

November 25, 2025

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, CA 94612

SUBJECT: APPROVE NEW HOUSING SUPPORT PROGRAM SERVICES-AS-NEEDED CONTRACTS WITH INSIGHT HOUSING AND MOONRAKER VILLA SENIOR CARE 2 AND MULTI-YEAR CONTRACT AMENDMENTS WITH ANGELEON CARE HOME AND MARIA V. MILLARE, DBA LAKE MERRITT CARE HOME TO PROVIDE HIGHER LEVELS OF CARE

Dear Board Members:

RECOMMENDATIONS:

- A. Approve new Services-As-Needed contracts under Housing Support Programs (Master Contract No. 000002) to provide residential support services to adults, for the contract term of 1/1/2026 – 6/30/2026, with no change to the total not-to-exceed pooled amount of \$25,266,857:
 - 1. Insight Housing (Principal: Calleene Egan; Location: Berkeley; Procurement Contract No. 26315);
 - 2. Moonraker Villa Senior Care 2 (Principal: Yong Akaosugi; Location: Hayward; Procurement Contract No. 29464);
- B. Approve amendments for multi-year, Services-As-Needed contracts under the provision of Housing Support Programs (Master Contract No. 000002) to provide additional levels of HSP care, with no change to the contract term of 7/1/2022 – 6/30/2026 or the total not-to-exceed pooled amount referenced under Recommendation A:
 - 1. Amendment No. 3 with Angeleon Care Home (Principal: Richard De Leon; Location: Berkeley; Procurement Contract No. 27664);
 - 2. Amendment No. 4 with Maria V. Millare, dba Lake Merritt Care Home (Principal: Maria V. Millare; Location: Oakland; Procurement Contract No. 23480); and
- C. Delegate authority to the Alameda County Health Interim Director, or designee, to negotiate and execute the agreement subject to review and approval as to form by County Counsel and submit an executed copy to the Clerk of the Board for filing.

DISCUSSION/SUMMARY:

Alameda County Health, Behavioral Health Department (ACBHD) is requesting to add two new Services-as-Needed (SAN) contracts with Insight Housing and Moonraker Villa Senior Care 2 (Moonraker Villa) to the existing network of Housing Support Programs (HSP) and amend two SAN

contracts with Angeleon Care Home (Angeleon) and Maria V. Milare, dba Lake Merritt Care Home (Lake Merritt Care Home).

Since 1987, HSPs have provided funding for non-clinical patient care for individuals with serious mental illness (SMI) living in licensed board and care/residential care homes. HSP providers assist ACBHD clients to achieve their care plan goals by providing or arranging transportation to support the client's mental health needs; encouraging the client to take increasing responsibility for managing their own treatment; enabling the client's use of public transportation and leisure time constructively; assisting the client to learn social relationship skills, assisting the client in becoming responsible for medication management; providing close supervision of clients who require the management of complex behavioral issues; and providing support with activities of daily living and/or medical needs.

On November 5, 2024 (Item No. 5), your Board approved contracts with the existing HSP providers in the SAN Pool. On December 5, 2023 (Item No. 2), Insight was approved by your Board; however, the contract was not executed because the provider was unable to obtain their facility's license. The current HSP providers, Angeleon and Lake Merritt Care Home, will be amended to provide additional levels of care.

With your Board's approval, Insight Housing and Moonraker Villa will be added to the HSP SAN pool, increasing from 18 to 20 providers, and Angeleon Care Home and Maria V. Millare, dba Lake Merritt Care Home will be approved to provide higher levels of HSP Care. These providers play a vital role in advancing the Home Together 2026 Community Plan by helping individuals with SMI maintain stable housing and avoid homelessness. ACBHD is requesting delegated authority aligning with the CBO master contract process, with approval as to form by County Counsel, to expedite these contracts and amendments in order to increase placements available for new clients requiring HSP services, including higher levels of HSP care.

SELECTION CRITERIA/PROCESS:

On May 5, 2025, ACBHD released Request for Pre-Qualification (RFPQ) 25-04 HSP to meet the increased need for bed availability and multiple levels of acute care. The RFPQ was advertised for 45 days using the General Services Agency (GSA) Guidelines by posting on the ACBHD and GSA websites. In addition, a courtesy email was sent to ACBHD's contracted providers and other ACBHD contacts via existing email distribution lists, including Small, Local, or Emerging Businesses (SLEB).

ACBHD received seven bids for services. ACBHD staff conducted a review of the bidder minimum qualifications. Two bidders, Global Communication Education & Art (GCEA) and Warmest of Welcomes, did not meet the Bidder Minimum Qualifications of having an Adult Residential Facility (ARF) or Residential Care Facility for the Elderly (RCFE) Clinical Care License. Two of the bidders, Angeleon and Lake Merritt Care Home, are existing providers and are proposing to expand their current services to include Level 4 supports for ACBHD participants with complex medical and psychiatric needs. The table below summarizes the results of this RFPQ process to award SAN contracts to these bidders.

The Honorable Board of Supervisors
November 25, 2025
Page 3 of 3

Bidder	Location	Certified SLEB	Recommended for Award
<i>Angeleon Care Home</i>	<i>Berkeley</i>	Yes	Yes
<i>Global Communication Education & Art (GCEA)</i>	<i>Oakland</i>	Yes	No
<i>Insight Housing</i>	<i>Berkeley</i>	No	Yes
<i>Maria V. Millare dba Lake Merritt Care Home</i>	<i>Oakland</i>	Yes	Yes
<i>Moonraker Villa Senior Care 2</i>	<i>Hayward</i>	No	Yes
<i>Warmest of Welcomes</i>	<i>Tracy</i>	No	No

On August 13, 2025, the bidders were notified via email of the Evaluation Panel's recommendations. ACBHD received a bid protest on August 20, 2025, and responded to this protest on August 26, 2025. As a non-profit, community-based organization, Insight Housing is exempt from the requirements of the County's SLEB program. GSA approved a SLEB waiver for Moonraker Villa (No. 27821; Expires June 30, 2026).

FINANCING:

Appropriations are funded by Mental Health Services Act (MHSA) funds already included in the ACBHD FY 2025-26 Approved Budget. Approval of this recommendation will have no impact on net County cost.

VISION 2036 GOAL:

The Housing Support Program services meet the 10X goal pathways of **Eliminate Homelessness** and **Health for All** in support of the shared vision of a **Thriving & Resilient Population**.

Sincerely,

DocuSigned by:

E20638BBECB64AD...

Aneeka Chaudhry, Interim Director
Alameda County Health

ALAMEDA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

The following action was taken by the Alameda County Board of Supervisors on 01/13/2026

Approved as Recommended ☒

Other ☐

Unanimous ☐ Tam: ☐ Haubert: ☐ Miley: ☐ Márquez: ☐ Fortunato Bas: ☐ - **5**

Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

Documents to be signed by Agency/Purchasing Agent:

Contract: C-000002,C-26315,C-29464,C-27664,C-23480

File No. 31680
Item No. 9

Copies sent to:

Contracts Unit Secretary, QIC 28007; Cecilia Serrano, QIC 22711; Rachelle Webber, QIC 20111

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
Clerk of the Board
Board of Supervisors

By: Nancy French
Deputy