

AMENDMENT NO. II TO SERVICE AGREEMENT

This Amendment No. II to Service Agreement (“Amendment No. II”) is dated December 9, 2025 and is between RH Community Builders LP, a California Limited Liability Partnership (“Contractor”), and the County of Fresno, a political subdivision of the State of California (“County”).

Recitals

A. The parties entered into County Agreement No. 22-267 (“Agreement”), effective July 1, 2022, for property owner to lease apartment units to individuals who are homeless or at risk of homelessness living with a serious mental illness, who are referred by DBH, a contracted provider with DBH, other County departments and other agencies;

B. The parties executed Amendment No. I to Agreement 22-267 (Agreement No. 24-476), effective September 10, 2024, to revise the scope of work to better define the responsibilities of property management and Supportive Services.

C. The purpose of the Agreement is for Contractor to provide rental apartment units and property management services pursuant to the terms and conditions of this Agreement.

D. The County and Contractor now desire to amend the Agreement to allow revisions to the Exhibit A - Scope of Work and Exhibit C – Budget and Budget Narrative, to increase the number of apartment units, and the maximum compensation payable under the Agreement.

The parties therefore agree as follows:

1. Section 4 – Compensation, shall be deleted in its entirety, and replaced with the following:

“4. COMPENSATION

COUNTY agrees to pay CONTRACTOR and CONTRACTOR agrees to receive compensation for actual expenditures incurred in accordance with the CONTRACTOR’s budget documents approved by the COUNTY’s DBH Director or designee and attached hereto as Revised Exhibit C and incorporated herein by this reference.

The maximum amount to be paid to CONTRACTOR by COUNTY under this Agreement for the twelve (12) month period, July 1, 2022 through June 30, 2023, shall

1 not exceed One Million, One Hundred Eighty-Six Thousand, One Hundred Fifty and
2 No/100 Dollars (\$1,186,150.00). This is comprised of the following funding streams: One
3 Million, Thirty-Six Thousand, Seven Hundred-Eight and No/100 Dollars (\$1,036,708.00)
4 in local MHSA funds, Sixty-Five Thousand, Four Hundred Forty-Two and No/100 Dollars
5 (\$65,442.00) in Realignment funds, and Eighty-Four Thousand and No/100 Dollars
6 (\$84,000.00) in Client Rents to offset CONTRACTOR's program costs as set forth in
7 Revised Exhibit C.

8 The maximum amount to be paid to CONTRACTOR by COUNTY under this
9 Agreement for the twelve (12) month period, July 1, 2023 through June 30, 2024, shall
10 not exceed One Million, Two Hundred Twenty-Six Thousand, Nine Hundred-Nineteen
11 and No/100 Dollars (\$1,226,919.00). This is comprised of the following funding streams:
12 One Million, Thirty-Six Thousand, Seven Hundred-Eight and No/100 Dollars
13 (\$1,036,708.00) in local MHSA funds, One Hundred-Six Thousand, Two Hundred-
14 Eleven and No/100 Dollars (\$106,211.00) in Realignment funds, and Eighty-Four
15 Thousand and No/100 Dollars (\$84,000.00) in Client Rents to offset CONTRACTOR's
16 program costs as set forth in Revised Exhibit C.

17 The maximum amount to be paid to CONTRACTOR by COUNTY under this
18 Agreement for the twelve (12) month period, July 1, 2024 through June 30, 2025, shall
19 not exceed One Million, Two Hundred-Seventy Thousand, Eight Hundred Ninety-Six and
20 No/100 Dollars (\$1,270,896.00). This is comprised of the following funding streams: One
21 Million, Thirty-Six Thousand, Seven Hundred-Eight and No/100 Dollars (\$1,036,708.00)
22 in local MHSA funds, One Hundred-Fifty Thousand, One Hundred Eighty-Eight and
23 No/100 Dollars (\$150,188.00) in Realignment funds, and Eighty-Four Thousand and
24 No/100 Dollars (\$84,000.00) in Client Rents to offset CONTRACTOR's program costs as
25 set forth in Revised Exhibit C.

26 The maximum amount to be paid to CONTRACTOR by COUNTY under this
27 Agreement for the twelve (12) month period, July 1, 2025 through June 30, 2026, shall
28 not exceed One Million, Five Hundred Twenty-Eight Thousand, Two Hundred Six and

1 No/100 Dollars (\$1,528,206.00). This is comprised of the following funding streams: One
2 Million, Fifty-One Thousand, Twenty and No/100 Dollars (\$1,051,020.00) in local MHSA
3 funds, Two Hundred-Five Thousand, One Hundred Eighty-Six and No/100 Dollars
4 (\$205,186.00) in Realignment funds, Ninety Thousand and No/100 Dollars (\$90,000.00)
5 in MCP "Housing Deposit" reimbursements, Ninety Thousand and No/100 Dollars
6 (\$90,000.00) in MCP "Transitional Rent" reimbursements, and Ninety-Two Thousand
7 and No/100 Dollars (\$92,000.00) in Client Rents to offset CONTRACTOR's program
8 costs as set forth in Revised Exhibit C.

9 The maximum amount to be paid to CONTRACTOR by COUNTY under this
10 Agreement for the twelve (12) month period, July 1, 2026 through June 30, 2027, shall
11 not exceed One Million, Seven Hundred Fifty-Four Thousand, One Hundred Six and
12 No/100 Dollars (\$1,754,106.00). This is comprised of the following funding streams: One
13 Million, One-Hundred Nineteen Thousand, Four Hundred-Eighty-Seven and No/100
14 Dollars (\$1,119,487.00) in local BHSA funds, Two Hundred Sixty-Two Thousand, Six
15 Hundred-Nineteen and No/100 Dollars (\$262,619.00) in Realignment funds, One-
16 Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) in MCP "Housing Deposit"
17 reimbursements, One Hundred Twenty-Six Thousand and No/100 Dollars (\$126,000.00)
18 in MCP "Transitional Rent" reimbursements, and Ninety-Six Thousand and No/100
19 Dollars (\$96,000.00) in Client Rents to offset CONTRACTOR's program costs as set
20 forth in Revised Exhibit C.

21 In no event shall services performed under this Agreement be in excess of Six
22 Million, Nine Hundred Sixty-Six Thousand, Two Hundred Seventy-Seven and No/100
23 Dollars (\$6,966,277.00) during the term of this Agreement. It is understood that all
24 expenses incidental to CONTRACTOR'S performance of services under this Agreement
25 shall be borne by CONTRACTOR."

- 26 2. All references to "Revised Exhibit A" shall be deemed references to "Revised Exhibit A-
27 1". Revised Exhibit A-1 is attached and incorporated by this reference.

1 3. All references to "Exhibit C" shall be deemed references to "Revised Exhibit C". Revised
2 Exhibit C is attached and incorporated by this reference.

3 4. When both parties have signed this Amendment No. II, the Agreement, Amendment I,
4 and this Amendment No. II together constitute the Agreement.

5 5. The Contractor represents and warrants to the County that:

6 a. The Contractor is duly authorized and empowered to sign and perform its obligations
7 under this Amendment.

8 b. The individual signing this Amendment on behalf of the Contractor is duly authorized
9 to do so and his or her signature on this Amendment legally binds the Contractor to
10 the terms of this Amendment.

11 6. The parties agree that this Amendment may be executed by electronic signature as
12 provided in this section.

13 a. An "electronic signature" means any symbol or process intended by an individual
14 signing this Amendment to represent their signature, including but not limited to (1) a
15 digital signature; (2) a faxed version of an original handwritten signature; or (3) an
16 electronically scanned and transmitted (for example by PDF document) version of an
17 original handwritten signature.

18 b. Each electronic signature affixed or attached to this Amendment (1) is deemed
19 equivalent to a valid original handwritten signature of the person signing this
20 Amendment for all purposes, including but not limited to evidentiary proof in any
21 administrative or judicial proceeding, and (2) has the same force and effect as the
22 valid original handwritten signature of that person.

23 c. The provisions of this section satisfy the requirements of Civil Code section 1633.5,
24 subdivision (b), in the Uniform Electronic Transaction Act (Civil Code, Division 3, Part
25 2, Title 2.5, beginning with section 1633.1).

