Program participant's participation in the care and services provided by Provider at or through

the Property, including, but not limited to, any physical therapy, occupational therapy, and/or other activity overseen by Provider.

h. Company, HTHF, and their respective officers, employees, agents and representatives assume no responsibility or liability for Program participants transported by Provider. All Program/Services offered by Provider to Program participants that require transportation are the sole responsibility of Provider. Provider must obtain liability waivers for transportation from any Program participant, which releases Company, the managing agent(s) of Company, and HTHF as additional released parties.

i. The following shall apply where any Program participant is a minor:

i. At all times, Provider will provide adequate supervision of Program/Services operations and ensure child supervision, including the appropriate child-to-supervisor ratio, required by any Applicable Law.

ii. Provider shall obtain and maintain all necessary documentation from the parent(s) or guardian(s) of each such minor allowing them to participate in the Program/Services, including all documentation necessary to establish and maintain compliance with all Applicable Law. In addition, Provider shall obtain a written release of liability for each minor executed by their parent(s) or guardian(s), which includes Company, the managing agent(s) of Company, and HTHF listed as additional released parties, and which covers such minor's participation in the care and services provided by Provider at or through the Property, including, but not limited to, any physical therapy, occupational therapy, and/or other activity overseen by Provider.

iii. To the extent Provider transports any minor off of the Property for any reason, Provider must obtain liability waivers for each minor executed by their parent(s) or guardian(s), which releases Company, the managing agent(s) of Company, and HTHF as additional released parties.

iv. Provider shall ensure that all on-site Personnel that will have any participation engagement with attendees and/or participants in the Program/Services that involve minors are subject to, and have completed, both the fingerprint clearance requirement under Applicable Laws (including California state law) and have completed the health screening in accordance with Applicable Law.

j. At all times, Provider will fulfill any and all requirements to maintain all necessary licenses and/or permits. Without limiting the foregoing, Provider shall be responsible for ascertaining and complying with any license or certification requirements under state, federal, or local law that may be required of Provider and its employees in performing the Services under this Work Order. At all times, Provider shall ensure that Provider, its employees, and its Subcontractors providing Services under this Work Order are properly licensed and certified.

k. Provider will ensure that all Provider Personnel will be properly trained and sufficiently capable to provide the Services.

l. The Program, Services, and program development will be supervised, managed, and operated by Provider. Provider shall supervise its Personnel involved in the Program/Services. Provider shall bear the cost of all supplies, materials, staff and supervision relating to the Program/Services. At all times during which Provider is making use of the Property, an onsite individual staff member or employee of Provider shall be designated as the representative responsible to ensure that the provisions of the Parties' Agreement and this Work Order are enforced and complied with. Provider acknowledges and agrees that Company, HTHF, and their respective officers, employees, agents or representatives will not supervise or participate in and will assume no legal liability arising out of the Program/Services.

m. Provider's Personnel will be responsible for all reports and evaluations of Program participants, including the information referenced in **Section 6(a)(iii)** below.

n. Provider will comply with all Applicable Law relating to confidentiality and privacy, along with any and all provisions of the Agreement relating to the same.

(iii) **Communications and Documentation of Services Performed:**

a. **Regarding Placement Services:** Provider shall enter and maintain client data in CES, as required, related to the Services outlined in **Section 6(a)(i)(a)**.

b. **Regarding Case Management and Social Services:**

i. Provider shall maintain and keep accurate records regarding the Program/Services outlined in **Section 6(a)(i)(b)** as required by Company, any funding source for the Property, and the U.S. Department of Housing and Urban Development (“**HUD**”).

ii. Provider will report to Company monthly and annually on various outcome measurements. Monthly and annual reports from Provider to Company shall include both narrative and aggregated data for the Target Units. The narrative portion shall include significant matters, including any issues and noted deficiencies. The aggregated portion shall include at least the following aggregated data:

<i>Performance Outputs & Data</i>	<i>Measure / Data Element</i>	<i>Standard</i>	<i>Data System</i>	<i>Frequency</i>
Demographics (HMIS UDEs Acceptable/ APR Report)	Participants Demographics <ul style="list-style-type: none"> • Gender • Age <i>Special Needs Categories:</i> <ul style="list-style-type: none"> • # of those with reported Mental Health Diagnosis • # of those with a Chronic Medical Condition • # with more than 1+ Chronic Condition 	Reporting Only	HMIS	Monthly & Annual Summary
On-Site Provider Impact				
Number of Service Interactions On Site	Persons Served	Reporting Only	HMIS	Monthly & Annual Summary
Number of Referrals: Access to Community & Mainstream Resources	Persons Referred	Reporting Only	HMIS	Monthly & Annual Summary
Number of Staff Hours Provided On Site	Staff Hours	Reporting Only	PeopleSoft HCM	Monthly & Annual Summary
Participants Exiting the Community				
Participant Exit Reporting	Location of Exit (i.e. Board and Care Facility, etc.)	Reporting Only	HMIS	Monthly & Annual Summary
	Reason for Exit (i.e. Higher Level of Care)	Reporting Only	HMIS	Monthly & Annual Summary

Quality Assurance				
Service Delivery	Participant Satisfaction Annual Summary	Summary Report Only	Data base/ RUHS-BH files governed by State retention requirements	Annual Only
Data Quality	HUD PSH Performance Standards and Requirements for HMIS (PSH requires UDE updates within HMIS)	Data Quality Report Only	HMIS	Annual Only

c. Provider will submit reports/data relating to the information set forth in **Section 6(iii)(b)** to Company's PSH AVP and Vanessa Castro (at vcastro@nationalcore.org) via e-mail to the email addresses above or to such other email or addressee as Company may designate from time to time, by the fifth (5th) day of each month for the prior month in a format mutually acceptable to the Parties. Provider will also complete the HTHF sign-in sheets for any on-site group activities and submit the same with the monthly reporting. Note, Company has contracted with HTHF to review and approve reports provided by Provider and to monitor and provide feedback on the quality of the Services provided. HTHF representatives may also review Provider's documentation and inspect the Services being performed while at the Property. Upon Company's request and within five (5) days written notice, Provider will provide such other records and/or such reporting as Company may require. HTHF uses its own "Acknowledgement to Exchange Information" forms and has residents execute the same; HTHF can provide evidence of the same to Provider upon request.

d. Provider shall coordinate and collaborate with Company, HTHF, and Property Management when conducting the Program/Services on-site at the Property and to effectively meet the needs of Program participants and Property residents. The Parties understand this level of collaboration will require effective, thorough, and timely communication amongst all parties. Without limiting the foregoing, Provider shall also provide 24/7 support to Property Management and HTHF to facilitate the timely resolution of resident issues and to ensure effective coordination with Provider and its Program/Services.

e. The Parties will actively participate in regular monthly coordination meetings, which will include the Parties' Relationship Managers and/or any other individual(s) designated by Company or by Provider to participate in such meeting, and which may occur telephonically.

f. Provider will immediately notify the Company's Relationship Manager and Property Management staff of any room/class cancellations at the Property.

g. Provider will immediately notify Company's Relationship Manager and Property Management staff of the Property of any such injury or incident. Provider will complete the special incident report form attached as **Exhibit 3** to this Work Order and submit such report to Company and Company's Relationship Manager.

(iv) **Program Sustainability and Other Requirements:**

a. Provider will collaboratively advocate for continued funding and services for the Project.

b. Provider will participate in Company's program promotion events, such as community meetings and events, as requested, within reason and as mutually agreed to between the Parties. To the extent Provider wishes to conduct its own media/promotion-related events, tours, videos, etc. at the Property, it will need to coordinate with Company's Relationship Manager or Company's PSH AVP and obtain prior approval from one of them in writing for each event, tour, video, etc.

c. Provider will ensure proper liability insurance coverage is on file for any and all Subcontractors, vendors, and employees of Provider engaging in any business activities at any Property.

d. Provider will maintain the cleanliness of the portions of the Center that it uses, including by clearing materials and paperwork and wiping down surfaces (cleaning supplies will be provided by Property Management).

(b) Company will:

(i) **Recruitment/Retention:** Assist in developing reasonable community engagement strategies to increase attendance and participation.

(ii) **Communication:**

a. Participate in monthly communications and support Provider's communication with Property Management.

b. Provide reasonable assistance with respect to the coordination of Provider's events on the Property upon request therefore.

c. Communicate with Provider when there are changes to data collection and/or reporting requirements.

d. Review Program/Services success and assess needs at least quarterly with Provider's staff.

