



**AMENDMENT NO. 4
TO
CONTRACT NO. MA-042-23011144
FOR
HOMELESS BRIDGE HOUSING SERVICES**

This Amendment (“Amendment No. 4”) to Contract No. MA-042-23011144 for Homeless Bridge Housing Services is made and entered upon execution of all signatures (“Effective Date”) between Grandma’s House of Hope (“Contractor”), with a place of business at 765 The City Drive South, Suite 105, Orange, CA 92868, and the County of Orange, a political subdivision of the State of California (“County”), through its Health Care Agency, with a place of business at 405 W. 5th St., Ste. 600, Santa Ana, CA 92701. Contractor and County may sometimes be referred to individually as “Party” or collectively as “Parties”.

RECITALS

WHEREAS, the Parties executed Contract No. MA-042-23011144 for Homeless Bridge Housing Services, effective July 1, 2023 through June 30, 2026, in an amount not to exceed \$5,419,038 (“Contract”); and

WHEREAS, the Parties executed Amendment No. 1, effective February 27, 2024, to increase the Contract’s Period One Maximum Obligation by \$627,287, Period Two Maximum Obligation by \$1,867,813 and Period Three Maximum Obligation by \$2,056,103, for a revised cumulative total amount not to exceed \$9,970,241; to amend the Referenced Contract Provisions of the Contract; to modify Paragraph II. of the Contract; to replace Exhibit A of the Contract with Exhibit A-1; and to add Exhibit D to the Contract; and

WHEREAS, the Parties executed Amendment No. 2, effective September 19, 2024, to amend Exhibit A-1 of the Contract; and

WHEREAS, the Parties executed Amendment No. 3, effective June 30, 2025, to exercise a portion of the Contract’s ten percent contingency to increase the Contract’s Period Two Amount Not to Exceed by \$29,271 to \$3,703,430, for a revised total cumulative amount not to exceed \$9,999,512; to amend the Referenced Contract Provisions of the Contract; to amend Exhibit A-1 of the Contract; and

WHEREAS, the Parties now desire to enter into this Amendment No. 4 to renew the Contract for one year for the County to continue receiving and Contractor to continue providing services set forth in the Contract, to amend the Referenced Contract Provisions of the Contract, and to amend Exhibit A-1 of the Contract.

NOW THEREFORE, Contractor and County agree to amend the Contract as follows:

1. The Contract is renewed for a period of one (1) year, effective July 1, 2026, through June 30, 2027, in an amount not to exceed \$3,859,449, for this renewal period, for a revised cumulative total amount not to exceed \$13,858,961.

2. Referenced Contract Provisions, Term provision and Amount Not to Exceed provision, of the Contract is deleted in its entirety and replaced with the following:

“Term: July 1, 2023 through June 30, 2027

Period One means the period from July 1, 2023 through June 30, 2024

Period Two means the period from July 1, 2024 through June 30, 2025

Period Three means the period from July 1, 2025 through June 30, 2026

Period Four means the period from July 1, 2026 through June 30, 2027”

Amount Not to Exceed:

Period One Amount Not to Exceed :	\$ 2,433,633
Period Two Amount Not to Exceed :	3,703,430
Period Three Amount Not to Exceed :	3,862,449
Period Four Amount Not to Exceed :	<u>3,859,449</u>
TOTAL AMOUNT NOT TO EXCEED:	\$ 13,858,961”

3. Exhibit A-1, Paragraph I. Common Terms and Definitions, subparagraph A.20, of the Contract is deleted in its entirety and replaced with the following:

“20. Housing Navigators means the staff that work with individuals to help them find, move in to, and retain affordable housing in accordance to the Housing Support Plan created with Participants. They also develop relationships with community partners, other service providers, agencies offering housing subsidies, and property owners and managers. Navigators help individuals eliminate or reduce the impact of personal housing barriers such as criminal records, poor credit, or prior housing judgments due to eviction, as well as transportation needs, application fees, and/or utility payments. Additionally, housing navigators may assist in identification and reporting of instances of housing discrimination. They may link individuals with bridge housing and housing subsidy agencies and assist them in completing applications. They may also work with property owners and public housing authorities (PHAs) to facilitate approvals, assisting with documentation, timely inspections, and corrective action requests.”

4. Exhibit A-1, Paragraph I. Common Terms and Definitions, subparagraph A.25, of the Contract is deleted in its entirety and replaced with the following:

“25. INTENTIONALLY LEFT BLANK”

5. Exhibit A-1, Paragraph I. Common Terms and Definitions, subparagraph A.32, of the Contract is deleted in its entirety and replaced with the following:

“32. Rental Assistance means the financial support provided to eligible Participants to secure and maintain permanent housing. It includes various forms of rental subsidies, such as scattered-site or project-based assistance, intended to cover housing costs for as long as needed or until individuals transition to other permanent housing or subsidy sources. All rental subsidies must be issued directly to property owners, managers or providers contracted to administer BHSA-funded rental assistance.”