26 d. Each party using a digital signature represents that it has undertaken and satisfied
27 the requirements of Government Code section 16.5, subdivision (a), paragraphs (1)
28 through (5), and agrees that each other party may rely upon that representation.

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e. This Amendment is not conditioned upon the parties conducting the transactions under it by electronic means and either party may sign this Amendment with an original handwritten signature.

7. This Amendment may be signed in counterparts, each of which is an original, and all of which together constitute this Amendment.

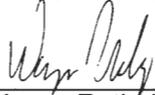
8. The Agreement as amended by this Amendment No. II is ratified and continued. All provisions of the Agreement and not amended by this Amendment No. II remain in full force and effect. This Amendment II shall be effective upon execution.

[SIGNATURE PAGE FOLLOWS]

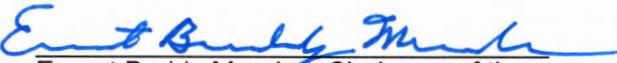
1 The parties are signing this Amendment No. II on the date stated in the introductory
2 clause.

3 RH Community Builders, LP

County of Fresno

4 
5 _____
6 Wayne Rutledge, CEO

7 2550 W. Clinton Ave. #142
8 Fresno, CA 93705


Ernest Buddy Mendes, Chairman of the
Board of Supervisors of the County of Fresno

Attest:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

10 By: 
11 Deputy

12 For accounting use only:

13 Org No.: 56304816
14 Account No.: 7295
15 Fund No.: 0001
16 Subclass No.: 10000
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**Master Leasing Program
Scope of Work**

ORGANIZATION	RH Community Builders (RHCB)	
CORPORATE ADDRESS	2550 W Clinton Ave #142 Fresno, CA 93705	
HOURS OF OPERATION	8AM to 4:30PM, Monday through Friday	
CONTRACT PERIOD	July 1, 2022 – June 30, 2027	
CONTRACT AMOUNT	FY 2022-2023	\$1,186,150
	FY 2023-2024	\$1,226,919
	FY 2024-2025	\$1,270,896
	FY 2025-2026	\$1,528,206
	FY 2026-2027	\$1,754,106
	Total	\$6,966,277
SERVICES	Property Management	

TARGET POPULATION

Adults (18 years and older) with a serious mental illness (SMI) who are homeless or at-risk of homelessness. Participants are referred by the Department of Behavioral Health (DBH) and its selected providers.

DEFINITIONS OF HOMELESSNESS

Homelessness is defined by the United States Department of Housing and Urban Development (HUD) in 4 categories: Literally Homeless, Imminent Risk (or At-Risk) of Homelessness, Homeless Under Other Federal Statutes, and Fleeing/Attempting to Flee Domestic Violence. These definitions will be used to assess who is qualified for the Master Leasing Program.

- Literally Homeless: Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - o Has a primary nighttime residence that is a public or private place not meant for human habitation;
 - o Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or
 - o Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
- Imminent/At-Risk of Homelessness: Individual or family who will imminently lose their primary nighttime residence, provided that:
 - o Residence will be lost within 14 days of the date of the application for homeless assistance;
 - o No subsequent residence has been identified; and
 - o The individual or family lacks the resources or support networks needed to obtain other permanent housing
- Homeless Under Other Federal Statutes: Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
 - o Are defined as homeless under the other listed federal statutes;
 - o Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;

- Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; and
- Can be expected to continue in such status for an extended period of time due to special needs or barriers
- Fleeing/Attempting to Flee Domestic Violence: Any individual or family who:
 - Is fleeing, or is attempting to flee, domestic violence;
 - Has no other residence; and
 - Lacks the resources or support networks to obtain other permanent housing

PROJECT DESCRIPTION

The Master Leasing Program provides up to 68 temporary rental housing units to the target population.

Effective January 1, 2026, the number of rental housing units shall increase by five (5) to a total of 73 units.

Effective February 1, 2026, the number of rental housing units shall increase by five (5) to a total of 78 units.

Monthly rates for rental housing units shall not exceed the Small Area Fair Market Rents (SAFMR).

Once housed, persons served will receive property management services from RHCB and supportive services from the Department of Behavioral Health (DBH) with a goal of removing barriers to obtaining and maintaining permanent housing within 2 years.

CONTRACTOR RESPONSIBILITIES

I. ADMINISTRATIVE

1. Provide DBH with copies of leases signed by persons served along with each invoice or as requested.
2. Provide staffing and overhead for coordination of move-ins, move-outs, and work orders, including after-hour calls.
3. Attend program and contract meetings coordinated by DBH.
4. Inform designated DBH staff of any concerns associated with tenants, such as conflict with neighbors or staff, falling behind on rent, or safety risks.

II. PROPERTY MANAGEMENT SERVICES

1. Provide the required number of rental housing units for target population to reside. Units must be in accordance with all federal, state, and local Fair Housing Laws/Regulations, State of California Landlord and Tenant Laws, and MHSA.
2. Ensure all units for target population are fully furnished. CONTRACTOR to provide COUNTY with an itemized list of the furniture purchased and maintained in the units.
3. Coordinate move-ins and move-outs, including informing designated DBH staff in advance of when these will occur.
4. Collect tenant-portion of rent, deposits, maintenance charges, and PG&E costs above allowance. These payments will be used to offset expenses invoiced to DBH.
5. Coordinate invoicing with County as necessary, to facilitate the referral, payment, and reimbursement of "Housing Deposits", "Transitional Rent", and any other "Flex Pool" benefit, for the benefit of the person served.
6. Coordinate maintenance of units, including ordering and placement of furniture for all new tenants.
7. Conduct interior and exterior inspections of all units to ensure properties are being well maintained

COUNTY RESPONSIBILITIES

I. ADMINISTRATIVE SERVICES

1. Provide oversight of the Master Leasing Program. This includes coordination of meetings with RHCBS to discuss occupancy, invoices, programmatic concerns, measurable outcomes, and/or other items.
2. Designate a contact person for RHCBS to communicate with when necessary.
3. Pay rent for the required number of rental housing units that have been reserved for the Master Leasing Program, regardless of occupancy
4. Coordinate invoicing with Contractor as necessary, to facilitate the referral, payment, and reimbursement of "Housing Deposits", "Transitional Rent", and any other "Flex Pool" benefit, for the benefit of the person served.
5. Refer target population to RHCBS for move-in when vacancies occur
6. Receive and analyze statistical data outcome information throughout the term of contract. DBH will notify RHCBS when additional participation is required.
7. Perform income recertifications or income adjustments to ensure rent of persons served does not exceed 30% of their monthly income. All rent calculations must be in compliance with Mental Health Services Act (MHSA) guidelines.
8. Recognize that cultural responsiveness is a goal toward which professionals, agencies, and systems should strive. Becoming culturally responsiveness is a developmental process and incorporates at all levels the importance of culture, the assessment of cross-cultural relations, vigilance towards the dynamics that result from cultural differences, the expansion of cultural knowledge, and the adaptation of services to meet culturally-unique needs. Offering those services in a manner that fails to achieve its intended result due to cultural and linguistic barriers is not cost effective. DBH will assist program towards cultural and linguistic competency, DBH shall provide the following at no cost to RHCBS
 - a. Technical assistance regarding cultural responsiveness requirements and sexual orientation and gender identity training.
 - b. Mandatory cultural responsiveness training including sexual orientation and gender identity and cultural sensitivity training for program personnel, at minimum once per year. DBH will provide technical assistance and when possible, training regarding the unique needs of the diverse population. Cultural responsiveness training recommendations will be based on trends in data collected and will be included in the counties Culturally Responsive Plan. Sensitivity to sexual orientation and gender identity is a basic cultural responsiveness principle and shall be included in the cultural responsiveness training(s). Literature suggests that the behavioral health needs of lesbian, gay, bisexual, and transgender (LGBT+) individuals may be at increased risk for behavioral disorders and behavioral health problems due to exposure to societal stressors such as stigmatization, prejudice and homophobic and/or transphobic violence. Social support may be critical for this population.
 - c. CONTRACTOR materials for public use on behavioral health and substance abuse services information shall be in DBH's current threshold languages (English, Spanish, and Hmong). Translation services and costs associated will be the responsibility of the vendor. Promotional and/or program materials shall be reviewed by DBH's Public Behavioral Health Division for branding requirements prior to implementation.