(iii) **Program Development and Sustainability:**

a. Provide reasonable access to Provider to the facilities at the Property/the Center, including for programming, meetings, and access to office space where available, as may be reasonably necessary for the provision of the Services.

b. Provide reasonable access to computers and furniture and internet access at the Property.

c. Either directly, or coordinated through Property Management, arrange for routine and ongoing maintenance and repairs and routine trash removal.

(c) Permitted Use of the Property:

(i) Company utilizes certain portions of the common areas and community room(s) available at the Property (together, the "**Center**"), for the purpose of providing and delivering service amenities to residents at the Property.

(ii) To the extent Provider will provide the Services onsite at the Property, Provider is hereby issued a non-exclusive license for temporary use of the Center for the provision of the Services during only the days and times agreed upon by the Parties, as noted above. Provider shall use only those portions of the Center as indicated on the site maps attached as **Exhibit 4** to this Work Order when it has obtained written pre-approval regarding such use, as noted above.

(iii) Provider's use of the Property and/or Center as provided in this Work Order shall be in accordance with the following terms and conditions:

a. Provider shall not do, bring, or keep anything in, on, or about the Property or Center that will cause a cancellation, suspension, or activation of an exclusion of any insurance coverage covering such Property or Center and/or Company's affordable housing programs at such Property.

b. Provider shall strictly comply with all local, state and federal laws, rules and regulations relating to the use and occupancy of the Property.

c. Provider shall strictly comply with all Property rules and/or ordinances or other restrictive provisions imposed on the Property (or portion thereof) by Company or otherwise.

d. Provider shall not bring any physical, occupational, or exercise machinery, apparatuses, or appliances onto the Property without the prior written consent of Company, which consent may be withheld by Company at its sole discretion for any reason. Company may require that Provider remove Provider's physical, occupational, or exercise machinery, apparatuses, or other appliances at the Property, or some portion thereof, at any time for any reason in its sole discretion, and such items must be removed by Provider, if requested by the Company, within two (2) business days.

e. Provider shall not do or allow anything at the Property that will cause damage thereto or to any Center. No machinery, apparatus, or other appliances shall be used or operated in or on the Property or Center that will in any manner injure, vibrate, damage, or disturb the Property.

f. Provider shall not use the Property, or any portion thereof, in a manner that will constitute waste, nuisance, or unreasonable annoyance to owner(s), residents, or occupants thereof or of adjacent properties or buildings, including, without limitation, the use of loudspeakers or sound or light apparatus that can be heard or seen outside the Center.

g. Provider agrees to maintain the Center and any other common areas made available to Provider in the same initial condition as when provided for under this Work Order, and to monitor Program participants adequately to ensure that the Center, the common areas, and the Property are not damaged or worn unreasonably in consideration of the intended use.

h. Provider agrees to assume the cost of all repairs to the Center, the common areas, and/or the Property necessitated by Provider's (or its Personnel's or attendees') use thereof, other than normal wear and tear.

i. In the event that Company or the Property Manager, in its/their sole discretion, determines that Provider, its Personnel, or its attendees are engaged in an activity that disturbs the quiet enjoyment of the residents or residential use of such Property, Company or Property Manager shall notify Provider in writing to cease and desist from such activity until such time as Company and Provider can determine a less disturbing course of action. Provider shall immediately discontinue any such disturbing activity upon any written notice from Company.

j. Provider's signage and logos shall not be placed on or about the Property or Center without the express, prior written consent of Company. Appropriate signage for hours of operation and scheduling shall be considered pre-approved so long as the signage is not attached to the Center or Property in such a manner as to damage the surface to which it is attached and so long as it is no larger than a standard eight and one-half (8 1/2") inch by eleven (11") inch page. No signage shall block vision through any windows at the Center or Property and no windows or glass doors shall be painted, covered, decorated, or otherwise obscured by Provider or its attendees. Further, Provider shall not block, in any manner, any ingress or egress from any door or window that is within the Center or Property, nor take any action or undertake any conduct to defeat any locking or auto-closing technology on any door or window.

k. Upon expiration or termination of this Work Order, Provider shall remove all of

its property, equipment, records, and other effects. Further, Provider shall clean, repair and deliver the Center and Property in the same condition as each was made available to Provider at the commencement of the term hereof without delay.

1. Provider and its staff shall comply with all parking rules at the Property.

7. Subcontracting: Provider is not using and does not currently intend to use any Subcontractors to provide the Services and/or any services at the Property. As required by the Agreement, if Provider intends to utilize a Subcontractor to provide any of the Services and/or to provide any services at the Property, Provider shall obtain Company's prior written approval via an amendment to this Work Order and shall ensure that each Subcontractor meets the insurance requirements set forth in **Section 14** and **Appendix C** of the Agreement.

8. Insurance Certificates: As required by **Section 14.1 (Required Coverage)** of the Agreement, Provider is required to annually provide Certificates of Insurance to Company evidencing that the policies required by such section are in full force and effect. Provider represents that it has fulfilled this requirement, including by providing such Certificates of Insurance annually, or if it has not done so, agrees to provide Company with such Certificates of Insurance within ten (10) days following the date this Work Order is executed by the Parties.

9. Counterparts; Electronic Execution. This Work Order may be executed by the parties in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be executed via "wet" signature, electronic mark, or other digital signature. Such executed signature pages may be delivered using Tagged Image Format Files ("**TIFF**"), Portable Document Format ("**PDF**"), or other similar electronic or digital format, and transmitted via electronic mail, cloud-based server, e-signature technology, facsimile, or other similar electronic means. All such electronically or digitally

[Work Order is continued on the following page.]

executed copies of the signature pages of this Work Order delivered and transmitted in any manner allowed for hereunder shall be treated as originals, fully binding and with full legal force and effect, and the Parties waive any rights they may have to object to such treatment.

IN WITNESS WHEREOF, the Parties to this Work Order, each acting with proper authority, have signed this Work Order either by manual signature or by electronic signature (as evidenced below) as of the date(s) set forth below.

PROVIDER:

By: _____

Name: Matthew Chang

Title: Director,
Riverside University Health System
Behavioral Health

Date: JUN 23 2026

Approval as to Form
County Counsel

By: Gregg Gu
Deputy County Counsel

Date: 5.7.2026

COMPANY:

NCRC BEAUMONT LP,
a California limited partnership

By: NCRC Beaumont LLC,
a California limited liability company,
its managing general partner

By: National Community Renaissance of California,
a California nonprofit public benefit corporation,
its sole member manager

By: _____

Name: _____

Title: _____

Date: _____

JUN 23 2026 3.55

EXHIBIT 1
PAYMENT PROVISIONS

See attached.

PAYMENT PROVISIONS

COMPANY: NCRC BEAUMONT LP
PROGRAM: HOUSING – Summit View (Formerly BEAUMONT 3) PROJECT
DEPT. ID: 4100217XXX.74700

In consideration of Services provided pursuant to this Work Order, PROVIDER shall receive a monthly reimbursement of up to \$12,825.67, which shall be all inclusive of all expenses/costs necessary to complete the work specified in the Work Order, and not to exceed the maximum obligation of \$153,908 annually.

PROVIDER is responsible for payment and deduction of all employment-related taxes on PROVIDER's behalf and for PROVIDER's employees, including, but not limited to, all federal and state income taxes and withholdings. COMPANY shall not be required to make any deductions from compensation payable to PROVIDER for these purposes.

PROVIDER shall follow all Federal, State and County policies, laws and regulations regarding staffing and/or employee compensation. PROVIDER shall not pay or compensate any of its staff, personnel or employees by means of cash. All payments or compensation made to PROVIDER staff, personnel and/or employees in association with the fulfillment of this Agreement shall be made by means of staff, personnel and/or employee Certified Payroll only.

PROVIDER shall submit monthly invoices via electronic submission to: AccountsPayable@nationalcore.org and ajgalka@hthg.org within thirty (30) days following the month of Services, except that for Services that predate the execution of the Work Order, invoices shall be provided within thirty (30) days of the execution of the Work Order. Each properly and accurately prepared invoice is payable within forty-five (45) days after the date it is received by COMPANY. COMPANY will not be liable for interest or other late fees on any past due amounts.

Each invoice shall contain a minimum of the following information: invoice number and date of Services; remittance address; project name and/or Agreement number; staff name, position, total hours, salary and benefits; total invoice amount; and preparer and/or reviewer information.