6. Exhibit A-1, Paragraph I. Common Terms and Definitions, subparagraph A.29, of the Contract is deleted in its entirety and replaced with the following:

“38. Participant or Client means an individual, referred by COUNTY or enrolled in CONTRACTOR’s program for services under the Contract, who meets the eligibility criteria for BHSA or BHBH funding.”

- 7. Exhibit A-1, Paragraph I. Common Terms and Definitions, subparagraphs A.38 through A.40, are added to the Contract as follows:

“38. Behavioral Health Services Act (BHSA) replaces the Mental Health Services Act of 2004. It reforms behavioral health care funding to prioritize services for people with the most significant mental health needs while adding the treatment of substance use disorders (SUD), expanding housing interventions, and increasing the behavioral health workforce.

39. CalAIM means California Advancing and Innovating Medi-Cal and is a series of initiatives and reforms towards advancing and innovating Medi-Cal to create a more coordinated, person-centered and equitable health system. This includes ECM and Community Support.

a. Enhanced Care Management (ECM) is a statewide Medi-Cal benefit available to select members with complex needs.

b. Community Supports (CS) are services provided by Medi-Cal managed care plans (MCPs) to address Medi-Cal members’ health-related social needs to help them live healthier lives, and avoid higher, costlier levels of care.

1. Transitional Rent is a CalAIM Community Support that provides up to six months of rental assistance in interim and permanent settings to Medi-Cal eligible individuals who are experiencing or at risk of homelessness, have certain clinical risk factors, and have recently undergone a critical life transition.

40. Chronically Homeless means an individual or family that is chronically homeless as defined in 42 U.S. Code section 11360 or as otherwise modified or expanded by the State Department of Health Care Services”

- 8. Exhibit A-1, Paragraph II. Budget, subparagraph A., of the Contract is deleted in its entirety and replaced with the following:

“A. COUNTY shall pay CONTRACTOR in accordance with the Payments Paragraph of this Exhibit A-1 to the Contract and the following budget, which is set forth for informational purposes only and may be adjusted by mutual agreement, in writing, by ADMINISTRATOR and CONTRACTOR.

HOMELESS BRIDGE HOUSING/RE-ENTRY

	<u>PERIOD ONE</u>	<u>PERIOD TWO</u>	<u>PERIOD THREE</u>	<u>PERIOD FOUR</u>	<u>TOTAL</u>
ADMINISTRATIVE COSTS					
Salaries	\$113,620	\$122,121	\$117,121	\$117,121	\$469,983
Benefits	20,452	17,451	20,451	20,451	78,805
Services and Supplies	<u>44,889</u>	<u>49,389</u>	<u>44,889</u>	<u>44,889</u>	<u>184,056</u>
SUBTOTAL ADMINISTRATIVE COSTS	\$178,961	\$188,961	\$182,461	\$182,461	\$732,844

PROGRAM COSTS

Salaries	\$778,170	\$791,170	\$783,170	\$255,700	\$2,608,210
Benefits	140,084	139,084	145,084	50,129	474,381
Services & Supplies	699,891	708,891	686,391	1,312,810	3,407,983
Subcontractor Costs	<u>6,240</u>	<u>7,240</u>	<u>6,240</u>	<u>2,246</u>	<u>21,966</u>
SUBTOTAL PROGRAM COSTS	\$1,624,385	\$1,651,385	\$1,620,885	\$1,620,885	\$6,517,540
Total MHSA Revenue	\$1,153,346	\$1,185,346	\$1,620,885	\$1,470,885	\$5,430,462
Total Re-Entry Revenue	650,000	650,000	650,000	650,000	2,600,000
Total Transitional Rent	<u>0</u>	<u>0</u>	<u>0</u>	<u>150,000</u>	<u>150,000</u>
HBH/RE-ENTRY AMOUNT NOT TO EXCEED	\$1,803,346	\$1,835,346	\$1,803,346	\$1,803,346	\$7,245,384