II. SUPPORTIVE SERVICES

1. Facilitate a consultation with prospective tenants to explain the expectations of program participation
2. Send appropriate staff to attend lease signing, such as the Housing Coordinator or Housing Specialist
3. Provide staffing for supportive services to assist tenants with maintaining their housing in the program while removing barriers to obtaining permanent housing upon exit. Services include but are not limited

to:

- a. Act as liaison between persons served, treatment team, and RHCBS as needed
- b. Referring or linking persons served to employment, educational, and volunteer opportunities
- c. Developing housing, budget, and safety plans
- d. Locating permanent housing options that suit needs of persons served
- e. Coordinating with treatment team in resolving conflict with other tenants, neighbors, or property management
- f. Intake informal grievances from persons served and work with them to resolve the issue or assist in proceeding with the formal grievance process

III. EVICTION PROCESS

DBH and RHCBS will collaborate to ensure that tenants are supported in maintaining their housing throughout the duration of the program. In the event that a tenant's actions result in a request to evict, RHCBS will ensure the following:

1. Person served has been given 72 Hours to address lease violations that would result in an eviction. RHCBS will communicate with designated DBH staff any notice of lease violations that tenants receive
2. All alternative options to address the behavior have been exhausted or have been deemed not feasible due to the severity of the violation(s)
3. Intent to evict person served has been communicated with designated DBH staff prior to noticing person served. This will be documented via email or meeting minutes
4. With limited exceptions, including immediate threat to the property, neighbors, or other residents, DBH must be agreeable to proceeding with a formal eviction process. This will be communicated in writing to RHCBS by a division manager or designee
5. Once agreeable to DBH, RHCBS will proceed with the formal eviction process
6. Prior to the eviction being finalized, DBH will assist person served to address the behaviors noted and locate housing. If agreeable to both parties, the eviction request may be dropped if lease violations have been sufficiently addressed

Master Leasing Program
RH Community Builders
Fiscal Year (FY) 2022-23

PROGRAM EXPENSES

1000: DIRECT SALARIES & BENEFITS					
Direct Employee Salaries					
Acct #	Administrative Position	FTE	Admin	Program	Total
	Direct Personnel Admin Salaries Subtotal	0.00	\$ -		\$ -
Acct #	Program Position	FTE	Admin	Program	Total
	Direct Personnel Program Salaries Subtotal	0.00		\$ -	\$ -
			Admin	Program	Total
	Direct Personnel Salaries Subtotal	0.00	\$ -	\$ -	\$ -
Direct Employee Benefits					
Acct #	Description		Admin	Program	Total
	Direct Employee Benefits Subtotal:		\$ -	\$ -	\$ -
Direct Payroll Taxes & Expenses:					
Acct #	Description		Admin	Program	Total
	Direct Payroll Taxes & Expenses Subtotal:		\$ -	\$ -	\$ -
	DIRECT EMPLOYEE SALARIES & BENEFITS TOTAL:		Admin	Program	Total
			\$ -	\$ -	\$ -

DIRECT EMPLOYEE SALARIES & BENEFITS PERCENTAGE:	Admin	Program
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2000: DIRECT CLIENT SUPPORT		
Acct #	Line Item Description	Amount
2001	Child Care	\$ -
2002	Client Housing Support	-
2003	Client Transportation & Support	-
2004	Clothing, Food, & Hygiene	-
2005	Education Support	-
2006	Employment Support	-
2007	Household Items for Clients	-
2008	Medication Supports	-
2009	Program Supplies - Medical	-
2010	Utility Expenses	120,000
2011	Rent	765,168
2012	Client Unit Maintenance Costs	72,000
2013	Legal Expenses	5,000
2014	Other (specify)	-
2015	Other (specify)	-
2016	Other (specify)	-
	DIRECT CLIENT CARE TOTAL	\$ 962,168

3000: DIRECT OPERATING EXPENSES		
Acct #	Line Item Description	Amount
	DIRECT OPERATING EXPENSES TOTAL:	\$ -

4000: DIRECT FACILITIES & EQUIPMENT		
Acct #	Line Item Description	Amount
	DIRECT FACILITIES/EQUIPMENT TOTAL:	\$ -

5000: DIRECT SPECIAL EXPENSES		
Acct #	Line Item Description	Amount
5001	Professional Property Management	\$ 223,982
5002	HMIS (Health Management Information System)	-
5003	Contractual/Consulting Services (Specify)	-
5004	Translation Services	-

5005	Other (specify)	-
5006	Other (specify)	-
5007	Other (specify)	-
5008	Other (specify)	-
DIRECT SPECIAL EXPENSES TOTAL:		\$ 223,982

6000: INDIRECT EXPENSES		
Acct #	Line Item Description	Amount
	Administrative Overhead	
6001	Use this line and only this line for approved indirect cost rate	\$ -
	Administrative Overhead	
INDIRECT EXPENSES TOTAL		\$ -

INDIRECT COST RATE	0.00%
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7000: DIRECT FIXED ASSETS		
Acct #	Line Item Description	Amount
FIXED ASSETS EXPENSES TOTAL		\$ -

TOTAL PROGRAM EXPENSES		\$ 1,186,150
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PROGRAM FUNDING SOURCES

8000 - SHORT/DOYLE MEDI-CAL (FEDERAL FINANCIAL PARTICIPATION)				
Acct #	Line Item Description	Service Units	Rate	Amount
Estimated Specialty Mental Health Services Billing Totals:		0		\$ -
Estimated % of Clients who are Medi-Cal Beneficiaries				0%
Estimated Total Cost of Specialty Mental Health Services Provided to Medi-Cal Beneficiaries				-
Federal Financial Participation (FFP) %			0%	-
MEDI-CAL FFP TOTAL				\$ -

8100 - SUBSTANCE USE DISORDER FUNDS		
Acct #	Line Item Description	Amount
8101	Drug Medi-Cal	\$ -
8102	SABG	\$ -
SUBSTANCE USE DISORDER FUNDS TOTAL		\$ -

8200 - REALIGNMENT		
Acct #	Line Item Description	Amount
8201	Realignment	\$ 65,442
REALIGNMENT TOTAL		\$ 65,442

8300 - MENTAL HEALTH SERVICE ACT (MHSA)			
Acct #	MHSA Component	MHSA Program Name	Amount
8301	CSS - Community Services & Supports	New Starts Program (Master Leasing Housing)	\$ 1,036,708
8302	PEI - Prevention & Early Intervention		-
8303	INN - Innovations		-
8304	WET - Workforce Education & Training		-
8305	CFTN - Capital Facilities & Technology		-
MHSA TOTAL			\$ 1,036,708

8400 - OTHER REVENUE		
Acct #	Line Item Description	Amount
8401	Client Fees	\$ -
8402	Client Insurance	-
8403	Grants (Specify)	-
8404	Client Portion Rent	84,000
8405		-
OTHER REVENUE TOTAL		\$ 84,000

TOTAL PROGRAM FUNDING SOURCES:		\$ 1,186,150
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NET PROGRAM COST:	\$ -
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**Master Leasing Program
RH Community Builders
Fiscal Year (FY) 2022-23 Budget Narrative**

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
1000: DIRECT SALARIES & BENEFITS			
	Administrative Positions	-	
	Program Positions	-	
Direct Employee Benefits			
Direct Payroll Taxes & Expenses:			
		-	

2000: DIRECT CLIENT SUPPORT		962,168	
2001	Child Care	-	
2002	Client Housing Support	-	
2003	Client Transportation & Support	-	
2004	Clothing, Food, & Hygiene	-	
2005	Education Support	-	
2006	Employment Support	-	
2007	Household Items for Clients	-	
2008	Medication Supports	-	
2009	Program Supplies - Medical	-	
2010	Utility Expenses	120,000	PG&E costs for gas and electric for all master leased apartments
2011	Rent	765,168	Fair Market Rate (FMR) or lower rent for all master lease units
2012	Client Unit Maintenance Costs	72,000	Costs of repairs to units on tenant caused damage and replacing furnishing in units for tenant use as needed
2013	Legal Expenses	5,000	Cost of eviction or other related legal fees for tenants from units
2014	Other (specify)	-	
2015	Other (specify)	-	
2016	Other (specify)	-	