EXHIBIT 2
EXAMPLE SUPPORTIVE SERVICES

See attached.

EXHIBIT 2 TO WORK ORDER

Attachment A – Example Supportive Services

*Services provided will be individualized to client need and within scope of staff

1. Intensive case management to address unique needs of participants
2. Benefits counseling and advocacy with a focus on helping program participants obtain all government benefits to which they are entitled.
3. Behavioral Health assessment and counseling by offering counseling with linkages to various appropriate RUHS-BH Behavioral Health services.
4. Physical health care referrals.
5. Substance abuse services including counseling, relapse prevention and support groups. RUHS-BH case managers will facilitate access to substance abuse treatment acceptable to the client.
6. Linkage to services such as the Department of Public Social Service's In-Home Supportive Service or other attendant care, as needed.
7. Representative Payee/money management services could be provided to individuals who choose to receive services from RUHS-BH; our organization is authorized by the Social Security Administration to be a representative payee.
8. Peer support and advocacy used to enhance services and more effectively engage tenants.
9. Legal assistance RUHS-BH case managers will refer tenants to legal service providers as necessary.
10. Medication management services including working with client's physical care providers to understand the scope of medication required and encouraging client to take medication as prescribed.
11. Transportation to help individuals access needed resources. This is an important service to help those who may have no means of getting to the care they need. This includes staff directly providing transportation as well as helping individuals develop skills to use public transportation.
12. Employment services including resume and job search workshops. RUHS-BH case managers will facilitate linkages to off-site employment training services.
13. Life skills training will involve one-to-one training in skills such as financial literacy, housing maintenance, nutrition, shopping, cooking and laundry to help them be successful in their housing placements.
14. Social activities including community meetings and recreational activities on the property to build community integration among tenants.

EXHIBIT 3
SPECIAL INCIDENT REPORT FORM

See attached.

EXHIBIT 3 TO WORK ORDER

INCIDENT REPORT FORM

Date of Incident: _____ Time: _____ AM/PM

Report Prepared By: _____ Date Reported: _____

Social Service Program: _____

Staff of Program: _____

Property: _____ Location of Incident: _____

Type of incident: _____

Description of incident:

Names of Individual(s) involved (include contact information, unit #, etc.): _____

Names of Witness(s) (include contact information, unit #, etc.): _____

Injuries? YES NO Type of Injury: _____

Names & Contact Information of Individual(s) injured (include phone number, address, unit #, etc.):

Sought Medical Attention? YES NO, medical attention was not desired and/or required

Name of Hospital/Physician: _____

Theft? YES NO Item(s): _____ Value: _____

Property Damage/Vandalism? YES NO Type of Damage: _____

Child(ren) Involved YES NO Age(s): _____

Names & Contact Information of Parent(s) (include phone number, address, unit #, etc.): _____

Police/Emergency Responders Contacted? YES NO

Police Report #: _____ Officer Name/Badge # _____

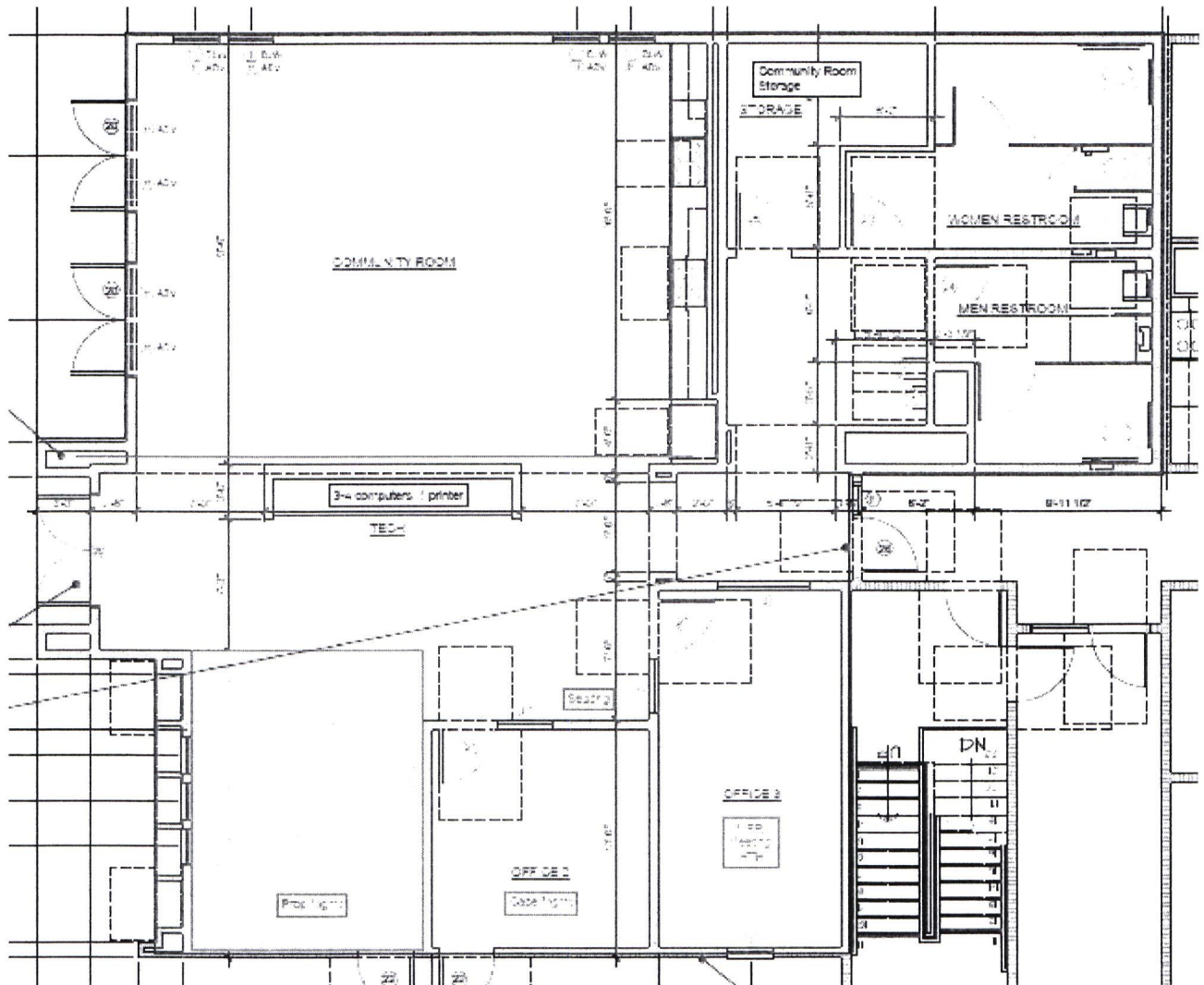
Additional Comments: _____

Incident Requires Follow Up? YES NO By Who: _____

Complete and submit the incident report within 24 hours of occurrence to the Relationship Manager and the PSH Director.

EXHIBIT 4
SITE MAP(S)

For purposes of the Work Order, the Center includes the Community Room, Tech area, and Office 2.



MASTER SERVICES AGREEMENT

Effective Date: March 1, 2026

Table with 3 columns: Party, PROVIDER, COMPANY. Rows include Name and Address for both Provider and Company.

IN CONSIDERATION of the mutual covenants and undertakings contained in this document, and intending to be legally bound, Provider and Company (as designated above) agree as follows:

1. DEFINITIONS

For purposes of this Agreement, each word or phrase listed below has the meaning designated. Other words or phrases used in this Agreement may be defined in the context in which they are used.

“Affiliate” means, for purposes of this Agreement only, any entity that (a) controls, is controlled by, or is under common control, in each case either directly or indirectly with either Company or Provider, where “control” means the ownership of, or the power to vote, 20% or more (in the case of Company) and more than 50% (in the case of Provider) of the voting stock, shares, or interests of the entity; or (b) shares 50% or more of the members of the board of directors of Company or Provider, as applicable.

“Agreement” means the provisions of this “Master Services Agreement,” together with any appendices and other documents attached or incorporated by reference, and any amendments agreed to in writing by the Parties.

“Applicable Law” means all national, federal, state, provincial and local laws (including common law), ordinances, regulations and codes, guidance and other official releases of any governmental authority. Without limiting the generality of the foregoing, Applicable Law includes state privacy, fair housing, and accessibility laws and regulations.