BEHAVIORAL HEALTH BRIDGE HOUSING

	<u>PERIOD ONE</u>	<u>PERIOD TWO</u>	<u>PERIOD THREE</u>	<u>PERIOD FOUR</u>	<u>TOTAL</u>
ADMINISTRATIVE COSTS					
Salaries	\$40,389	\$129,893	\$136,389	\$136,389	\$443,060
Benefits	8,344	27,418	28,846	28,846	93,454
Services & Supplies	<u>10,598</u>	<u>33,945</u>	<u>37,128</u>	<u>37,128</u>	<u>118,799</u>
SUBTOTAL ADMINISTRATIVE COSTS	\$59,331	\$191,256	\$202,363	\$202,363	\$655,313
PROGRAM COSTS					
Salaries	\$191,420	\$895,067	\$1,003,432	\$1,003,432	\$3,093,351
Benefits	39,548	187,069	212,226	212,226	651,069
Services & Supplies	109,187	589,892	633,282	636,782	1,969,143
Subcontractor Costs	2,000	4,800	4,800	1,300	12,900
Startup Funds	<u>225,800</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>225,800</u>
SUBTOTAL PROGRAM COSTS	\$567,955	\$1,676,828	\$1,853,740	\$1,853,740	\$5,952,263
Total BHBH Grant	\$627,287	\$1,868,084	\$2,056,103	\$2,056,103	\$6,457,577
Anticipated Transitional Rent	<u>0</u>	<u>0</u>	<u>0</u>	<u>150,000</u>	<u>150,000</u>
BHBH AMOUNT NOT TO EXCEED	\$627,287	\$1,868,084	\$2,056,103	\$2,056,103	\$6,607,577
TOTAL AMOUNT NOT TO EXCEED	\$2,430,633	\$3,703,430	\$3,859,449	\$3,859,449	\$13,852,961

9. Exhibit A-1, Paragraph II. Budget, subparagraph D., of the Contract is deleted in its

entirety and replaced with the following:

“D. CONTRACTOR must comply with California Welfare & Institutions Code section 5830, subdivision (c) (2), that states that BHSA Housing Interventions cannot be used to cover housing services covered by a Medi-Cal Managed Care Plan. This includes CalAIM Community Supports Transitional Rent, which must be exhausted before BHSA Housing Interventions can support time limited interim settings.

E. In alignment with BHBH program requirements, those who are currently housed under BHBH on January 1, 2026 are allowed to remain housed under BHBH funding and are not expected to use Transitional Rent until the conclusion of BHBH funding on June 30, 2027. Individuals who are new to the BHBH program after January 1, 2026 will be expected to use the Transitional Rent benefit where available before receiving BHBH funded housing.

F. CONTRACTOR and ADMINISTRATOR may mutually agree, in writing, to modify the Budget Paragraph of this Exhibit A-1 to the Contract.”

10. Exhibit A-1, Paragraph III. Payments, of the Contract is deleted in its entirety and replaced with the following:

“III. PAYMENTS

A. HOMELESS BRIDGE HOUSING SERVICES PAYMENTS

1. COUNTY shall pay CONTRACTOR, monthly, in arrears, at the provisional amount of \$150,729 per month for Period One, Period Two, Period Three and Period Four.

2. Period Two initial payment of \$150,279 will be paid after July 1, 2024, upon receipt of CONTRACTOR’s invoice submitted in compliance with this Paragraph III. Payments.

3. Period Three initial payment of \$150,279 will be paid after July 1, 2025, upon receipt of CONTRACTOR’s invoice submitted in compliance with this Paragraph III. Payments.

4. Period Four initial payment of \$150,279 will be paid after July 1, 2026, upon receipt of CONTRACTOR’s invoice submitted in compliance with this Paragraph III. Payments.

B. BEHAVIORAL HEALTH BRIDGE HOUSING SERVICES PAYMENTS

1. COUNTY shall pay CONTRACTOR monthly, in arrears, with an allowance for the start of BHBH funds for Period One to be submitted after February 27, 2024, for Period Two at the beginning of Period Two, for Period Three at the beginning of Period Three and Period Four at the beginning of Period Four.

a. Period One initial payment of Start-Up Costs, total of \$225,800, and three months of budgeted BHBH funds for Period One, total of \$240,892.20, combined total of \$466,692.20, will be paid after February 27, 2024, upon receipt of CONTRACTOR’s invoice submitted in compliance with this Paragraph III. Payments. Subsequent monthly provisional payments in the amount of \$26,765.80, will be paid in arrears.

1) CONTRACTOR will expend Start Up funds, total of \$225,800, within the first 12 months following receipt to launch the BHBH Program.

b. Period Two initial payment total of \$466,953.24, will be paid at the

beginning of Period Two, upon receipt of CONTRACTOR's invoice submitted in compliance with this Paragraph III. Payments. Subsequent monthly provisional payments in the amount of \$116,738, will be paid in arrears.

c. Period Three initial payment total of \$514,025.73, will be paid at the beginning of Period Three, upon receipt of CONTRACTOR's invoice submitted in compliance with this Paragraph III. Payments. Subsequent monthly provisional payments in the amount of \$128,506, will be paid in arrears.

d. Period Four initial payment total of \$514,025.73, will be paid at the beginning of Period Four, upon receipt of CONTRACTOR's invoice submitted in compliance with this Paragraph III. Payments. Subsequent monthly provisional payments in the amount of \$128,506, will be paid in arrears.