3000: DIRECT OPERATING EXPENSES	-
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4000: DIRECT FACILITIES & EQUIPMENT	-
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5000: DIRECT SPECIAL EXPENSES		223,982	
5001	Professional Property Management	223,982	Property Management Fee to provide all inclusive property management of 68 units master leased by Fresno County DBH. Fee includes staffing to carry out essential duties such as rent collection, responding to maintenance needs, and operational costs for the team.
5002	HMIS (Health Management Information System)	-	
5003	Contractual/Consulting Services (Specify)	-	
5004	Translation Services	-	
5005	Other (specify)	-	
5006	Other (specify)	-	
5007	Other (specify)	-	
5008	Other (specify)	-	

6000: INDIRECT EXPENSES	-
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7000: DIRECT FIXED ASSETS	-
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PROGRAM FUNDING SOURCES		
8000 - SHORT/DOYLE MEDI-CAL (FEDERAL FINANCIAL PARTICIPATION)		
ACCT #	LINE ITEM	PROVIDE DETAILS OF METHODOLOGY(IES) USED IN DETERMINING MEDI-CAL SERVICE RATES AND/OR SERVICE UNITS, IF APPLICABLE AND/OR AS REQUIRED BY THE RFP

TOTAL PROGRAM EXPENSE FROM BUDGET NARRATIVE: 1,186,150
TOTAL PROGRAM EXPENSES FROM BUDGET TEMPLATE: 1,186,150
BUDGET CHECK: -

Master Leasing Program
RH Community Builders
Fiscal Year (FY) 2023-24

PROGRAM EXPENSES

1000: DIRECT SALARIES & BENEFITS					
Direct Employee Salaries					
Acct #	Administrative Position	FTE	Admin	Program	Total
Direct Personnel Admin Salaries Subtotal		0.00	\$ -		\$ -
Acct #	Program Position	FTE	Admin	Program	Total
Direct Personnel Program Salaries Subtotal		0.00		\$ -	\$ -
			Admin	Program	Total
Direct Personnel Salaries Subtotal		0.00	\$ -	\$ -	\$ -
Direct Employee Benefits					
Acct #	Description		Admin	Program	Total
Direct Employee Benefits Subtotal:			\$ -	\$ -	\$ -
Direct Payroll Taxes & Expenses:					
Acct #	Description		Admin	Program	Total
Direct Payroll Taxes & Expenses Subtotal:			\$ -	\$ -	\$ -
DIRECT EMPLOYEE SALARIES & BENEFITS TOTAL:			Admin	Program	Total
			\$ -	\$ -	\$ -

DIRECT EMPLOYEE SALARIES & BENEFITS PERCENTAGE:	Admin	Program
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2000: DIRECT CLIENT SUPPORT		
Acct #	Line Item Description	Amount
2001	Child Care	\$ -
2002	Client Housing Support	-
2003	Client Transportation & Support	-
2004	Clothing, Food, & Hygiene	-
2005	Education Support	-
2006	Employment Support	-
2007	Household Items for Clients	-
2008	Medication Supports	-
2009	Program Supplies - Medical	-
2010	Utility Expenses	120,000
2011	Client Rent Expese	803,426
2012	Client Unit Maintenance Expenses	72,000
2013	Legal Expense	5,000
2014	Other (specify)	-
2015	Other (specify)	-
2016	Other (specify)	-
DIRECT CLIENT CARE TOTAL		\$ 1,000,426

3000: DIRECT OPERATING EXPENSES		
Acct #	Line Item Description	Amount
DIRECT OPERATING EXPENSES TOTAL:		\$ -

4000: DIRECT FACILITIES & EQUIPMENT		
Acct #	Line Item Description	Amount
DIRECT FACILITIES/EQUIPMENT TOTAL:		\$ -

5000: DIRECT SPECIAL EXPENSES		
Acct #	Line Item Description	Amount
5001	Professional Property Management	\$ 226,493
5002	HMIS (Health Management Information System)	-
5003	Contractual/Consulting Services (Specify)	-

5004	Translation Services	-
5005	Other (specify)	-
5006	Other (specify)	-
5007	Other (specify)	-
5008	Other (specify)	-
DIRECT SPECIAL EXPENSES TOTAL:		\$ 226,493

6000: INDIRECT EXPENSES		
Acct #	Line Item Description	Amount
	Administrative Overhead	
6001	Use this line and only this line for approved indirect cost rate	\$ -
INDIRECT EXPENSES TOTAL		\$ -

INDIRECT COST RATE	0.00%
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7000: DIRECT FIXED ASSETS		
Acct #	Line Item Description	Amount
FIXED ASSETS EXPENSES TOTAL		\$ -

TOTAL PROGRAM EXPENSES	\$ 1,226,919
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PROGRAM FUNDING SOURCES

8000 - SHORT/DOYLE MEDI-CAL (FEDERAL FINANCIAL PARTICIPATION)				
Acct #	Line Item Description	Service Units	Rate	Amount
Estimated Specialty Mental Health Services Billing Totals:		0		\$ -
Estimated % of Clients who are Medi-Cal Beneficiaries				0%
Estimated Total Cost of Specialty Mental Health Services Provided to Medi-Cal Beneficiaries				-
Federal Financial Participation (FFP) %			0%	-
MEDI-CAL FFP TOTAL				\$ -

8100 - SUBSTANCE USE DISORDER FUNDS		
Acct #	Line Item Description	Amount
8101	Drug Medi-Cal	\$ -
8102	SABG	\$ -
SUBSTANCE USE DISORDER FUNDS TOTAL		\$ -

8200 - REALIGNMENT		
Acct #	Line Item Description	Amount
8201	Realignment	\$ 106,211
REALIGNMENT TOTAL		\$ 106,211

8300 - MENTAL HEALTH SERVICE ACT (MHSA)			
Acct #	MHSA Component	MHSA Program Name	Amount
8301	CSS - Community Services & Supports	New Starts Program (Master Leasing Housing)	\$ 1,036,708
8302	PEI - Prevention & Early Intervention		-
8303	INN - Innovations		-
8304	WET - Workforce Education & Training		-
8305	CFTN - Capital Facilities & Technology		-
MHSA TOTAL			\$ 1,036,708

8400 - OTHER REVENUE		
Acct #	Line Item Description	Amount
8401	Client Fees	\$ -
8402	Client Insurance	-
8403	Grants (Specify)	-
8404	Client Rent Portion	84,000
8405	Other (Specify)	-
OTHER REVENUE TOTAL		\$ 84,000

TOTAL PROGRAM FUNDING SOURCES:	\$ 1,226,919
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NET PROGRAM COST:	\$ -
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**Master Leasing Program
RH Community Builders
Fiscal Year (FY) 2023-24 Budget Narrative**

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
1000: DIRECT SALARIES & BENEFITS			
	Administrative Positions	-	
	Program Positions	-	
	Direct Employee Benefits	-	
	Direct Payroll Taxes & Expenses:	-	

2000: DIRECT CLIENT SUPPORT		1,000,426	
2001	Child Care	-	
2002	Client Housing Support	-	
2003	Client Transportation & Support	-	
2004	Clothing, Food, & Hygiene	-	
2005	Education Support	-	
2006	Employment Support	-	
2007	Household Items for Clients	-	
2008	Medication Supports	-	
2009	Program Supplies - Medical	-	
2010	Utility Expenses	120,000	PG&E costs for gas and electric for all master leased apartments
2011	Client Rent Expense	803,426	Fair Market Rate (FMR) or lower rent for all master lease units
2012	Client Unit Maintenance Expenses	72,000	Costs of repairs to units on tenant caused damage and replacing furnishing in units for tenant use as needed
2013	Legal Expense	5,000	Cost of eviction or other related legal fees for tenants from units
2014	Other (specify)	-	
2015	Other (specify)	-	
2016	Other (specify)	-	