“Company” means, for the general purposes of the Agreement the entity designated above as “Company.”

“Company’s Systems” means all computer equipment (including personal computers, servers, and client/server stations), all associated or interconnected network equipment, routers, software, communication lines, and all other equipment (including printers, copiers, fax machines and telephones), owned, licensed or operated by, or operated on behalf of, Company or a Company Affiliate, or by their respective clients, customers, service providers or other third parties.

“Confidential Information” has the meanings given such term in Appendix B attached hereto.

“Customer” or “customer” means any customer of Company or any of its Affiliates, including, but not limited to: (a) any resident of any residential property served, owned, maintained, or operated by Company or any of its Affiliates; and (b) any members of the community (in which any such residential property is located) that are served by Company or participate in services offered directly or indirectly by Company.

“Customer Data” means any Confidential Information related to any Customer.

“Party” means either Provider or Company, individually, as the context so requires; and “Parties” means Provider and Company, collectively.

“Personnel” means (as indicated) a Party’s or its Affiliate’s directors, officers, employees, agents, consultants, contractors, Subcontractors, suppliers, and service providers, and also for Provider, any volunteers and any other representatives of Provider or any Provider Affiliate utilized by Provider, directly or indirectly, to provide any Services.

WHEN DOCUMENT IS FULLY EXECUTED RETURN CLERK’S COPY to Riverside County Clerk of the Board, Stop 1010 Post Office Box 1147, Riverside, Ca 92502-1147 Thank you.

“**Provider**” means, for the general purposes of the Agreement the entity designated above as “Provider.”

“**Services**” means the services described in the applicable Work Order that are to be provided by Provider and any related services, information, or materials.

“**Subcontractor**” means a contractor, agent, service provider, third party, or consultant retained by Provider pursuant to a written or oral agreement, or otherwise used by Provider, including any person (whether a natural person or a corporation) directly or indirectly employed by or otherwise retained by that contractor, agent, service provider, third party, or consultant.

“**Work Order**” means a written transactional document, in a form acceptable to the Company in its sole discretion, signed by an authorized representative of each Party and entered into under this Agreement that describes the Services.

2. TERM AND TERMINATION

2.1 **Agreement.** This Agreement is deemed effective as of the Effective Date set forth above and continues in effect unless superseded or otherwise terminated by Company or Provider in accordance with the following. Company or Provider may terminate this Agreement: (a) with cause if the other Party breaches a material obligation under the Agreement and fails to cure such a breach within thirty (30) days following the date of its receipt of notice of the breach and demand for cure; or (b) without cause at any time in its sole discretion so long as there is no currently effective Work Order (see **Section 2.2 (Work Orders)**) incorporating its terms. For the avoidance of doubt, the termination of the Agreement does not result in the termination of any previously issued Work Order. Each Work Order is terminable only in accordance with its own provisions or **Section 2.2 (Work Orders)**.

2.2 **Work Orders.** Each duly executed Work Order will commence as of the effective date designated thereon and will continue in effect thereafter until the earliest of: (a) the expiration date designated thereon (if any); (b) the date the Services have been satisfactorily completed and have been accepted and all applicable warranty and license periods have expired or otherwise terminated; or (c) the date of termination specified by either Party in accordance with the following conditions:

2.2.1 Provider may terminate a Work Order if Company breaches a material obligation under such Work Order or this Agreement and fails to cure such breach within thirty (30) days following the date Company has received Provider’s notice of the breach and demand for cure.

2.2.2 Company may terminate a Work Order if Provider breaches a material obligation under such Work Order or this Agreement or violates Applicable Law and fails to cure such breach or violation within thirty (30) days following the date Provider has received Company’s notice of the breach and/or violation and demand for cure. Notwithstanding the foregoing, Company may terminate a Work Order immediately, with written notice to Provider, if Provider breaches a material obligation under a Work Order or this Agreement or violates Applicable Law, and such breach and/or violation causes an immediate threat to Company’s residents or Personnel, as determined in Company’s sole discretion, or the breach and/or violation is incapable of being cured by Provider. If Company terminates a Work Order under this provision, then Company will pay Provider the reasonable value for Services properly provided prior to the effective date of the termination; provided, however, that if a Work Order is terminated by Company in response to Provider’s breach of a material obligation or a violation of Applicable Law, then Company is relieved from any obligation to pay Provider for Services Company is unable to utilize completely and effectively as a result of Provider’s breach or violation.

2.2.3 For the avoidance of doubt, notice of termination for any one Work Order is not a notice of termination for any other Work Order.

2.3 **Orderly Transfer.** Upon request, or in any event, upon the expiration or termination of any Work Order, Provider will provide all information, cooperation, and assistance to Company, as Company may reasonably request, to assure an orderly return or transfer to Company or Company’s designee of all Company Confidential Information (and related records and files) and all Work Product (in its then current condition).

3. SCOPE OF AGREEMENT

3.1 **No Obligation to Purchase.** This Agreement does not commit Company or any Company Affiliates to purchase any services, deliverables, or products. Nor does it preclude or limit Company or any Company Affiliate

from independently acquiring or developing competitive services or products for itself or its customers, or from providing competitive services or products to its customers.

3.2 Work Orders. Either the entity designated above as Provider or any Affiliate of Provider and either the entity designated above as Company or any Affiliate of Company may enter into Work Orders under this Agreement. The entities that execute (or are deemed to have executed) a Work Order are considered “Provider” and “Company” (respectively) for purposes of the Work Order, and the Work Order is considered a two-party agreement between those entities that incorporates the provisions of this Agreement as if those provisions were set forth in their entirety; provided, however, that the entity designated on the Agreement as “Provider” is jointly and severally liable for all obligations and liabilities of any Provider Affiliate arising under the Agreement and any Work Order, including any breach of the terms of the Agreement or any Work Order by any Provider Affiliate. Each Work Order should be a written document substantially in a form acceptable to Company in its sole discretion.

4. DELIVERY OF SERVICES

4.1 Relationship Managers and Status Reports. Each Party will designate a suitably qualified relationship manager who will be responsible for oversight of all Work Orders planned or established under this Agreement. Provider’s relationship manager will provide Company’s relationship manager (and/or any other person designated by the Company on any Work Order) with status and other reports, at intervals and with information as required by any Work Order or as Company may request.

4.2 Independent Contractor Status. Provider will provide all Services as an independent contractor. Neither this Agreement nor Provider’s provision of Services will create an association, partnership, joint venture, or relationship of principal and agent, master and servant, or employer and employee, between Company and Provider; and neither Party will have the right, power, or authority (whether expressed or implied) to enter into or assume any duty or obligation on behalf of the other Party.

4.3 Provider’s Personnel Requirements. Provider will provide Company with Personnel who are trained and familiar with delivering the type of Services contemplated. Provider will ensure that its Personnel do not hold themselves out as employees or agents of Company or its Affiliates, nor seek to be treated as employees of Company or any of its Affiliates for any purpose, including claims of entitlement to any benefits or for payment of taxes. Provider is solely responsible for all employer-related responsibilities with respect to its Personnel including, but not limited to, maintaining all required insurance coverage and making all required payments and deposits of taxes in a manner consistent with Provider’s status as an independent contractor.

4.4 Replacement of Provider’s Personnel. Provider will remove and replace any Personnel assigned to any project for Company and bar him or her from providing any Services to Company immediately upon Provider’s determination that he or she has not or is unable or unwilling to provide the Services in a timely, lawful, and professional manner. If Provider removes any Provider Personnel for any of the reasons set forth above, then such Provider Personnel shall be barred from thereafter providing Services to Company, as well as prohibited from performing any function that would require such Personnel to be in a position of responsibility with respect to delivery or oversight of any Provider engagement with Company.

4.5 Service Levels. Provider will provide the Services in a manner that meets or exceeds the service levels (“SLAs”) (if any) as provided in an applicable Work Order. If Provider fails to meet an SLA, then Provider will: (a) complete performance of the Services as near as possible to the SLA; and (b) use reasonable efforts to remedy the problem in a timely manner that caused it to fail to meet an SLA.

4.6 Customer Complaints. Provider agrees to notify Company in writing within twenty-four (24) hours of any written or oral submission of dissatisfaction or concern received by Provider from any Customer or any other person, or entity, related to Provider’s performance under this Agreement, the Services, Company, Provider’s possession of the Customer Data, or which relate to the privacy rights of any Customer.