C. All payments are interim payments only, and subject to Final Settlement in accordance with the Cost Report Paragraph of the Contract for which CONTRACTOR shall be reimbursed for the actual cost of providing the services hereunder; provided, however, the total of such payments do not exceed the Amount Not to Exceed as specified in the Referenced Contract Provisions of the Contract, and provided further, CONTRACTOR's costs are reimbursable pursuant to COUNTY, state, and federal regulations. ADMINISTRATOR may, at its discretion, pay supplemental invoices for any month for which the provisional amount specified above has not been fully paid.

1. In support of the monthly invoices, CONTRACTOR shall submit an Expenditure and Revenue Report as specified in the Reports Paragraph of this Exhibit A-1 to the Contract. ADMINISTRATOR shall use the Expenditure and Revenue Report to determine payment to CONTRACTOR as specified in Subparagraphs C.2. and C.3., below.

2. If, at any time, CONTRACTOR's Expenditure and Revenue Reports indicate that the provisional amount payments exceed the actual cost of providing services, ADMINISTRATOR may reduce COUNTY payments to CONTRACTOR by an amount not to exceed the difference between the year-to-date provisional amount payments to CONTRACTOR's and the year-to-date actual cost incurred by CONTRACTOR.

3. If, at any time, CONTRACTOR's Expenditure and Revenue Reports indicate that the provisional amount payments are less than the actual cost of providing services, ADMINISTRATOR may authorize an increase in the provisional amount payment to CONTRACTOR by an amount not to exceed the difference between the year-to-date provisional amount payments to CONTRACTOR and the year-to-date actual cost incurred by CONTRACTOR.

D. CONTRACTOR's invoicing shall be on a form approved or supplied by ADMINISTRATOR and provide such information as is required by ADMINISTRATOR. Invoices are due the twentieth (20th) day of each month. Invoices received after the due date may not be paid within the same month. Payments to CONTRACTOR should be released by COUNTY no later than thirty (30) calendar days after receipt of the correctly completed invoice.

E. All invoices to COUNTY shall be supported, at CONTRACTOR's facility, by source documentation including, but not limited to, ledgers, journals, time sheets, invoices, bank statements, canceled checks, receipts, receiving records, and records of services provided.

F. ADMINISTRATOR may withhold or delay any payment if CONTRACTOR fails to

comply with any provision of the Contract.

G. COUNTY shall not reimburse CONTRACTOR for services provided beyond the expiration and/or termination of the Contract, except as may otherwise be provided under the Contract, or specifically agreed upon in a subsequent agreement.

H. CONTRACTOR and ADMINISTRATOR may mutually agree, in writing, to modify the Payments Paragraph of this Exhibit A-1 to the Contract.”

11. Exhibit A-1, Paragraph IV. Reports, subparagraph A.4.a., of the Contract is deleted in its entirety and replaced with the following:

“ a. BEHAVIORAL HEALTH BRIDGE HOUSING (BHBH)

1). CONTRACTOR shall enter data on the individuals and families served by the BHBH Program into the local Homeless Management Information System (HMIS), as required by AB 977 (Gabriel, Chapter 397, Statutes of 2021). CONTRACTOR shall report the following Individual Federal Partner Program Elements as defined by the United States Department of Housing and Urban Development (HUD), into HMIS:

- a) Universal Data Elements (Items 3.01-3.917);
- b) Common Data Elements (Items 4.02-4.20; and
- c) HMIS Data Standards (Item W5)

2) CONTRACTOR shall submit narrative and data reports that document progress towards outcomes to ADMINISTRATOR quarterly and provide program updates and participate in monitoring and reimbursement review with ADMINISTRATOR as requested. The metrics will include, but not be limited to, the following:

- a) Number of people served;
- b) Demographic information;
- c) CARE Program Participants receiving BHBH supportive services; and
- d) Bed-nights of bridge housing provided in each of the following:

Report	Year/Quarter	Period
1	Year 2, Quarter 3	1/1/2024 - 3/31/2024
2	Year 2, Quarter 4	4/1/2024 – 6/30/2024
3	Year 3, Quarter 1	7/1/2024 - 9/30/2024
4	Year 3, Quarter 2	10/1/2024 - 12/31/2024
5	Year 3, Quarter 3	1/1/2025 - 3/31/2025
6	Year 3, Quarter 4	4/1/2025 - 6/30/2025
7	Year 4, Quarter 1	7/1/2025 - 9/30/2025
8	Year 4, Quarter 2	10/1/2025 - 12/31/2025
9	Year 4, Quarter 3	1/1/2026 - 3/31/2026