3000: DIRECT OPERATING EXPENSES	-
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4000: DIRECT FACILITIES & EQUIPMENT	-
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5000: DIRECT SPECIAL EXPENSES		226,493	
5001	Professional Property Management	226,493	Property Management Fee to provide all inclusive property management of 68 units master leased by Fresno County DBH. Fee includes staffing to carry out essential duties such as rent collection, responding to maintenance needs, and operational costs for the team.
5002	HMIS (Health Management Information System)	-	
5003	Contractual/Consulting Services (Specify)	-	
5004	Translation Services	-	
5005	Other (specify)	-	
5006	Other (specify)	-	
5007	Other (specify)	-	
5008	Other (specify)	-	

6000: INDIRECT EXPENSES	-
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7000: DIRECT FIXED ASSETS	-
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PROGRAM FUNDING SOURCES			
8000 - SHORT/DOYLE MEDI-CAL (FEDERAL FINANCIAL PARTICIPATION)			
ACCT #	LINE ITEM	PROVIDE DETAILS OF METHODOLOGY(IES) USED IN DETERMINING MEDI-CAL SERVICE RATES AND/OR SERVICE UNITS, IF APPLICABLE AND/OR AS REQUIRED BY THE RFP	

TOTAL PROGRAM EXPENSE FROM BUDGET NARRATIVE: 1,226,919
TOTAL PROGRAM EXPENSES FROM BUDGET TEMPLATE: 1,226,919
BUDGET CHECK: -

Master Leasing Program
RH Community Builders
Fiscal Year (FY) 2024-25

PROGRAM EXPENSES

1000: DIRECT SALARIES & BENEFITS					
Direct Employee Salaries					
Acct #	Administrative Position	FTE	Admin	Program	Total
	Direct Personnel Admin Salaries Subtotal	0.00	\$ -		\$ -
Acct #	Program Position	FTE	Admin	Program	Total
	Direct Personnel Program Salaries Subtotal	0.00		\$ -	\$ -
			Admin	Program	Total
	Direct Personnel Salaries Subtotal	0.00	\$ -	\$ -	\$ -
Direct Employee Benefits					
Acct #	Description		Admin	Program	Total
	Direct Employee Benefits Subtotal:		\$ -	\$ -	\$ -
Direct Payroll Taxes & Expenses:					
Acct #	Description		Admin	Program	Total
	Direct Payroll Taxes & Expenses Subtotal:		\$ -	\$ -	\$ -
	DIRECT EMPLOYEE SALARIES & BENEFITS TOTAL:		Admin	Program	Total
			\$ -	\$ -	\$ -

DIRECT EMPLOYEE SALARIES & BENEFITS PERCENTAGE:	Admin	Program
	#DIV/0!	#DIV/0!

2000: DIRECT CLIENT SUPPORT		
Acct #	Line Item Description	Amount
2001	Child Care	\$ -
2002	Client Housing Support	-
2003	Client Transportation & Support	-
2004	Clothing, Food, & Hygiene	-
2005	Education Support	-
2006	Employment Support	-
2007	Household Items for Clients	-
2008	Medication Supports	-
2009	Program Supplies - Medical	-
2010	Utility Expenses	120,000
2011	Client Rent Expense	843,598
2012	Client Unit Maintenance Expenses	72,000
2013	Legal Expense	5,000
2014	Other (specify)	-
2015	Other (specify)	-
2016	Other (specify)	-
	DIRECT CLIENT CARE TOTAL	\$ 1,040,598

3000: DIRECT OPERATING EXPENSES		
Acct #	Line Item Description	Amount
	DIRECT OPERATING EXPENSES TOTAL:	\$ -

4000: DIRECT FACILITIES & EQUIPMENT		
Acct #	Line Item Description	Amount
	DIRECT FACILITIES/EQUIPMENT TOTAL:	\$ -

5000: DIRECT SPECIAL EXPENSES		
Acct #	Line Item Description	Amount
5001	Professional Property Management	\$ 230,298
5002	HMIS (Health Management Information System)	-
5003	Contractual/Consulting Services (Specify)	-
5004	Translation Services	-

5005	Other (specify)	-
5006	Other (specify)	-
5007	Other (specify)	-
5008	Other (specify)	-
DIRECT SPECIAL EXPENSES TOTAL:		\$ 230,298

6000: INDIRECT EXPENSES		
Acct #	Line Item Description	Amount
	Administrative Overhead	
6001	Use this line and only this line for approved indirect cost rate	\$ -
	Administrative Overhead	
INDIRECT EXPENSES TOTAL		\$ -

INDIRECT COST RATE	0.00%
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7000: DIRECT FIXED ASSETS		
Acct #	Line Item Description	Amount
FIXED ASSETS EXPENSES TOTAL		\$ -

TOTAL PROGRAM EXPENSES		\$ 1,270,896
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PROGRAM FUNDING SOURCES

8000 - SHORT/DOYLE MEDI-CAL (FEDERAL FINANCIAL PARTICIPATION)				
Acct #	Line Item Description	Service Units	Rate	Amount
Estimated Specialty Mental Health Services Billing Totals:		0		\$ -
Estimated % of Clients who are Medi-Cal Beneficiaries				0%
Estimated Total Cost of Specialty Mental Health Services Provided to Medi-Cal Beneficiaries				-
Federal Financial Participation (FFP) %			0%	-
MEDI-CAL FFP TOTAL				\$ -

8100 - SUBSTANCE USE DISORDER FUNDS		
Acct #	Line Item Description	Amount
8101	Drug Medi-Cal	\$ -
8102	SABG	\$ -
SUBSTANCE USE DISORDER FUNDS TOTAL		\$ -

8200 - REALIGNMENT		
Acct #	Line Item Description	Amount
8201	Realignment	\$ 150,188
REALIGNMENT TOTAL		\$ 150,188

8300 - MENTAL HEALTH SERVICE ACT (MHSA)			
Acct #	MHSA Component	MHSA Program Name	Amount
8301	CSS - Community Services & Supports	New Starts Program (Master Leasing Housing)	\$ 1,036,708
8302	PEI - Prevention & Early Intervention		-
8303	INN - Innovations		-
8304	WET - Workforce Education & Training		-
8305	CFTN - Capital Facilities & Technology		-
MHSA TOTAL			\$ 1,036,708

8400 - OTHER REVENUE		
Acct #	Line Item Description	Amount
8401	Client Fees	\$ -
8402	Client Insurance	-
8403	Grants (Specify)	-
8404	Client Rent Portion	84,000
8405	Other (Specify)	-
OTHER REVENUE TOTAL		\$ 84,000

TOTAL PROGRAM FUNDING SOURCES:		\$ 1,270,896
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NET PROGRAM COST:	\$ -
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**Master Leasing Program
RH Community Builders
Fiscal Year (FY) 2024-25 Budget Narrative**

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
1000: DIRECT SALARIES & BENEFITS			
	Administrative Positions	-	
	Program Positions	-	
	Direct Employee Benefits	-	
	Direct Payroll Taxes & Expenses:	-	

2000: DIRECT CLIENT SUPPORT		1,040,598	
2001	Child Care	-	
2002	Client Housing Support	-	
2003	Client Transportation & Support	-	
2004	Clothing, Food, & Hygiene	-	
2005	Education Support	-	
2006	Employment Support	-	
2007	Household Items for Clients	-	
2008	Medication Supports	-	
2009	Program Supplies - Medical	-	
2010	Utility Expenses	120,000	PG&E costs for gas and electric for all master leased apartments
2011	Client Rent Expense	843,598	Fair Market Rate (FMR) or lower rent for all master lease units
2012	Client Unit Maintenance Expenses	72,000	Costs of repairs to units on tenant caused damage and replacing furnishing in units for tenant use as needed
2013	Legal Expense	5,000	Cost of eviction or other related legal fees for tenants from units
2014	Other (specify)	-	
2015	Other (specify)	-	
2016	Other (specify)	-	

3000: DIRECT OPERATING EXPENSES	-
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4000: DIRECT FACILITIES & EQUIPMENT	-
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5000: DIRECT SPECIAL EXPENSES		230,298	
5001	Professional Property Management	230,298	Property Management Fee to provide all inclusive property management of 68 units master leased by Fresno County DBH. Fee includes staffing to carry out essential duties such as rent collection, responding to maintenance needs, and operational costs for the team.
5002	HMIS (Health Management Information System)	-	
5003	Contractual/Consulting Services (Specify)	-	
5004	Translation Services	-	
5005	Other (specify)	-	
5006	Other (specify)	-	
5007	Other (specify)	-	
5008	Other (specify)	-	