4.7 Services Restrictions. Provider shall not do any of the following at Company’s property, including before, during, or after providing the Services:

4.7.1 Advertise, offer for sale, market, or sell any services, including to any Customer;

4.7.2 Engage in or conduct any religious instruction, worship or prayer services, proselytization, or any other religious activity;

- 4.7.3 Engage in or conduct any fundraising activity; or
- 4.7.4 Engage in or conduct any partisan or non-partisan political activity, including, but not limited to, direct or indirect attempts to support or defeat a candidate, to influence the passage of or defeat legislation or initiatives, or to support or challenge a labor or anti-labor organization.

5. [Reserved.]

6. RELATED RESOURCES/CONSENTS

Except as otherwise expressly provided in this Agreement or in a Work Order, Provider will provide, at Provider's expense, all Personnel, facilities, equipment, software and other resources necessary to provide the Services. Provider is responsible for obtaining and keeping current any consent, license, or other permission of any third parties necessary to enable Provider to provide the Services.

7. [Reserved.]

8. FEES, PAYMENT AND TAXES

8.1 **Fees.** The fees to be paid by Company for Services properly provided by Provider under this Agreement, if any, shall be set forth on the Work Order(s). Company will not owe Provider payment of any fees or expenses related to the Services that are not expressly set forth herein or in a Work Order. Furthermore, Company will not be charged any fees for any service or product provided to Company, its Affiliates, or its or their Personnel that is not set forth herein or on a Work Order.

8.2 **Taxes.** Provider is responsible for the remittance to the appropriate governmental authority of all taxes, levies, duties, assessments and deductions of any nature required by Applicable Law in connection with the provision or use of the Services (the "**Taxes**" or "**Tax**"), to the extent Provider is required to pay any Tax under Applicable Law. Without limiting the generality of the foregoing, Provider is solely responsible for the payment of Taxes incurred in connection with Provider's business or this Agreement.

No Taxes may be charged to the Company. Provider agrees to reimburse Company for any liability, fee, penalty, interest, deduction, cost, or expense that may be assessed against or incurred by Company as a result of Provider's failure to remit Taxes in accordance with this **Section 8.2**.

8.3 **Expenses.** Except as otherwise provided in this Agreement or a Work Order, each Party is fully and solely responsible for its own expenses.

8.4 **Terms of Payment.** No amount arising under this Agreement is due from Company prior to Company's receipt of a fully executed copy of this Agreement, a complete and fully executed Work Order, and Provider's invoice, which invoice must include: (a) a reference to this Agreement and the applicable Work Order; and (b) separately itemized charges for the Services or other items, with reasonable detail. Upon Company's request, Provider will submit invoices via electronic transmission. Each properly and accurately prepared invoice is payable within forty-five (45) days after the date it is received by Company. Company will not be liable for interest or other late fees on any past due amounts.

8.5 **Disputed Invoices.** Upon notice to Provider, Company may withhold payment for any fees and charges on Provider's invoices that Company reasonably disputes. Pending settlement or resolution of the dispute, Company will pay the undisputed portion in accordance with **Section 8.4 (Terms of Payment)** above, and the Parties will negotiate in good faith to resolve the dispute. Company's non-payment of disputed fees and charges does not constitute default by Company and does not entitle Provider to suspend or delay its provision of Services or of any information or materials.

9. REPRESENTATIONS AND WARRANTIES

9.1 **Authority.** Provider represents, warrants, and covenants that it has all rights and authority required to enter into this Agreement and each Work Order, and to provide the Services contemplated by this Agreement and each Work Order, free from all liens, claims, encumbrances, security interests, and other restrictions.

9.2 **Anti-Bribery and Personal Dealings.** Provider represents, warrants and covenants that, in connection with this Agreement, neither Provider nor any of its Personnel has made or offered to make (or will make or offer to make), directly or indirectly, any unlawful payments to or has conferred or offered to confer (or will confer or

offer to confer), directly or indirectly, any benefit upon any person. Provider further represents, warrants and covenants that no Company Personnel or any of their immediate family members has received or will receive, directly or indirectly, anything of value of any kind from Provider or its Personnel in connection with this Agreement.

9.3 **Standard of Service.** Provider represents, warrants, and covenants that the Services provided to Company in connection with this Agreement will be provided in a timely and professional manner, by qualified and skilled individuals with appropriate expertise, and in conformity with standards generally accepted in Provider's industry.

9.4 **Provider's Personnel Policies.** Provider represents, warrants, and covenants that it maintains and effectively administers comprehensive policies and procedures for qualifying its Personnel who are natural persons and are assigned to provide Services to Company, and that those policies and procedures include background checks of employment history and criminal convictions, and pre-employment drug testing, all to the extent permitted by Applicable Law and any applicable collective bargaining agreement.

9.5 **Disclaimer.** EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH IN THIS AGREEMENT OR ESTABLISHED BY APPLICABLE LAW AS RIGHTS THAT CANNOT BE WAIVED OR LIMITED BY CONTRACT, EACH PARTY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES.

10. CONFIDENTIAL INFORMATION

Provider and Company will each comply, and will ensure that their Personnel comply, with the obligations set forth in **Appendix B**.

11. PUBLICITY

Except as provided by Applicable Law, including, but not limited to, requests under the California Public Records Act, California Government Code section 7920.000 et seq., Provider will not disclose the terms of this Agreement (including, for purposes of clarification, any Work Order), without the prior written consent of Company, which consent Company may withhold in its sole discretion. Further, Provider will not use Company's proprietary indicia, trademarks, service marks, trade names, logos, symbols, or brand names, or otherwise refer to or identify Company in advertising, publicity releases, or promotional or marketing publications or correspondence to third parties without, in each case, securing the prior written consent of the Company.

12. INDEMNITY

12.1 **Provider's Indemnity.** Provider will defend, hold harmless, and indemnify Company, its Affiliates and their Personnel (collectively, the "**Indemnitees**," and individually, an "**Indemnitee**") from and against any and all third-party claims for losses, liabilities, costs, and expenses (including Taxes, fees, fines, penalties, and interest) as incurred (collectively "**Damages**") arising out of or relating to:

- 12.1.1 any claim by any Provider Personnel in connection with or arising from that person's or entity's role as Provider Personnel, including (as an example) any claim alleging that any Indemnitee should be deemed the "employer" or "joint employer" of any Provider Personnel;
- 12.1.2 any breach by Provider (or its Personnel) of any of the obligations assumed under, or the representations, warranties, or covenants provided in, this Agreement; or
- 12.1.3 any act or omission by Provider or its Personnel that results in personal injury, death, or damage to property.

12.2 **Company's Indemnity.** Company will defend, hold harmless, and indemnify Provider and its Personnel from and against any and all third-party claims for Damages arising out of or relating to any gross negligence or willful or intentional misconduct of Company or its Personnel.

12.3 **Indemnification Procedures.** If an Indemnitee seeks indemnification under this Agreement, the Indemnitee will: (a) give prompt notice to Provider concerning the existence of the indemnifiable event; (b) grant authority to Provider to defend or settle any related action or claim; and (c) provide, at Provider's expense, all information, cooperation, and assistance to Provider as may be reasonably necessary for Provider to defend or settle the claim or action. An Indemnitee's failure to give prompt notice does not constitute a waiver of the Indemnitee's right to indemnification and affects Provider's indemnification obligations only to the extent that Provider's rights are materially prejudiced by the failure or delay. Notwithstanding anything to the contrary in this Agreement: (i)

an Indemnitee may participate at its own expense, directly or through counsel of its choice, in any defense and settlement; and (ii) Provider will not enter into any settlement agreement on terms that would diminish the rights provided to the Indemnitee or increase the obligations assumed by the Indemnitee under this Agreement, without the prior written consent of the Indemnitee. If Provider does not defend any claim as required under this Agreement, the Indemnitee will have the right to: (1) defend or settle the claim as it may deem appropriate, at the cost and expense of Provider, and Provider will promptly reimburse the Indemnitee for all costs, expenses, settlement amounts, and other Damages; or (2) implead Provider in any applicable lawsuit as a third-party defendant in the forum in which the claim was filed or in which the lawsuit is pending, notwithstanding **Section 20.2 (Jurisdiction)** below.