10	Year 4, Quarter 4	4/1/2026 - 6/30/2026
11	Year 5, Quarter 1	7/1/2026 - 9/30/2026
12	Year 5, Quarter 2	10/1/2026 - 12/31/2026
13	Year 5, Quarter 3	1/1/2027 - 3/31/2027
14	Year 5, Quarter 4	4/1/2027 - 6/30/2027”

12. Exhibit A-1, Paragraph V. Services, of the Contract is deleted in its entirety and replaced with the following:

“V. SERVICES

A. INDIVIDUALS TO BE SERVED

1. BEHAVIORAL HEALTH BRIDGE HOUSING (BHBH) - individuals eighteen (18) years or older with serious behavioral health conditions, including serious mental illness (SMI) and/or substance use disorder (SUD), who are experiencing homelessness. Community Assistance, Recovery, and Empowerment (CARE) Program, Section 5982(b) to the Welfare and Institutions Code (WIC) stipulates that CARE Program Participants be prioritized for any appropriate bridge housing funded by the BHBH Program. CONTRACTOR shall prioritize CARE Program Participants.

2. HOMELESS BRIDGE HOUSING (HBH) - individuals eighteen (18) years or older who are living with serious mental illness (SMI) and/or co-occurring disorder, who are experiencing homelessness and actively participating in services at a Behavioral Health Services, Adult and Older Adult, County, County contracted outpatient clinic and contracted Full Service Partnerships. In the case of couples or families, at least one (1) adult member of the household must meet the diagnostic requirement. Chronically homeless individuals must be prioritized.

3. HOMELESS BRIDGE HOUSING RE-ENTRY - individuals eighteen (18) years and older who have a mental health and/or substance use disorder, are involved in the criminal justice system and are actively participating in Project Kinship.

B. REFERRALS AND INTAKE - the referral and intake process shall be low barrier and support placement in the shortest timeline possible.

1. CONTRACTOR shall accept referrals received from OC Behavioral Health Services, Housing and Supportive Services (HSS). Referrals may be denied by CONTRACTOR if there are no beds available, the individual cannot perform basic activities of daily living, or the referred individual falls under the specific exclusion criteria established by CONTRACTOR to preserve the safety of the housing site and Participants.

a. For the BHBH Program, CONTRACTOR may exclude any individual who is required to register as a sex offender under California Penal Code section 290 PC; any individual with an arson conviction; any individual with a conviction for operating a methamphetamine laboratory; and/or any individual with a premeditated murder conviction. CONTRACTOR may consider extenuating circumstances and accept a referral for an individual who falls within these exclusion criteria.

b. Any other denials of referrals for the BHBH Program must be approved by ADMINISTRATOR.

2. CONTRACTOR must develop a separate mechanism to receive BHBH and HBH referrals from HSS as well as establishing reasonable timelines for subsequent engagement with potential BHBH Participants and subsequent BHBH assessment and screening.

3. CONTRACTOR shall provide ample time to engage BHBH Participants and repeatedly engage with Participants who are hesitant or unsure of engaging in the homeless service system. CONTRACTOR should also ensure that outreach and engagement is voluntary, Participant centered, and trauma informed care focused.

C. PROGRAMMING

1. CONTRACTOR shall establish programming based on Housing First principles and shall include voluntary supportive services for Participants. Consistent with the national Housing First model and WIC section 8255, abstinence from alcohol or other substances cannot be a requirement or prerequisite for housing funded by the BHBH or BHSA funded programs. As such, the use of alcohol or other substances in and of itself cannot be grounds for eviction, though Participants may be prohibited from using and/or distributing drugs or alcohol on or near the housing sites; services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and substance use disorder as a part of Participants' lives, where Participants are engaged in nonjudgmental communication regarding drug and alcohol use; and where Participants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the individual so chooses. However, when indicated, funding may be used to support recovery residences and sober living environments for individuals with significant substance use disorder needs.

2. CONTRACTOR shall provide life skills and independent living skills training to facilitate the Participant's transition to an independent living arrangement such as: use of public transportation, grooming/hygiene, dressing for success, laundry, care and management of belongings, housekeeping, meal planning and preparation, making household or personal item purchases and money management, use of community resources, and leisure time management. Skills training may be provided in group and/or individual modalities.

3. CONTRACTOR shall provide medication support to include:

a. Support access to medication assisted treatment (MAT) and psychotropic medications for the treatment of mental disorders;

b. Training to educate staff on effects and side-effects of psychotropic medications;

c. Encouraging Participants to know what medications and dosages they are taking and the importance of remaining compliant with medication as well as to help them recognize the potential side effects and dangers of combining medications with other substances;

d. Monitoring medication compliance, and working cooperatively and effectively with the Participant's prescribing physician; and

e. Providing proper medication storage.