6000: INDIRECT EXPENSES	-
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7000: DIRECT FIXED ASSETS	-
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PROGRAM FUNDING SOURCES		
8000 - SHORT/DOYLE MEDI-CAL (FEDERAL FINANCIAL PARTICIPATION)		
ACCT #	LINE ITEM	PROVIDE DETAILS OF METHODOLOGY(IES) USED IN DETERMINING MEDI-CAL SERVICE RATES AND/OR SERVICE UNITS, IF APPLICABLE AND/OR AS REQUIRED BY THE RFP

TOTAL PROGRAM EXPENSE FROM BUDGET NARRATIVE: 1,270,896
 TOTAL PROGRAM EXPENSES FROM BUDGET TEMPLATE: 1,270,896
 BUDGET CHECK: -

0

Master Lease Program
RH Community Builders LP
Fiscal Year (FY) 2025-26

PROGRAM EXPENSES

1000: DIRECT SALARIES & BENEFITS					
Direct Employee Salaries					
Acct #	Administrative Position	FTE	Admin	Program	Total
1101			\$ -		\$ -
1102			-		-
1103			-		-
1104			-		-
1105			-		-
1106			-		-
1107			-		-
1108			-		-
1109			-		-
1110			-		-
1111			-		-
1112			-		-
1113			-		-
1114			-		-
1115			-		-
Direct Personnel Admin Salaries Subtotal		0.00	\$ -		\$ -
Acct #	Program Position	FTE	Admin	Program	Total
1116				\$ -	\$ -
1117				-	-
1118				-	-
1119				-	-
1120				-	-
1121				-	-
1122				-	-
1123				-	-
1124				-	-
1125				-	-
1126				-	-
1127				-	-
1128				-	-
1129				-	-
1130				-	-
1131				-	-
1132				-	-
1133				-	-
1134				-	-
Direct Personnel Program Salaries Subtotal		0.00		\$ -	\$ -
Direct Personnel Salaries Subtotal		0.00	\$ -	\$ -	\$ -
Direct Employee Benefits					
Acct #	Description		Admin	Program	Total
1201	Retirement				\$ -
1202	Worker's Compensation		-	-	-
1203	Health Insurance		-	-	-
1204	Other (specify)		-	-	-
1205	Other (specify)		-	-	-
1206	Other (specify)		-	-	-
Direct Employee Benefits Subtotal:			\$ -	\$ -	\$ -
Direct Payroll Taxes & Expenses:					
Acct #	Description		Admin	Program	Total
1301	OASDI		\$ -	\$ -	\$ -
1302	FICA/MEDICARE		-	-	-
1303	SUI		-	-	-
1304	Other (specify)		-	-	-
1305	Other (specify)		-	-	-
1306	Other (specify)		-	-	-
Direct Payroll Taxes & Expenses Subtotal:			\$ -	\$ -	\$ -
DIRECT EMPLOYEE SALARIES & BENEFITS TOTAL:			\$ -	\$ -	\$ -

DIRECT EMPLOYEE SALARIES & BENEFITS PERCENTAGE:	Admin	Program
	#DIV/0!	#DIV/0!

2000: DIRECT CLIENT SUPPORT		
Acct #	Line Item Description	Amount
2001	Child Care	\$ -
2002	Client Housing Support	-
2003	Client Transportation & Support	-
2004	Clothing, Food, & Hygiene	-
2005	Education Support	-
2006	Employment Support	-
2007	Household Items for Clients	-
2008	Medication Supports	-
2009	Program Supplies - Medical	-
2010	Utility Expense	131,930
2011	Client Rent Expense	968,428
2012	Client Unit Maintenance Expense	79,080
2013	Legal Expense	5,575
2014	Deposit & Client Furnishing	90,000
2015	Other (specify)	-
2016	Other (specify)	-
DIRECT CLIENT CARE TOTAL		\$ 1,275,013

3000: DIRECT OPERATING EXPENSES		
Acct #	Line Item Description	Amount
3001	Telecommunications	\$ -
3002	Printing/Postage	-
3003	Office, Household & Program Supplies	-
3004	Advertising	-
3005	Staff Development & Training	-
3006	Staff Mileage	-
3007	Subscriptions & Memberships	-
3008	Vehicle Maintenance	-
3009	Other (specify)	-
3010	Other (specify)	-
3011	Other (specify)	-
3012	Other (specify)	-
DIRECT OPERATING EXPENSES TOTAL:		\$ -

4000: DIRECT FACILITIES & EQUIPMENT		
Acct #	Line Item Description	Amount
4001	Building Maintenance	\$ -
4002	Rent/Lease Building	-
4003	Rent/Lease Equipment	-
4004	Rent/Lease Vehicles	-
4005	Security	-
4006	Utilities	-
4007	Other (specify)	-
4008	Other (specify)	-
4009	Other (specify)	-
4010	Other (specify)	-
DIRECT FACILITIES/EQUIPMENT TOTAL:		\$ -

5000: DIRECT SPECIAL EXPENSES		
Acct #	Line Item Description	Amount
5001	Professional Property Management Fee	\$ 253,193
5002	HMIS (Health Management Information System)	-
5003	Contractual/Consulting Services (Specify)	-
5004	Translation Services	-
5005	Other (specify)	-
5006	Other (specify)	-
5007	Other (specify)	-
5008	Other (specify)	-
DIRECT SPECIAL EXPENSES TOTAL:		\$ 253,193

6000: INDIRECT EXPENSES		
Acct #	Line Item Description	Amount
	Administrative Overhead	
6001	Use this line and only this line for approved indirect cost rate	\$ -
	Administrative Overhead	
6002	Professional Liability Insurance	-
6003	Accounting/Bookkeeping	-
6004	External Audit	-
6005	Insurance (Specify):	-
6006	Payroll Services	-
6007	Depreciation (Provider-Owned Equipment to be Used for Program Purposes)	-
6008	Personnel (Indirect Salaries & Benefits)	-
6009	Other (specify)	-
6010	Other (specify)	-
6011	Other (specify)	-
6012	Other (specify)	-
6013	Other (specify)	-
INDIRECT EXPENSES TOTAL		\$ -

INDIRECT COST RATE	0.00%
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7000: DIRECT FIXED ASSETS		
Acct #	Line Item Description	Amount
7001	Computer Equipment & Software	\$ -
7002	Copiers, Cell Phones, Tablets, Devices to Contain HIPAA Data	-
7003	Furniture & Fixtures	-
7004	Leasehold/Tenant/Building Improvements	-
7005	Other Assets over \$500 with Lifespan of 2 Years +	-
7006	Assets over \$5,000/unit (Specify)	-
7007	Other (specify)	-
7008	Other (specify)	-
FIXED ASSETS EXPENSES TOTAL		\$ -

TOTAL PROGRAM EXPENSES	\$ 1,528,206
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PROGRAM FUNDING SOURCES

8000: TOTAL PROGRAM REVENUES		
Acct #	Line Item Description	Amount
8001	Realignment	205,186
8002	MHSA - CSS	1,051,020
8003		
8004	Client Rents	92,000
8005	Other (MCP Housing Deposit Reimbursements)	90,000
8006	Other (MCP Transitional Rent Reimbursements)	90,000
TOTAL PROGRAM REVENUES		\$ 1,528,206

TOTAL PROGRAM ESTIMATED REVENUES:	\$ 1,528,206
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NET PROGRAM COST:	\$ -
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**Master Lease Program
RH Community Builders LP
Fiscal Year (FY) 2025-26 Budget Narrative**

