



Suspension of Competition Acquisition Request

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1. Fully describe the product(s) and/or service(s) being requested.

The Department of Behavioral Health (Department) is requesting to execute a Memorandum of Understanding (MOU) with Crossroads Village Fresno, LP (Crossroads), an affiliate of UP Holdings California: LLC (UPholdings), and RH Community Builders, LLC (RHCB), for site development and property management at the permanent supportive housing development, funded by No Place Like Home (NPLH) funding, which is effective upon execution through January 31, 2029, with two optional one-year extensions.

2. Identify the selected vendor and contact person; include the address, phone number and e-mail address for each.

Site Address: Crossroads Village Fresno, LP
3737 N. Blackstone, Fresno CA 937
Jessica@upholdings.net

Vendor Address: UP Holdings California, LLC
6083 N. Figarden, Fresno, CA 93722
Jessica Hoff Berzac
Jessica@upholdings.net

Vendor Address: RH Community Builders, LL
2550 W Clinton Ave Ste 142 Fresno, CA 93705
Brad Hardie
brad@regencyfresno.com

3. What is the total cost of the acquisition? If an agreement, state the total cost of the initial term and the amounts for potential renewal terms.

This is a zero dollar agreement. There is no net county cost associated with this MOU.

4. Identify the unique qualities and/or capabilities of the service(s) and/or product(s) that qualify this as a Suspension of Competition acquisition.

The County executed Standard Agreement 20-NPLH-16215 to accept the NPLH funding, which helped support the development of the permanent supportive housing site, and committed the County to ensuring specialty mental health services are provided to tenants (through separate agreement for housing supportive services) at the site for a minimum of 20 years.

Due to this funding agreement, Crossroads, as the operator, is the only entity with direct control over the property and authority to manage operations and deliver on-site property management services with UPholdings and RHCB.

This exclusive position ensures the NPLH-required integration of property management within the housing development, compliance with NPLH requirements, and coordination with the Department, which cannot be replicated by an outside vendor.

5. Identify from Administrative Policy #34 what circumstances constitute a Suspension of Competition.

- ☐ In an emergency when goods or services are immediately necessary for the preservation of the public health, welfare, or safety, or for the protection of County property.
- ☐ When the contract is with a federal, state, or local governmental agency.
- ☐ When the department head, with the concurrence of the Purchasing Agent, finds that the cost of preparing and administering a competitive bidding process in a particular case will equal or exceed the estimated contract amount or \$5,000 whichever is more.
- ☐ When a contract provides only for payment of per diem and travel expenses and there is to be no payment for services rendered.
- ☐ When obtaining the services of expert witnesses for litigation or special counsel to assist the County.
- ☒ When in unusual or extraordinary circumstances, the Board of Supervisors or the Purchasing Agent/Purchasing Manager determines that the best interests of the County would be served by not securing competitive bids or issuing a request for proposal.

6. Explain why the unique qualities and/or capabilities described above are essential to your department.

These unique capabilities are essential because the Department's need for housing for Department person served. Additionally, the Department's partnership with Crossroads is tied to NPLH funding requirements.

Only the owner/operator can provide on-site property management functions and maintain regulatory compliance. This integration is critical for achieving housing stability for Departments persons served, meeting NPLH funding goals, and fulfilling contractual obligations under the NPLH agreement.

7. Provide a comprehensive explanation of the research done to verify that the recommended vendor is the only vendor with the unique qualities and/or capabilities stated above. Include a list of all other vendors contacted, what they were asked, and their responses.

Crossroads Village, LP is the sole entity capable of providing these services because it owns and operates the site that Crossroads Village that was built utilizing NPLH funding, and holds all legal, operational, and contractual authority over the property. No other vendor can access or manage the site, deliver on-site property management services, or meet NPLH compliance requirements tied to ownership.

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Requested By:

Division Manager

Title

[\[✕ Sign\]](#) Double click!

I approve this request to suspend competition for the service(s) and/or product(s) identified herein.

sholt 6/25/2026 3:43:00 PM

Department Head Signature

[\[✕ Sign\]](#) Double click!

rblackburn 6/26/2026 8:21:05 AM

Purchasing Manager Signature

[\[✕ Sign\]](#) Double click!