13. LIMITATION OF LIABILITY

EXCEPT TO THE EXTENT OTHERWISE EXPRESSLY PROVIDED IN THIS **SECTION 13**, NEITHER PARTY IS LIABLE TO THE OTHER PARTY (INCLUDING ANY PERSON OR ENTITY CLAIMING THROUGH THE OTHER PARTY) FOR THE OTHER PARTY'S LOST PROFITS OR SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, OR EXEMPLARY DAMAGES ARISING OUT OF OR IN ANY MANNER CONNECTED WITH THIS AGREEMENT OR ITS SUBJECT MATTER, REGARDLESS OF THE FORM OF ACTION AND WHETHER OR NOT THE NON-CLAIMING PARTY HAS BEEN INFORMED OF, OR OTHERWISE MIGHT HAVE ANTICIPATED, THE POSSIBILITY OF DAMAGES. HOWEVER, THE LIMITATIONS OF LIABILITY SET FORTH IN THIS **SECTION 13** OR ELSEWHERE IN THIS AGREEMENT DO NOT APPLY TO, OR TAKE INTO ACCOUNT, DAMAGES: (a) RESULTING FROM THE GROSS NEGLIGENCE, BAD FAITH, OR THE WILLFUL OR INTENTIONAL MISCONDUCT OF A PARTY OR ITS PERSONNEL; (b) STEMMING FROM PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE CAUSED BY A PARTY OR ITS PERSONNEL; (c) ARISING FROM CLAIMS FOR WHICH EITHER PARTY HAS AGREED TO INDEMNIFY THE OTHER PARTY UNDER THIS AGREEMENT; (d) ARISING FROM EITHER PARTY'S BREACH OF ITS OBLIGATIONS UNDER **SECTION 10 (CONFIDENTIAL INFORMATION)**; OR (e) COVERED BY INSURANCE POLICIES OF THE TYPE DESCRIBED IN **SECTION 14 (INSURANCE REQUIREMENTS)**, UP TO THE AMOUNT EQUAL TO THE APPLICABLE MINIMUM COVERAGE AMOUNTS SET FORTH IN **SECTION 14 (INSURANCE REQUIREMENTS)**.

14. INSURANCE REQUIREMENTS

14.1 Required Coverage. During the term of this Agreement and for so long as any Work Order has not yet expired or been terminated, Provider will maintain, at its own expense, insurance coverage of the type and with limits of no less than those set forth on **Appendix C** attached hereto with insurers satisfactory to Company. Such insurance coverage shall cover the Company and the additional insureds listed on **Appendix C**.

14.2 Certificates of Insurance/Further Additional Insureds. Within ten (10) days following the date this Agreement is fully executed by the Parties and annually thereafter, Provider will provide Certificates of Insurance evidencing that the policies required in **Section 14.1 (Required Coverage)** are in full force and effect. In addition, if any Work Order references Services to be provided at any property that is not referenced in **Appendix C**, then within ten (10) days following the effective date of that Work Order, Provider will provide Certificates of Insurance evidencing that the policies required in **Section 14.1 (Required Coverage)** include as additional insureds entities related to any newly added property, as communicated by Company.

14.3 Notice of Policy Changes. Provider will provide Company with no less than thirty (30) days' written notice prior to any cancellation, termination, or material alteration of the policy.

14.4 No Limitation. The requirements set forth above and in **Appendix C**, including as to types and limits of insurance coverage to be maintained by Provider, will not in any manner limit the liabilities and obligations assumed by Provider under this Agreement.

15. SUBCONTRACTORS

15.1 Provider will not use a Subcontractor to perform Provider's obligations under this Agreement or any Work Order without obtaining Company's prior written approval. Company's approval of a Subcontractor does not constitute a waiver of any rights Company may have based on Provider's representations and warranties.

15.2 If Provider is permitted to utilize any Subcontractors to perform any obligations under this Agreement or any Work Order, Provider must: (a) identify each Subcontractor on the applicable Work Order in which Provider

intends to use that Subcontractor; and (b) monitor its Subcontractors' performance of any obligations under this Agreement or any Work Order and report to Company on such performance.

15.3 Provider is fully responsible for all acts and omissions of its Subcontractors, and for any failure of its Subcontractors to comply with all obligations and responsibilities of Provider under this Agreement and any applicable Work Orders. Nothing in this Agreement creates any contractual relationship between Company and any Subcontractor or any obligation on the part of Company to pay or to ensure the payment of any money due any Subcontractor.

15.4 Company may (upon providing written notice to Provider) demand immediate removal of and discontinued use of a Subcontractor if, in Company's sole discretion, Company believes or determines that continued use of that Subcontractor could be detrimental to Company and its Affiliates. Upon receipt of notice from Company, Provider must promptly cease use of Subcontractor for the provision of Services to Company and its Affiliates under any and all Work Orders and ensure Subcontractor does not directly or indirectly provide Services to Company at any time under any subsequent Work Order.

16. ASSIGNMENT

Company may, with notice to Provider, assign this Agreement or a Work Order or any of its rights or interests in this Agreement or a Work Order, or delegate any of its obligations under this Agreement or a Work Order, to: (a) a Company Affiliate; (b) Company's successor pursuant to a merger, reorganization, consolidation, or sale; or (c) an entity that acquires all or a substantial portion of those of Company's assets or business for which the Services were acquired or are then being used. Except as otherwise provided above, neither Party may assign this Agreement or a Work Order or any of its rights or interests hereunder or thereunder or delegate any obligation to be performed hereunder or thereunder, without the prior written consent of the other Party. Any attempted assignment or delegation in contravention of this **Section 16** is null and void, and of no force or effect. This Agreement and all Work Orders are binding upon, and will inure to the benefit of, the legal successors and permitted assigns of the Parties.

17. NOTICES

Any notice, demand, or other communication (collectively "**notice**") required or permitted under this Agreement must be made in writing and is deemed to be given: (a) when actually received by the representatives designated to receive notices for the intended recipient; or (b) when delivered to the address set forth in the introductory table of this Agreement (or if applicable, the introductory table of the Work Order), provided the notice is sent to a Party's representative by certified or registered mail (return receipt requested) or commercial express courier (with tracking capabilities). Notices concerning this Agreement must be sent to the person who signed this Agreement on behalf of the intended recipient. Notices concerning a particular Work Order must be sent to the person who executed the Work Order. Without limiting the foregoing, a copy of all notices from Provider must be sent to the attention of the CFO of the Company. Either Party may change its addresses or representatives for receiving notices upon notice to the other made pursuant to this **Section 17**.

18. COMPLIANCE WITH LAW

Provider will comply, and will cause its Personnel to comply, with all Applicable Law. During the term of this Agreement, Provider acknowledges and agrees that Provider and its Personnel have an affirmative obligation to promptly report to Company any concerns about, or indications of, actual or possible violations of Applicable Law to which they become aware.

19. POLICIES AND PROCEDURES

19.1 **General.** Provider will comply and will ensure that its Personnel comply with: (a) Company's security and privacy policies; (b) Company's work place policies and procedures in effect for any facility of Company or a Company Affiliate where the Services are provided, including, but not limited to, physical security procedures and other security measures; (c) policies, procedures, and guidelines (including Company's code of conduct, as promulgated) promulgated by Company or a Company Affiliate that are designed to adhere to Applicable Law; and (d) any other Company policies provided by Company to Provider in writing that are applicable to the Services provided by Provider. In the event of any conflict between the obligations of Provider under this Agreement or under any policy or procedure of Company and its Affiliates, Provider will comply with the more restrictive obligations.

19.2 **Facility Working Hours and Security.** Provider's Personnel will observe the working hours, work rules, and holiday schedule of Company when working on Company's facilities, unless otherwise agreed by Company. Provider will instruct, and will use reasonable efforts to ensure that, its Personnel working on Company's facilities comply with the security-related instructions of Company's Personnel and do not attempt to gain access to Company's facilities outside of normal working hours (or on a scheduled holiday) for those facilities. Company will have the discretion to issue, activate, confiscate, and deactivate identifications cards, keys, or other security devices to or from those of Provider's Personnel working on Company's facilities; provided, however, that Company's conducting of these actions will not be deemed to imply any employment relationship between Company and such Personnel.

19.3 **Equipment and Network Security.** If access to Company's Systems is required in order for Provider to fulfill its obligations to Company, then Company will determine the nature and extent of access. If Company or a Company Affiliate provides Provider with access to Company's Systems, then: (a) any and all information relating to or resulting from this access is considered Company's Confidential Information and is subject to the obligations of confidentiality set forth in **Section 10 (Confidential Information)**; (b) Provider will comply, and will ensure that all assigned Personnel comply, with any instructions from Company or its Affiliates related to such access to Company's Systems; (c) Provider will not download, install, or access any software application on Company's Systems without Company's prior written permission; and (d) Company's Systems may only be used to provide Services to Company, and not for any other purpose.