PROGRAM EXPENSE				
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE	
1000: DIRECT SALARIES & BENEFITS		-		
Administrative Positions		-		
1101	0	-		
1102	0	-		
1103	0	-		
1104	0	-		
1105	0	-		
1106	0	-		
1107	0	-		
1108	0	-		
1109	0	-		
1110	0	-		
1111	0	-		
1112	0	-		
1113	0	-		
1114	0	-		
1115	0	-		
Program Positions		-		
1116	0	-		
1117	0	-		
1118	0	-		
1119	0	-		
1120	0	-		
1121	0	-		
1122	0	-		
1123	0	-		
1124	0	-		
1125	0	-		
1126	0	-		
1127	0	-		
1128	0	-		
1129	0	-		
1130	0	-		
1131	0	-		
1132	0	-		
1133	0	-		
1134	0	-		
Direct Employee Benefits		-		
1201	Retirement	-		
1202	Worker's Compensation	-		
1203	Health Insurance	-		
1204	Other (specify)	-		
1205	Other (specify)	-		
1206	Other (specify)	-		
Direct Payroll Taxes & Expenses:		-		
1301	OASDI	-		
1302	FICA/MEDICARE	-		
1303	SUI	-		
1304	Other (specify)	-		
1305	Other (specify)	-		
1306	Other (specify)	-		
2000: DIRECT CLIENT SUPPORT		1,275,013		
2001	Child Care	-		
2002	Client Housing Support	-		
2003	Client Transportation & Support	-		
2004	Clothing, Food, & Hygiene	-		
2005	Education Support	-		
2006	Employment Support	-		
2007	Household Items for Clients	-		
2008	Medication Supports	-		
2009	Program Supplies - Medical	-		
2010	Utility Exepnse	131,930	Utilities in MLP units including PG&E & Wifi where appropriate	
2011	Client Rent Expense	968,428	Fair Marked Rent (FMR) or lower unit rent for all MLP units	

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
2012	Client Unit Maintenance Expense	79,080	Costs of repairs to units for tenant caused damages and replacing furnishing where not covered by client
2013	Legal Expense	5,575	Cost of Eviction or other related legal fees for evicting tenants from units
2014	Deposit & Client Furnishing	90,000	Initial deposit for units and basic households necessities in alignment with current DHCS guidelines.
2015	Other (specify)	-	
2016	Other (specify)	-	

3000: DIRECT OPERATING EXPENSES			
3001	Telecommunications	-	
3002	Printing/Postage	-	
3003	Office, Household & Program Supplies	-	
3004	Advertising	-	
3005	Staff Development & Training	-	
3006	Staff Mileage	-	
3007	Subscriptions & Memberships	-	
3008	Vehicle Maintenance	-	
3009	Other (specify)	-	
3010	Other (specify)	-	
3011	Other (specify)	-	
3012	Other (specify)	-	

4000: DIRECT FACILITIES & EQUIPMENT			
4001	Building Maintenance	-	
4002	Rent/Lease Building	-	
4003	Rent/Lease Equipment	-	
4004	Rent/Lease Vehicles	-	
4005	Security	-	
4006	Utilities	-	
4007	Other (specify)	-	
4008	Other (specify)	-	
4009	Other (specify)	-	
4010	Other (specify)	-	

5000: DIRECT SPECIAL EXPENSES		253,193	
5001	Professional Property Management Fee	253,193	Property Management Fee to provide all inclusive property management for all MLP units. Fee includes staffing to carry out essential duties such as rent collections, unit inspections, responding to maintenance needs, and operational costs for property management team.
5002	HMIS (Health Management Information System)	-	
5003	Contractual/Consulting Services (Specify)	-	
5004	Translation Services	-	
5005	Other (specify)	-	
5006	Other (specify)	-	
5007	Other (specify)	-	
5008	Other (specify)	-	

6000: INDIRECT EXPENSES			
6001	Administrative Overhead	-	
6002	Professional Liability Insurance	-	
6003	Accounting/Bookkeeping	-	
6004	External Audit	-	
6005	Insurance (Specify):	-	
6006	Payroll Services	-	
6007	Depreciation (Provider-Owned Equipment to be Used	-	
6008	Personnel (Indirect Salaries & Benefits)	-	
6009	Other (specify)	-	
6010	Other (specify)	-	
6011	Other (specify)	-	
6012	Other (specify)	-	
6013	Other (specify)	-	

7000: DIRECT FIXED ASSETS			
7001	Computer Equipment & Software	-	
7002	Copiers, Cell Phones, Tablets, Devices to Contain HIPAA	-	
7003	Furniture & Fixtures	-	
7004	Leasehold/Tenant/Building Improvements	-	
7005	Other Assets over \$500 with Lifespan of 2 Years +	-	
7006	Assets over \$5,000/unit (Specify)	-	

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
7007	Other (specify)	-	
7008	Other (specify)	-	

TOTAL PROGRAM EXPENSE FROM BUDGET NARRATIVE: 1,528,206

Master Lease Program
RH Community Builders
Fiscal Year (FY) 2026-27

PROGRAM EXPENSES					
1000: DIRECT SALARIES & BENEFITS					
Direct Employee Salaries					
Acct #	Administrative Position	FTE	Admin	Program	Total
1101			\$ -		\$ -
1102			-		-
1103			-		-
1104			-		-
1105			-		-
1106			-		-
1107			-		-
1108			-		-
1109			-		-
1110			-		-
1111			-		-
1112			-		-
1113			-		-
1114			-		-
1115			-		-
Direct Personnel Admin Salaries Subtotal		0.00	\$ -		\$ -
Acct #	Program Position	FTE	Admin	Program	Total
1116				\$ -	\$ -
1117				-	-
1118				-	-
1119				-	-
1120				-	-
1121				-	-
1122				-	-
1123				-	-
1124				-	-
1125				-	-
1126				-	-
1127				-	-
1128				-	-
1129				-	-
1130				-	-
1131				-	-
1132				-	-
1133				-	-
1134				-	-
Direct Personnel Program Salaries Subtotal		0.00		\$ -	\$ -
Direct Personnel Salaries Subtotal		0.00	\$ -	\$ -	\$ -
Direct Employee Benefits					
Acct #	Description		Admin	Program	Total
1201	Retirement				\$ -
1202	Worker's Compensation		-	-	-
1203	Health Insurance		-	-	-
1204	Other (specify)		-	-	-
1205	Other (specify)		-	-	-
1206	Other (specify)		-	-	-
Direct Employee Benefits Subtotal:			\$ -	\$ -	\$ -
Direct Payroll Taxes & Expenses:					
Acct #	Description		Admin	Program	Total
1301	OASDI		\$ -	\$ -	\$ -
1302	FICA/MEDICARE		-	-	-
1303	SUI		-	-	-
1304	Other (specify)		-	-	-
1305	Other (specify)		-	-	-
1306	Other (specify)		-	-	-
Direct Payroll Taxes & Expenses Subtotal:			\$ -	\$ -	\$ -
DIRECT EMPLOYEE SALARIES & BENEFITS TOTAL:			\$ -	\$ -	\$ -

DIRECT EMPLOYEE SALARIES & BENEFITS PERCENTAGE:	Admin	Program
	#DIV/0!	#DIV/0!

2000: DIRECT CLIENT SUPPORT		
Acct #	Line Item Description	Amount
2001	Child Care	\$ -
2002	Client Housing Support	-
2003	Client Transportation & Support	-
2004	Clothing, Food, & Hygiene	-
2005	Education Support	-
2006	Employment Support	-
2007	Household Items for Clients	-
2008	Medication Supports	-
2009	Program Supplies - Medical	-
2010	Utility Expense	140,000
2011	Client Rent Expense	1,110,006
2012	Client Unit Maintenance Expense	87,600
2013	Legal Expense	6,500
2014	Deposit & Client Furnishing	150,000
2015	Other (specify)	-
2016	Other (specify)	-
DIRECT CLIENT CARE TOTAL		\$ 1,494,106

3000: DIRECT OPERATING EXPENSES		
Acct #	Line Item Description	Amount
3001	Telecommunications	\$ -
3002	Printing/Postage	-
3003	Office, Household & Program Supplies	-
3004	Advertising	-
3005	Staff Development & Training	-
3006	Staff Mileage	-
3007	Subscriptions & Memberships	-
3008	Vehicle Maintenance	-
3009	Other (specify)	-
3010	Other (specify)	-
3011	Other (specify)	-
3012	Other (specify)	-
DIRECT OPERATING EXPENSES TOTAL:		\$ -