4. CONTRACTOR shall assist Participants in developing skills to manage interpersonal behaviors that could interfere with their ability to remain independently housed within the community. This includes interacting with staff, housemates, and/or

landlords, maintaining their personal space in good order, and being a good neighbor.

5. CONTRACTOR shall monitor for specific signs of psychiatric decomposition or relapse and be prepared to connect Participant to the appropriate level of services. CONTRACTOR shall work in collaboration with the Participant's Plan Coordinator/Case Manager and or County staff to coordinate care, including referring and linking Participant to appropriate services.

6. CONTRACTOR staff will meet with Participants at least weekly in person to review progress towards Participant goals and plans for housing, increasing income and other resources as needed. CONTRACTOR staff will support Participants in setting up appointments, providing transportation to appointments and attend appointments with Participants, as well as providing assistance in completing needed paperwork to meet established goals related to accessing services provided by the System of Care.

7. CONTRACTOR shall have a network of resources so it can provide referrals and linkages to networks. Referrals and linkages to services and programs that address the needs of individuals shall be provided and facilitated on an ongoing basis.

8. CONTRACTOR shall assist Participant with any subsequent follow up from the appointment and/or access to supportive services, thus reducing the likelihood for missed appointments and other recidivism, including but not limited to:

- a. Physical health care;
- b. Mental health care;
- c. Substance use treatment;
- d. Mainstream benefits (e.g., Medi-Cal, SNAP, TANF, CalFresh);
- e. Employment services;
- f. Legal services;
- g. Credit counseling;
- h. Education; and

i. Essential services that address the needs of specialized populations, including but not limited to transitional aged youth, victims of domestic violence, dating violence, sexual assault or stalking, and veterans.

9. CONTRACTOR shall facilitate weekly house meetings and assign and oversee daily basic Participant chores. Participants shall participate in establishing the weekly facility meeting which encourages Participants to provide input into the operations of the facility that includes, but is not limited to, activities, house rules, and resolution of disputes/disagreements. CONTRACTOR shall, with the collaboration of assigned Plan Coordinators/Case Manager, provide crisis intervention, benefit acquisition or reinstatement, document readiness, and linkage to vocational and/or educational assessment/services.

10. HOMELESS BRIDGE HOUSING & BRIDGE RE-ENTRY

a. CONTRACTOR shall establish programming based on Housing First principles and harm-reduction philosophy.

D. HOUSING SUPPORT PLAN

1. CONTRACTOR shall conduct an assessment to determine the history of

participation in other homeless service assistance programs and collection of needed demographic information from Participants. CONTRACTOR must be able to assess and re-evaluate the Participant's service needs and make recommendations to appropriate and eligible housing and/or supportive services that best meets the Participants' needs.

2. CONTRACTOR shall work with Participants to understand their housing desires and needs and work with them to identify appropriate permanent housing placement that would work for them and is sustainable. CONTRACTOR shall support housing opportunities that incorporate roommates and shared living spaces. CONTRACTOR must ensure that housing opportunities are habitable and rent reasonable.

3. CONTRACTOR must create an Housing Support Plan, in partnership with the Participant, that considers and incorporates the goals of the Participant and focuses on identifying and securing permanent housing as well as other life areas that will support and assist Participants in successfully obtaining and maintaining housing. The Housing Support Plan must address specific needs and barriers to housing and track process on established goals and milestones and the template shall be approved by ADMINISTRATOR. Housing Support Plan shall detail a path to housing stability and support the Participants in maintaining permanent housing after the assistance ends. The Housing Support Plan shall outline the 12 month limit on interim housing and include realistic goals to ensure the Participants' transition from HBH/BHBH to a permanent, non-time limited setting.

a. Participant's housing and/or service needs shall be continuously reassessed to address potential areas that may impact housing stability.

4. CONTRACTOR will share individual Housing Support Plans with ADMINISTRATOR as requested, to be reviewed for appropriateness.

