



**OFFICE OF THE AGENCY DIRECTOR**

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December 23, 2019

The Honorable Board of Supervisors  
Administration Building  
1221 Oak Street  
Oakland, CA 94612

Dear Board Members:

**SUBJECT: APPROVE FISCAL YEAR 2020 AUGMENTATION FOR NEW SERVICES-AS-NEEDED PROCUREMENT CONTRACTS AND AMENDMENTS FOR THE HOUSING SUPPORT PROGRAM TO PROVIDE HOUSING SUPPORT SERVICES IN THE AMOUNT OF \$2,219,343**

**RECOMMENDATIONS**

- A. Approve an augmentation to Master Contract No. 00002 for the 18 Procurement Contracts listed in Attachment A to provide housing subsidy payments, services coordination and other housing support services-as-needed (SAN) at 20 residential care facilities, with no change in the contract period for the 13 existing SAN contracts from 7/1/19 – 6/30/20, and 5 new SAN contracts with the contract period of 1/1/20 – 6/30/20, increasing the total pooled amount from \$2,360,657 to \$4,580,000 (\$2,219,343 increase):
- B. Delegate authority to the Agency Director or designee to execute the agreements and amendments subject to review and approval as to form by County Counsel, and submit to the Clerk of the Board executed copies for filing

**DISCUSSION/SUMMARY**

The Housing Support Program (HSP) focuses on serving individuals with a long history of institutional care that are in need of intensive care and supervision supports from a licensed community care provider to help with their return to living in the community. This population has a higher risk of harm to self and others, inpatient and emergency mental health utilization, morbidity, mortality, institutionalization, and incarceration than the general population.

The HSP provides housing subsidy payments, services coordination and consultation, and training and technical support for board and care operators licensed through the California Department of Social Services Community Care Licensing division (CCL) and approved by CCL to serve adults living with serious mental illness (SMI) and who meet additional program criteria.

On July 9, 2019 your Board approved HSP SAN contracts and entered into agreements for this fiscal year in order to continue services prior to the release of a Request for Pre-Qualifications (RFPQ) (Item No. 9). On May 16, 2019, ACBH released a RFPQ to establish a pool of SAN contracts with eligible licensed adult residential facilities

(ARF) and residential care facilities for the elderly (RCFE) operators. The RFPQ expanded the number of HSP SAN contractors and allowed for an increase in client choices for services and capacity.

Alameda County Behavioral Health (ACBH) is requesting approval of contract amendments to the 12 existing Services As Needed (SAN) providers listed in Attachment A to continue providing HSP services and requesting approval of five new Services-as-Needed (SAN) contracts with A-N-D Care Homes, Corazon Z. Pangilinan dba Amazing Grace Care Home, Gaffar Enterprises Inc. dba Lakeshore Residential Care, Koobamo LLC dba Good Shepard Vista, and Maria V Millare dba Lake Merritt Care Home to provide Housing Support Program (HSP) services as result of the RFPQ.

HSP contractors serve adults, 18 and over, as long as needed to support clients with care and supervision needs in a home environment and help clients participate and connect with community-based activities and social networks. The procurement also shifts the contracting approach from purchasing a specific number of beds from HSP providers to establishing three levels of care based on client need and increased reimbursement based on client's approved level of care and placement with an HSP provider.

Your Board's approval will increase capacity and client choice for services that reduce and prevent homelessness.

### **SELECTION CRITERIA**

*ACBH released Request for Pre-Qualifications (RFPQ) No. 19-07 on May 16, 2019 to create a vendor pool of qualified bidders to provide HSP services through SAN contracts. The RFPQ was advertised for two months using the General Services Agency (GSA) advertising guidelines by posting on the ACBH and GSA websites. In addition, a courtesy email was sent to ACBH's contracted providers and other ACBH contracts via existing email distribution lists. ACBH hosted a question and answer session with interested bidders on May 29, 2019 in Oakland with attendance from over 18 agencies and subsequently posted the responses to questions asked on June 10, 2019 on ACBH and GSA websites.*

*ACBH received 18 bids for 20 board and care facilities to provide HSP services. Per GSA guidelines for a RFPQ, ACBH staff conducted a review of the bidder minimum qualifications, which 17 of the bidders met. One bidder Berkeley Place dba Casa de la Vida was disqualified as the bid did not meet minimum qualifications. The table below summarizes the results of this competitive bidding process and the recommendation to award SAN contracts to the 17 bidders included in Attachment A.*

*On September 19, 2019, Bidders were notified via email and certified mail of the recommendation for award. No bid protests were received. The bidders recommended to be included in the HSP SAN contract pool are very small, local sole proprietorships. HSP providers are selected based on the need for services in board & care settings. Two of the providers are Certified Small, Local and Emerging Businesses (SLEBs): Chika E. Ugbaja dba Great Expectation Residential Care Home (Certification No. 19-00060; Expiration Date: 6/30/20) and Corazon Z. Pangilinan – Amazing Grace Home (Certification No. 19-00053; Expiration Date: 6/3/20). The other providers received SLEB waivers that are all valid through 6/30/20. Please see Attachment A.*

### **FINANCING**

Appropriations for these contracts are fully offset by the Mental Health Services Act (MHSA) and Mental Health Block Grant (MHBG) funding already included in the FY 19-20 ACBH approved budget and included in the Homelessness Action Plan. There is no increase in net county cost as a result of your approval.