4000: DIRECT FACILITIES & EQUIPMENT		
Acct #	Line Item Description	Amount
4001	Building Maintenance	\$ -
4002	Rent/Lease Building	-
4003	Rent/Lease Equipment	-
4004	Rent/Lease Vehicles	-
4005	Security	-
4006	Utilities	-
4007	Other (specify)	-
4008	Other (specify)	-
4009	Other (specify)	-
4010	Other (specify)	-
DIRECT FACILITIES/EQUIPMENT TOTAL:		\$ -

5000: DIRECT SPECIAL EXPENSES		
Acct #	Line Item Description	Amount
5001	Professional Property Management Fee	\$ 260,000
5002	HMIS (Health Management Information System)	-
5003	Contractual/Consulting Services (Specify)	-
5004	Translation Services	-
5005	Other (specify)	-
5006	Other (specify)	-
5007	Other (specify)	-
5008	Other (specify)	-
DIRECT SPECIAL EXPENSES TOTAL:		\$ 260,000

6000: INDIRECT EXPENSES		
Acct #	Line Item Description	Amount
	Administrative Overhead	
6001	Use this line and only this line for approved indirect cost rate	\$ -
	Administrative Overhead	
6002	Professional Liability Insurance	-
6003	Accounting/Bookkeeping	-
6004	External Audit	-
6005	Insurance (Specify):	-
6006	Payroll Services	-
6007	Depreciation (Provider-Owned Equipment to be Used for Program Purposes)	-
6008	Personnel (Indirect Salaries & Benefits)	-
6009	Other (specify)	-
6010	Other (specify)	-
6011	Other (specify)	-
6012	Other (specify)	-
6013	Other (specify)	-
INDIRECT EXPENSES TOTAL		\$ -

INDIRECT COST RATE	0.00%
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7000: DIRECT FIXED ASSETS		
Acct #	Line Item Description	Amount
7001	Computer Equipment & Software	\$ -
7002	Copiers, Cell Phones, Tablets, Devices to Contain HIPAA Data	-
7003	Furniture & Fixtures	-
7004	Leasehold/Tenant/Building Improvements	-
7005	Other Assets over \$500 with Lifespan of 2 Years +	-
7006	Assets over \$5,000/unit (Specify)	-
7007	Other (specify)	-
7008		-
FIXED ASSETS EXPENSES TOTAL		\$ -

TOTAL PROGRAM EXPENSES	\$ 1,754,106
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PROGRAM FUNDING SOURCES

8000: TOTAL PROGRAM REVENUES		
Acct #	Line Item Description	Amount
8001	Realignment	262,619
8002	BHSA - HOU	1,119,487
8003		
8004	Client Rents	96,000
8005	Other (MCP Housing Deposit Reimbursements)	150,000
8006	Other (MCP Transitional Rent Reimbursements)	126,000
TOTAL PROGRAM REVENUES		\$ 1,754,106

TOTAL PROGRAM ESTIMATED REVENUES:	\$ 1,754,106
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NET PROGRAM COST:	\$ -
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**Master Lease Program
RH Community Builders
Fiscal Year (FY) 2026-27 Budget Narrative**

PROGRAM EXPENSE				
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE	
1000: DIRECT SALARIES & BENEFITS		-		
Administrative Positions		-		
1101	0	-		
1102	0	-		
1103	0	-		
1104	0	-		
1105	0	-		
1106	0	-		
1107	0	-		
1108	0	-		
1109	0	-		
1110	0	-		
1111	0	-		
1112	0	-		
1113	0	-		
1114	0	-		
1115	0	-		
Program Positions		-		
1116	0	-		
1117	0	-		
1118	0	-		
1119	0	-		
1120	0	-		
1121	0	-		
1122	0	-		
1123	0	-		
1124	0	-		
1125	0	-		
1126	0	-		
1127	0	-		
1128	0	-		
1129	0	-		
1130	0	-		
1131	0	-		
1132	0	-		
1133	0	-		
1134	0	-		
Direct Employee Benefits		-		
1201	Retirement	-		
1202	Worker's Compensation	-		
1203	Health Insurance	-		
1204	Other (specify)	-		
1205	Other (specify)	-		
1206	Other (specify)	-		
Direct Payroll Taxes & Expenses:		-		
1301	OASDI	-		
1302	FICA/MEDICARE	-		
1303	SUI	-		
1304	Other (specify)	-		
1305	Other (specify)	-		
1306	Other (specify)	-		
2000: DIRECT CLIENT SUPPORT		1,494,106		
2001	Child Care	-		
2002	Client Housing Support	-		
2003	Client Transportation & Support	-		
2004	Clothing, Food, & Hygiene	-		
2005	Education Support	-		
2006	Employment Support	-		
2007	Household Items for Clients	-		
2008	Medication Supports	-		
2009	Program Supplies - Medical	-		
2010	Utility Exepnse	140,000	Utilities in MLP units including PG&E & Wifi where appropriate	
2011	Client Rent Expense	1,110,006	Fair Marked Rent (FMR) or lower unit rent for all MLP units	

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
2012	Client Unit Maintenance Expense	87,600	Costs of repairs to units for tenant caused damages and replacing furnishing where not covered by client
2013	Legal Expense	6,500	Cost of Eviction or other related legal fees for evicting tenants from units
2014	Deposit & Client Furnishing	150,000	Initial deposit for units and basic households necessities in alignment with current DHCS guidelines.
2015	Other (specify)	-	
2016	Other (specify)	-	

3000: DIRECT OPERATING EXPENSES			
3001	Telecommunications	-	
3002	Printing/Postage	-	
3003	Office, Household & Program Supplies	-	
3004	Advertising	-	
3005	Staff Development & Training	-	
3006	Staff Mileage	-	
3007	Subscriptions & Memberships	-	
3008	Vehicle Maintenance	-	
3009	Other (specify)	-	
3010	Other (specify)	-	
3011	Other (specify)	-	
3012	Other (specify)	-	

4000: DIRECT FACILITIES & EQUIPMENT			
4001	Building Maintenance	-	
4002	Rent/Lease Building	-	
4003	Rent/Lease Equipment	-	
4004	Rent/Lease Vehicles	-	
4005	Security	-	
4006	Utilities	-	
4007	Other (specify)	-	
4008	Other (specify)	-	
4009	Other (specify)	-	
4010	Other (specify)	-	

5000: DIRECT SPECIAL EXPENSES		260,000	
5001	Professional Property Management Fee	260,000	Property Management Fee to provide all inclusive property management for all MLP units. Fee includes staffing to carry out essential duties such as rent collections, unit inspections, responding to maintenance needs, and operational costs for property management team.
5002	HMIS (Health Management Information System)	-	
5003	Contractual/Consulting Services (Specify)	-	
5004	Translation Services	-	
5005	Other (specify)	-	
5006	Other (specify)	-	
5007	Other (specify)	-	
5008	Other (specify)	-	

6000: INDIRECT EXPENSES			
6001	Administrative Overhead	-	
6002	Professional Liability Insurance	-	
6003	Accounting/Bookkeeping	-	
6004	External Audit	-	
6005	Insurance (Specify):	-	
6006	Payroll Services	-	
6007	Depreciation (Provider-Owned Equipment to be Used	-	
6008	Personnel (Indirect Salaries & Benefits)	-	
6009	Other (specify)	-	
6010	Other (specify)	-	
6011	Other (specify)	-	
6012	Other (specify)	-	
6013	Other (specify)	-	

7000: DIRECT FIXED ASSETS			
7001	Computer Equipment & Software	-	
7002	Copiers, Cell Phones, Tablets, Devices to Contain HIPAA	-	
7003	Furniture & Fixtures	-	
7004	Leasehold/Tenant/Building Improvements	-	
7005	Other Assets over \$500 with Lifespan of 2 Years +	-	
7006	Assets over \$5,000/unit (Specify)	-	

PROGRAM EXPENSE			
ACCT #	LINE ITEM	AMT	DETAILED DESCRIPTION OF ITEMS BUDGETED IN EACH ACCOUNT LINE
7007	Other (specify)	-	
7008	0	-	

TOTAL PROGRAM EXPENSE FROM BUDGET NARRATIVE: 1,754,106