E. HOUSING NAVIGATION

1. CONTRACTOR shall be a CalAIM Community Supports Housing Trio provider contracted with the local Medi-Cal Managed Care Plan (MCP) to provide Housing Transition Navigation Services (HTNS) and Housing Deposits.

a. CONTRACTOR shall comply with California Welfare & Institutions Code section 5830, subdivision (c) (2), that states that BHSA Housing Interventions cannot be used to cover housing services covered by a Medi-Cal Managed Care Plan (MCP) by documenting or retaining documentation of expended Medi-Cal benefits or denials from the MCP.

b. CONTRACTOR shall support the Participant in identifying available housing units and resources, completing housing applications and gathering documentation, as well as providing support through in-person or teleconference meetings relating to housing search and placements. When housing is secured, CONTRACTOR shall assist the Participant in understanding the lease, making moving arrangements and establishing utilities.

c. Housing navigation services shall include facilitating access and enrollment into the permanent housing programs of the Orange County CoC, including rapid rehousing, permanent supportive housing, housing choice vouchers, and special purpose housing choice vouchers. CONTRACTOR shall ensure timely connection and enrollment in CES for Participants and complete the steps necessary to complete required documentation to be matched for housing opportunities. CONTRACTOR staff

shall have regular attendance in the SPA specific CES meetings;

d. Housing Navigation Services will also provide transportation to Participants to support the housing search process, attend housing meetings, viewing and/or interviews. CONTRACTOR will embrace a “whatever it takes” approach to housing navigation by eliminating barriers to housing; and

2. CONTRACTOR shall develop programming in a manner that allows for choice, enables people to stay in their “home” communities to the extent possible, and provides for community integration in accordance with all applicable federal and state regulations.

3. CONTRACTOR shall assist Participants to secure permanent housing and to find and coordinate housing and ancillary resources in the community. CONTRACTOR shall ensure Participants have access/linkage to required apartment items (i.e., refrigerators) if not supplied by the landlord.

4. CONTRACTOR shall assist Participants to locate and secure household items.

5. CONTRACTOR shall seek to assist Participants to locate rental units and negotiate leases. CONTRACTOR may seek other housing options for Participants which are deemed appropriate, with prior authorization from ADMINISTRATOR.

6. CONTRACTOR may provide housing assistance in the form of financial assistance for move-in costs and housing stabilization costs, including security deposit, utility deposit, pet deposits, storage fees, moving costs and costs associated with making a home habitable and a Landlord Outreach and Mitigation Fund to support engagement of property owners, which may include offering property owners supports and incentives. This could include a mitigation fund to reimburse owners in the event that a Participant damages a unit or to cover other unforeseen costs related to housing someone through the BHBH/HBH program.

F. TRANSPORTATION

1. CONTRACTOR shall provide transportation assistance for Participants to access housing.

resources and other supportive services. Transportation may be provided in the form of CONTRACTOR’s staff transporting Participants in a vehicle or providing payment of transportation costs such as rideshares or taxis. The goal of providing transportation assistance is to ensure that Participants do not experience additional barriers or delays in accessing benefits, services and/or housing resources.

G. MEALS

1. CONTRACTOR shall provide basic ingredients for preparing at least a nutritious breakfast and lunch per day. Participants shall be responsible for preparing their own breakfast and lunch, but CONTRACTOR shall provide basic staples and an equipped kitchen. CONTRACTOR shall make provisions for Participants to safely store any personal food items, both in the refrigerator and a section of pantry or cabinet storage.

2. CONTRACTOR shall provide one (1) nutritious warm meal in the evening for all Participants. Participants shall be encouraged to participate in the preparation and clean-up of all meals.

H. FACILITY

1. CONTRACTOR shall provide and maintain at least one (1) shared home site for Participants at the following locations, or any other location approved, in advance, in writing, by ADMINISTRATOR.

HOMELESS BRIDGE HOUSING

830, 830 ½, 832 & 832 ½ N LEMON ST.	626 N WEST ST.
ANAHEIM, CA 92805	ANAHEIM, CA 92801

2922 E BELVEDERE RD.	114 S ILLINOIS ST.
ANAHEIM, CA 92806	ANAHEIM, CA 92805

623 N ZEYN ST.	2232 E OLMSTEAD WAY
ANAHEIM, CA 92805	ANAHEIM, CA 92806

BEHAVIORAL HEALTH BRIDGE HOUSING

717 S. SONYA PLACE
ANAHEIM, CA 92802

2. Additional homes may be added after the first homes have stabilized, and there is a demonstrated need for additional beds. Homes may be located anywhere in Orange County as long as public transportation is easily accessible. If there are multiple homes, they should be located throughout Orange County where the biggest geographical demand exists. CONTRACTOR and ADMINISTRATOR may mutually agree, in writing, to add additional facility locations.

3. The Bridge Housing site(s) must meet any municipal requirements for their locales and may be subject to inspection. The facility should be in an area readily accessible by public transportation, and should include the following:

- a. Private or semi-private bedroom for each Participant. More than two people to a room may be arranged with prior ADMINISTRATOR approval;
- b. Kitchen area including refrigerator, stove, oven, and sink;
- c. Dining area;
- d. Central living area or group room with an appropriate capacity for group meetings, activities, or visitors; and
- e. An outdoor recreation area.