19.4 **Vulnerability Assessment.** If any Company Confidential Information is maintained or in any manner stored on a website or web accessible system, Provider will disclose to Company, which disclosure may be included in the Work Order, and the Parties shall agree upon reasonable computer security provisions in relation thereto.

19.5 **Substance Abuse.** Provider will ensure that its Personnel do not sell, distribute, transfer, manufacture, process, possess, use, or report to duty under the influence of illegal drugs, or misuse legal drugs or alcohol, within Company's or its Affiliates' facilities, on Company's or its Affiliates' property, or during the provision of Services for Company.

19.6 **Criminal Background Checks.** Provider will not assign to Company, or retain on assignment to provide Services to Company, any Provider Personnel that Provider knows, suspects, or has reason to believe has been convicted of, pled guilty to, or participated in a pretrial diversion for, a crime involving dishonesty, breach of trust, violence, neglect or abuse of children, minors, or seniors (or other similarly protected class), sexual misconduct, sex trafficking, moral turpitude, or any other similar type of crime.

20. CHOICE OF LAW AND JURISDICTION

20.1 **Governing Law.** The substantive laws of the State of California will in all respects govern this Agreement as though this Agreement was entered into and was to be entirely performed within the State of California, without regard to conflict of law principles.

20.2 **Jurisdiction.** All claims or disputes arising out of or in connection with this Agreement will be heard exclusively by any of the federal or state courts of competent jurisdiction located in either Riverside County or San Bernardino County, California. To that end, each Party irrevocably consents to the exclusive jurisdiction of, and venue in, these courts, and waives any: (a) right to object (with respect to any proceedings) that the court does not have jurisdiction over (i) the substance of claims or disputes or (ii) a Party; and (b) claim that the proceedings have been brought in an inconvenient forum.

21. REMEDIES

21.1 **Equitable Relief.** The Parties acknowledge that the failure of either Party to perform its duties under **Section 10 (Confidential Information)** or **Section 11 (Publicity)** may cause the other Party to suffer irreparable injury for which the injured Party will not have an adequate remedy available at law. Accordingly, the injured Party may seek to obtain injunctive or other equitable relief to prevent or curtail any breach, threatened or actual, without posting a bond or security and without prejudice to any other rights as may be available under this Agreement or under Applicable Law.

21.2 **Cumulative Remedies.** Except as otherwise expressly provided in this Agreement, all remedies in this Agreement are cumulative and in addition to (not in lieu of) any other remedies available to a Party at law or in equity.

22. WAIVER

No course of dealing, failure by either Party to require the strict performance of any obligation assumed by the other, or failure by either Party to exercise any right or remedy constitutes a waiver or causes a diminution of the obligations or rights provided under this Agreement. No provision of this Agreement may be deemed to have been waived by any act or knowledge of either Party, but only by a written instrument signed by a duly authorized representative of the Party to be bound. Waiver by either Party of any default does not constitute a waiver of any other or subsequent default.

23. CONSTRUCTION

23.1 **Interpretation.** In the event of any conflict between the provisions of the Agreement and a Work Order, the conflicting provisions of the Work Order will govern, but solely with respect to Services being provided under that Work Order. Each Party acknowledges and agrees that any interpretation of this Agreement may not be construed against a Party by virtue of that Party having drafted the provisions.

23.2 **Modification.** The terms, conditions, covenants, and other provisions of this Agreement and any Work Order may be modified, amended, supplemented, or otherwise changed only by a written instrument (excluding email or similar electronic transmissions) that specifically purports to do so and is physically or electronically signed by an authorized representative of each Party.

23.3 **Severability.** If a court of competent jurisdiction declares any provision of this Agreement to be invalid, unlawful, or unenforceable as drafted, the Parties intend for that provision be amended and construed in a manner designed to effectuate the purposes of the provision to the fullest extent permitted by law. If a provision cannot be so amended and construed, it will be severed, and the remaining provisions will remain unimpaired and in full force and effect to the fullest extent permitted by law.

23.4 **Survival.** The provisions of this Agreement that, by their nature and content, must survive the completion, rescission, termination, or expiration of this Agreement in order to achieve the fundamental purposes of this Agreement will so survive and continue to bind the Parties. Without limiting the generality of the foregoing, the Parties specifically acknowledge that the following provisions will survive and continue to bind the Parties: **Sections 1 (Definitions), 2.3 (Orderly Transfer), 9.1 (Authority), 9.2 (Anti-bribery and Personal Dealings), 10 (Confidential Information), 11 (Publicity), 12 (Indemnity), 13 (Limitation of Liability), 15 (Subcontractors), 16 (Assignment), 17 (Notices), 20 (Choice of Law and Jurisdiction), 21 (Remedies), 23 (Construction) and 24 (Complete Understanding).**

23.5 **Counterparts; Electronic Execution.** This Agreement or any subsequent Work Order may be executed by the parties in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be executed via “wet” signature, electronic mark, or other digital signature. Such executed signature pages may be delivered using Tagged Image Format Files (“TIFF”), Portable Document Format (“PDF”), or other similar electronic or digital format, and transmitted via electronic mail, cloud-based server, e-signature technology, facsimile, or other similar electronic means. All such electronically or digitally executed copies of the signature pages of this Agreement or any subsequent Work Order delivered and transmitted in any manner allowed for under this Agreement shall be treated as originals, fully binding and with full legal force and effect, and the Parties waive any rights they may have to object to such treatment.

[Agreement is continued on the following page.]

24. COMPLETE UNDERSTANDING

This Agreement (together with the appendices and other documents specifically incorporated by reference) and any Work Order will constitute the complete understanding of the Parties with respect to the Services to be provided by Provider and paid for by Company pursuant to this Agreement and each Work Order, and will supersede all agreements, discussions, negotiations, promises, proposals, quotes, representations, and understandings (whether written or oral) between the Parties prior to or contemporaneous with the execution of this Agreement or any Work Order regarding any Services to be provided by Provider and paid for by Company.

IN WITNESS WHEREOF, the Parties to this Agreement, each acting with proper authority, have signed this Agreement either by manual signature or by electronic signature (as evidenced below) as of the date(s) set forth below.

PROVIDER:

By: _____

Name: Matthew Chang

Title: Director,
Riverside University Health System
Behavioral Health

Date: JUN 23 2026

Approval as to Form
County Counsel

By: Gregg Gu
Deputy County Counsel

Date: 5/7/2026

COMPANY:

NCRC BEAUMONT LP,
a California limited partnership

By: NCRC Beaumont LLC,
a California limited liability company,
its managing general partner

By: National Community Renaissance of California,
a California nonprofit public benefit corporation,
its sole member manager

By: _____

Name: _____

Title: _____

Date: _____

APPENDIX A
COMPANY AFFILIATES

1. National Community Renaissance
2. National Community Renaissance of California
3. National Community Renaissance Development Corporation
4. Southern California Affordable Housing Corporation
5. San Antonio Gateway Housing Corporation
6. Southern California Housing Development Corporation of Inland Empire
7. The Southern California Housing Development Corporation of Los Angeles
8. The Southern California Housing Development Corporation of Orange
9. The Southern California Housing Development Corporation of Rancho Cucamonga
10. Southern California Housing Development Corporation Riverside
11. National Community Renaissance of Florida, Inc.
12. National Community Renaissance of Texas, Inc.

APPENDIX B
CONFIDENTIAL INFORMATION

1. Provider's Confidential Information. Provider's "**Confidential Information**" means and refers to all materials provided by Provider pursuant to any business, or in contemplation of any potential business, under this Agreement or otherwise involving Provider's provision of services to Company or its Affiliates that are expressly identified or marked by Provider as "confidential."