**VISION 2026 GOAL**

Housing subsidy payments, care coordination, and other housing support services related to board, and care facilities meet the 10x goal pathways of **Eliminating Homelessness** and **Healthcare for All** in support of the shared vision of a **Thriving and Resilient Population.**

Sincerely,

DocuSigned by:  
  
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Colleen Chawla, Director  
Health Care Services Agency

CC/RML/nc/nt

**Attachment A**

	<b>Facility/ Provider Name</b>	<b>Location</b>	<b>Principal/ Owner</b>	<b>Procurement Contract Number</b>	<b>New or Existing Provider</b>	<b>SLEB Certification or Waiver</b>	<b>Contract Term</b>
1.	<i>A-N-D Care Homes</i>	3284 Courthouse Place Union City, CA 94587	Morenike Hamza	19349	New	18560	January 1, 2020 – June 30, 2020
2.	<i>Chika E. Ugbaja dba Great Expectation Residential Care Home</i>	2301 98 <sup>th</sup> Avenue Oakland, CA 94603	Chika Ugbaja	18429	Existing	19-00060 Expiration Date: 6/30/20	July 1, 2019 – June 30, 2020
3.	<i>Countywide Family Care dba McClure Care Home</i>	2903 McClure St Oakland, CA 94609	Juliana Taburaza	18432	Existing	18562	July 1, 2019 – June 30, 2020
4.	<i>Gaffar Enterprise Inc. dba Lakeshore Residential Care</i>	1901 Third Ave Oakland, CA 94606	Gaffar Syed	19464	New	18563	January 1, 2020 – June 30, 2020
5.	<i>Glen Ocal dba Fulton Care</i>	29024 Ruus Road Hayward, CA 94544	Glen Ocal	18373	Existing	18561	July 1, 2019 – June 30, 2020
6.	<i>Grand Lake Homes Corp. dba Grand Lake Home</i>	365 Staten Ave Oakland, CA 94510	Veronica Guinto	18428	Existing	18564	July 1, 2019 – June 30, 2020
7.	<i>Koobamo LLC dba Good Shepard Vista</i>	5472 Foothill Blvd Oakland, Ca 94601	Hasmin Koo	19323	New	18565	January 1, 2020 – June 30, 2020
8.	<i>Maria A. de Almeida dba Tia Maria Family House</i>	28175 Ruus Road Hayward, CA 94544	Maria de Almeida	18440	Existing	18566	July 1, 2019 – June 30, 2020
9.	<i>Maria Silva dba Maria's Board and Care Home</i>	29010 Ruus Rd Hayward, CA 94544	Maria Silva	18430	Existing	18567	July 1, 2019 – June 30, 2020

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10.	<i>Maria V. Millare dba Lake Merritt Care Home</i>	576 Valle Vista Ave Oakland, CA 94610	Maria Millare	19387	New	18568	January 1, 2020 – June 30, 2020
11.	<i>Palazu, LLC - Amazing Grace Home</i>	4617 Mowry Ave Fremont, CA 94538	Emilissa Pangilinan	19459	New	19-00053 Expiration Date: 6/30/2020	January 1, 2020 – June 30, 2020
12.	<i>Patricia Shepard-Payton dba Payton House</i>	1063-61 100 <sup>th</sup> Ave Oakland, CA 94603	Patricia Shepard Payton	18434	Existing	18570	July 1, 2019 – June 30, 2020
13.	<i>Raynor, Delores &amp; Clifton dba Wings of Love Residential Care</i>	5804 Elizabeth St Oakland, CA 94621	Delores and Clifton Raynor	18441	Existing	18571	July 1, 2019 – June 30, 2020
14.	<i>Richard W. Gindlesberger dba Pleasant Hill Manor</i>	27794 Pleasant Hill Ct Hayward, CA 94542	Richard Gindlesberger	18435	Existing	18572	July 1, 2019 – June 30, 2020
15.	<i>Rosario Utleg dba New Horizons Home for the Aged, Inc. (including Home #1 for the Aged, Home #2 for the Aged, and Home #3)</i>	Home #1 for the Aged 5115 Foothill Blvd Oakland, CA 94601  Home #2 5111 Foothill Blvd Oakland, CA 94601  Home #3 5107 Foothill Blvd Oakland, CA 94601	Rosario Utleg	18433	Existing	18569	July 1, 2019 – June 30, 2020

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	<b>Facility/ Provider Name</b>	<b>Location</b>	<b>Principal/ Owner</b>	<b>Procurement Contract Number</b>	<b>New or Existing Provider</b>	<b>SLEB Certification or Waiver</b>	<b>Contract Term</b>
16.	<i>Royal Colony View Place, LLC dba Royal Colony in Berkeley</i>	1606 Alcatraz Ave Berkeley, CA 94703	Juliana Taburaza	18437	Existing	18573	July 1, 2019 – June 30, 2020
17.	<i>Thomas-Adams Residential Care Facility, Inc.</i>	5152–5158 Foothill Blvd Oakland, CA 94601	Matthew Thomas	18438	Existing	18574	July 1, 2019 – June 30, 2020
18.	<i>HLB LLC, Rose Garden Vista</i>	241 Arrowhead Way Hayward, CA 94544	Haidie Bautista	18436	Existing	N/A	July 1, 2019 – June 30, 2020