4. CONTRACTOR shall provide furniture for each Participant, which shall include a twin bed, dressers, end tables and lamps. Other furnishings shall include, but are not limited to, a sofa, coffee table, dining table and chairs, and a television.

5. CONTRACTOR shall have a policy and procedure to prevent and eradicate bedbugs.

6. CONTRACTOR shall purchase supplies for the house, including, but not limited to: two (2) sets of sheets per bed, two (2) sets of towels and wash cloths per Participant, blankets, pillows, and bed covers for each bed, as well as kitchen and dining equipment.

7. CONTRACTOR shall provide laundry equipment and supplies and personal hygiene items for each Participant.

8. CONTRACTOR shall provide necessary basic pantry items.

9. CONTRACTOR shall be responsible for maintaining the condition and cleanliness of the house and surrounding grounds.

10. CONTRACTOR shall provide a secure drug-free environment.

11. CONTRACTOR shall be responsible for negotiating the leases and ensuring that the leased units remain in good condition.

I. PERFORMANCE MEASURES AND OUTCOMES

1. CONTRACTOR shall report performance outcome separately for Behavioral Health Bridge Housing, Homeless Bridge Housing and Bridge Re-Entry.

2. CONTRACTOR shall set up each program as a separate project in HMIS.

3. CONTRACTOR shall track the following data:

a. Numbers of individuals served;

b. Location upon exit;

c. Average length of stay;

d. Total number of bed-nights of bridge housing provided during the quarter (occupied bed-nights); and

e. Total number of available bed-nights that were left vacant.

4. Of the Participants enrolled in the program during the reporting period, ninety percent (90%) of Participants will have Housing Support Plan within sixty (60) calendar days of program enrollment.

5. Of the Participants enrolled in the program during the reporting period, ninety percent (90%) of Participants will be connected to the Coordinated Entry System (CES) within sixty (60) calendar days of program enrollment. Connected to the CES at minimum includes a program enrollment; however, the goal is to get Participants in the community queue as fast as possible.

6. At minimum, seventy-five percent (75%) of Participants will have transitioned to a non-time limited permanent housing destination within one (1) year of enrollment to the program.

7. Ninety percent (90%) of Participants will report an increase in life well-being and life satisfaction within 12 months of program enrollment (measured by the HMIS Status Update/Annual Assessment Form).

8. Ninety percent (90%) of Participants will increase independent living skills within 12 months of program enrollment.

J. CONTRACTOR shall perform the services set forth in this Contract and is responsible for administering federal, state and local funds in a manner satisfactory to COUNTY and consistent with any required funding standards. All work shall be performed in compliance with all latest applicable codes, standards, and regulations and in compliance with Exhibit D, County of Orange Standards of Care for Emergency Shelter Providers. CONTRACTOR shall include the requirement to comply with the County of Orange Standards of Care for Emergency Shelter Providers in all subcontracts.

K. CONTRACTOR shall establish a Good Neighbor Policy, which shall be reviewed and approved by ADMINISTRATOR. The policy shall include, but not be limited to, staff training to deal with neighboring business and resident complaints, and staff contact information made available to neighboring businesses and residents.

L. CONTRACTOR and ADMINISTRATOR may mutually agree, in writing, to modify the Services Paragraph of this Exhibit A-1 to the Contract.”

This Amendment No. 4 modifies the Contract, including all previous amendments, only as expressly set forth herein. Wherever there is a conflict in the terms or conditions between this Amendment No. 4 and the Contract, including all previous amendments, the terms and conditions of this Amendment No. 4 prevail. In all other respects, the terms and conditions of the Contract, including all previous amendments, not specifically changed by this Amendment No. 4 remain in full force and effect.

SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 4. If Contractor is a corporation, Contractor shall provide two signatures as follows: 1) the first signature must be either the Chairman of the Board, the President, or any Vice President; 2) the second signature must be either the Secretary, an Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer. In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution or by-laws demonstrating the legal authority of the signature to bind the company.

Contractor: Grandma's House of Hope

Irene Basdakis	Chief Executive Officer
_____ Print Name	_____ Title
<small>Signed by:</small> <i>Irene Basdakis</i>	3/10/2026
<small>Signature</small> <small>12D3F5653029480...</small>	_____ Date

County of Orange, a political subdivision of the State of California

Purchasing Agent/Designee Authorized Signature:

_____ Print Name	_____ Deputy Purchasing Agent Title
_____ Signature	_____ Date

APPROVED AS TO FORM
Office of the County Counsel
Orange County, California

<small>Signed by:</small> <i>Brittany McLean</i>	3/10/2026
<small>Signature</small> <small>71CFE638662E411...</small>	_____ Date
Deputy County Counsel	