2. Company's Confidential Information. Company's "**Confidential Information**" means and refers to all tangible or intangible information and materials, in any form or medium (and without regard to whether the information or materials are owned by Company or by a third party), whether provided or disclosed to Provider by Company or its Affiliate, or accessed, observed, or otherwise obtained by Provider from Company or its Affiliates (pursuant to any business, or in contemplation of any potential business, under this Agreement or otherwise involving Provider's provision of services to Company or its Affiliates), that satisfies at least one of the following criteria:

- 2.1 Information or materials related to Company's, a Company Affiliate's, or any of their respective customers' business, trade secrets, customers (including identities, characteristics, and activities), business plans, strategies, forecasts or forecast assumptions, operations, methods of doing business, records, finances, assets, technology (including software, data bases, data processing, or communications networking systems), data or information or materials that reveal research, technology, practices, procedures, processes, methodologies, know how, or other systems or controls by which Company's, a Company Affiliate's, or any of their respective customers' products, services, applications, and methods of operations or doing business are developed, conducted, or operated, and all information or materials derived therefrom or based thereon;
- 2.2 Information or materials designated or identified as confidential by Company or a Company Affiliate; or
- 2.3 Any information that relates to a person and that could be used, either directly or indirectly, to identify any person, whether a natural person or a legal entity ("**Personal Information**").

3. Duty of Care and Use Restrictions. The Party receiving Confidential Information ("**Receiving Party**") of the other Party ("**Disclosing Party**") will exercise at least the same degree of care with respect to the Disclosing Party's Confidential Information that the Receiving Party exercises to protect its own Confidential Information; and, at a minimum, the Receiving Party will adopt, maintain, and follow security practices and procedures that are sufficient to safeguard the Disclosing Party's Confidential Information from any: (a) unauthorized disclosure, access, use, or modification; (b) misappropriation, theft, destruction, or loss; or (c) inability to account for Confidential Information. Without limiting the generality of the foregoing, the Receiving Party will only use or reproduce the Disclosing Party's Confidential Information to the extent necessary to enable the Receiving Party to fulfill its obligations under the Agreement to which this **Appendix B** is attached. In addition, the Receiving Party will disclose the Disclosing Party's Confidential Information only to those of the Receiving Party's (or in the case of Company, also to its Affiliates') Personnel who have a "need to know" Confidential Information (and only to the extent necessary) in order to fulfill the purposes contemplated by the Agreement. Provider will ensure that each of its Personnel and each Subcontractor is bound to uphold Provider's obligations of confidentiality.

4. Notification. If the Receiving Party becomes aware of any threatened or actual violation of the obligations or restrictions agreed to by the Receiving Party with respect to the Disclosing Party's Confidential Information, the Receiving Party will immediately notify the Disclosing Party and the Receiving Party will assist the Disclosing Party with its efforts to cure or remedy the violation. The Receiving Party is liable to the Disclosing Party for any non-compliance by its Personnel.

5. Exclusions. The obligations of confidentiality assumed under the Agreement to which this **Appendix B** is attached will not apply to the extent the Receiving Party can demonstrate, by clear and convincing evidence, that the information:

- 5.1 is or has become generally known by the public without any breach by the Receiving Party of the provisions of the Agreement to which this **Appendix B** is attached or any other applicable agreement between the Parties;
- 5.2 was rightfully in the possession of the Receiving Party, without confidentiality restrictions, prior to the Receiving Party's receipt from the Disclosing Party;
- 5.3 was rightfully acquired by the Receiving Party from a third party who was entitled to disclose the information, without confidentiality or proprietary restrictions;
- 5.4 was independently developed by the Receiving Party without using or referring to the Disclosing Party's Confidential Information; or
- 5.5 is subject to a written agreement under which the Disclosing Party authorized the Receiving Party to disclose the subject information.

6. Return of Confidential Information. Upon the termination of this Agreement or the earlier request of the Disclosing Party, the Receiving Party will return (or purge its systems and files of and suitably account for) all Confidential Information supplied to, or otherwise obtained by, the Receiving Party in connection with this Agreement. The Receiving Party will certify in writing that it has fully complied with its obligations under this **Appendix B** within seven(7) days following the date it receives a request from the Disclosing Party for certification. For the avoidance of doubt, this **Section 6** will not be construed to: (a) require Company to return any documentation, information, or materials provided by Provider or any of Provider's Confidential Information that was provided as part of, or in conjunction with, the Services; or (b) limit either Party's right to seek relief for any damages that are caused by the other Party's default.

APPENDIX C
INSURANCE REQUIREMENTS

Corporate Name: NCRC Beaumont LP
Corporate Address: 9692 Haven Avenue, Suite 100, Rancho Cucamonga, CA 91730
Property Name(s) & Address(es) & Additional Insureds:

<i><u>Property Name</u></i>	<i><u>Property Address</u></i>	<i><u>Additional Insured</u></i>
Summit View (formerly known as Beaumont 3)	1343 East 8th Street Beaumont, CA 92223	National Community Renaissance of California, NCRC Beaumont LP, NCRC Beaumont LLC, Hudson Housing Capital, JPMorgan Chase, State of CA Dept of Housing and Community Development

1. **GENERAL LIABILITY Certificate of Liability Insurance must include:**
 - a. **Certificate Holder:**
 - Corporate Name
 - Corporate Address
 - b. **Descriptions of Operations:**
 - Property Name
 - Property Address
 - List all Additional Insureds
 - State: “Certificate Holder named as additional insured for purposes of work performed at all operations usual to the additional insured.”
 - State: “10 day notice of cancellation for nonpayment.”
 - State: “The additional insured endorsement will be primary and non-contributory to the entities referenced as additional insureds above and all their respective affiliates, subsidiaries, successors, directors, officers, employees and agents.”
 - c. **Additional Insured Endorsements (Individual or Blanket):**
 - a. **INDIVIDUAL Additional Insured Endorsements (Non-Contract Vendors):**
Provide endorsements for both Ongoing and Completed Operations. Must be written as **individual** endorsements (i.e. Form # CG 2010 1185 or CG 2010 0704/2010 0413 and CG 2037 0704/2037 0413) naming the entities listed above under “Additional Insureds.”
 - b. **BLANKET Additional Insured Endorsements (Contracted Vendors):**
Provide Blanket endorsements for both Ongoing and Completed Operations (i.e. Form # CG 2010 1185 or CG 2010 0704/2010 0413 and CG 2037 0704/2037 0413) and initial and return this Appendix.
 - d. **Limits:** \$1,000,000 per occurrence minimum with a \$2,000,000 aggregate.
2. **UMBRELLA/EXCESS LIABILITY Coverage must include:**
Limits: At **MINIMUM**, \$1,000,000 per occurrence with \$2,000,000 policy aggregate.
PREFERRED limit, \$5,000,000 per occurrence minimum with a \$5,000,000 policy aggregate.
3. **WORKERS’ COMPENSATION Coverage must include:**
 - a. **Certificate Holder:**
 - Corporate Name
 - Corporate Address
 - b. **Descriptions of Operations:**
 - Property Name
 - Property Address

- List all Additional Insureds
 - State: “All operations usual to the additional insured.”
 - State: “10 day notice of cancellation for nonpayment.”
- c. **Limits:** Bodily Injury by Accident \$1,000,000 per each accident, Bodily Injury by Disease \$1,000,000 per each employee, Bodily Injury by Disease \$1,000,000 policy limit.

If vendor has no employees, they must complete, sign, and date form certification (available upon request).

4. AUTOMOBILE INSURANCE Coverage must include:

Limits: \$1,000,000 per occurrence for owned vehicles. If no owned vehicles, provide Hired & Non-Owned Auto Liability of \$1,000,000 Limit of Liability.

If vendor will not drive onto the property, they must complete, sign, and date a form certification (available upon request).

5. PROFESSIONAL LIABILITY:

Must show Liability Limit of \$1,000,000. If coverage is written on a “claims made” basis, coverage must be kept in force for a minimum of three (3) years after this contract expires.

6. ABUSE/MOLESTATION INSURANCE:

Must show a Liability Limit of \$1,000,000 each incident/\$1,000,000 aggregate.

7. WAIVER OF SUBROGATION:

A Waiver of Subrogation to be given in favor of Parent Organization (and other applicable entities) for General Liability, Worker’s Compensation, Automobile Liability and Umbrella Liability policies (where applicable).

8. Copy of current BUSINESS LICENSE.

9. Copy of current CONTRACTORS LICENSE POCKET CARD, including expiration date (if applicable).

*PLEASE NOTE: Services must not commence until ALL appropriate documentation is received by our Risk Management department. You will receive a **NOTICE TO PROCEED** once the documentation is approved and you have satisfied all requirements.*

**CERTIFICATES OF INSURANCE AND ENDORSEMENTS RECEIVED THAT
DO NOT CONFORM TO THIS APPENDIX WILL NOT BE ACCEPTED.**