

Setting the Standard in Health Care Excellence

April 29, 2025

County of Ventura Board of Supervisors

Subject: Ratification and Approval of, a New Agreement with Valentine Road LP for a Rental Assistance Program in the Maximum Amount of \$1,870,020, Effective April 1, 2025 Through June 30, 2027.

Recommendations:

1. Ratification and approval of, and authorization for the Ventura County Behavioral Health (VCBH) Director or designee to: (a) sign, a new Agreement with Valentine Road LP (VRLP) and The Housing Authority of the City of San Buenaventura (HACSB) for the provision of Behavioral Health Bridge Housing (BHBH) Interim Permanent Supportive Housing (PSH) Rental Assistance Program services (Agreement), in the maximum amount of \$1,870,020, effective April 1, 2025 through June 30, 2027 (Exhibit 1) and (b) terminate a prior Memorandum of Agreement (MOA) for the same services.
2. Authorization for the VCBH Director or designee to amend the Agreement to: (a) decrease the amount of the Agreement and (b) make corrections, clarifications and technical changes to the agreement, when the changes are consistent with the original purpose of the agreement and do not result in additional costs to the County, subject to review and approval as to form by County Counsel.

Reason for Ratification:

HACSB has requested replacement of their MOA with VCBH with the new, three-party Agreement proposed in this Board item. VCBH agreed to set an effective date for the new Agreement of April 1, 2025 as the Valentine Road project is a low-income tax credit project with a new limited partner as of that date. VCBH is presenting this item for your Board's approval at the earliest opportunity.

Fiscal Impact:**MHSA Budget Unit #3260-3273 (CSS Adult Services)**

	FY 2024-25	FY 2025-26	FY 2026-27
Revenues	\$231,487	\$805,176	\$833,357
Costs	\$231,487	\$805,176	\$833,357
Net County Cost	\$0	\$0	\$0

Funding Source(s): California Department of Health Care Services (DHCS) - BHBH Grant Program Funds
Match Requirement: None

Background:

On 12/19/2023 (Board Agenda Item 28), your Board approved an MOA with HACSB as property management agent and supportive service provider for its Valentine Road project. Under the proposed new Agreement, payment of the rental subsidies provided for under BHBH will now be paid to VRLP, a limited liability partnership created by HACSB as part of the financing structure for this Interim Permanent Supportive Housing project. HACSB, however, will continue to have financial and operational oversight of the services provided at their facility on Valentine Road.

Discussion:

Recommendation #1:

Under the current MOA, VCBH provides deposits and rental assistance at the Housing and Urban Development (HUD) Fair Market Rent (FMR) rate for up to forty (40) PSH units located in Ventura on Valentine Road. VCBH also provides onsite services to individuals housed in those units. HACSB is the developer, the property management agent, and a supportive service provider at the apartment building where the PSH units are located. The proposed new three-party Agreement would replace the current MOA with HACSB, which would end effective March 31, 2025. Effective April 1, 2025, when the new Agreement would be in place, the rental subsidy payments would be made to VRLP, which is a for-profit limited partnership created by HACSB for the purpose of financing the improvements at Valentine Road. As the third party to the Agreement, HACSB, as property management agent and a supportive service provider, will continue to be responsible for the fiscal, operational, and administrative oversight necessary to address housing needs for recipients of the HUD program.

VCBH requests ratification, approval of, and authorization for the VCBH Director or Designee to: (a) sign, this new Agreement with VRLP and HACSB for BHBH, Interim PSH and Rental Assistance Program services, in the maximum amount of \$1,870,020, effective April 1, 2025 through June 30, 2027 and (b) terminate a prior Memorandum of Agreement (MOA) for the same services.

Recommendation #2:

In order to timely respond to needed changes to achieve contract goals, VCBH also requests authorization for the VCBH Director or designee to: (a) decrease the amount of the Agreement and (b) amend the Agreement to make corrections, clarifications, and technical changes to each agreement, when the changes are consistent with the original purpose of the agreement and do not result in additional costs to the County, subject to review and approval as to form by County Counsel.

Strategic Plan Priority:

The item presented in this Board letter ties to Goal #1 of the Healthy, Safe, and Resilient Communities strategic priority of the County Strategic Plan as it is designed to meet the goal of providing equitable and timely access to quality mental health services.

This Board letter has been reviewed by the County Executive Office, Auditor Controller's Office, and County Counsel. If you have any questions regarding this item, please contact VCBH Behavioral Health Director Loretta L. Denering DrPH, MS at (805) 981-2214 or HCA Assistant Chief Financial Officer Narcisa Egan at (805) 973-5357.



LORETTA L. DENERING, DrPH, MS
Behavioral Health Director



THERESA CHO, MD, MHA
Health Care Agency Director

Attachment:
Exhibit 1 – FY 24-27 Valentine Road LP – Agreement