

AGREEMENT BETWEEN THE COUNTY OF LAKE AND NORTH COAST OPPORTUNITIES FOR VALLEY FIRE SURVIVOR STABLE HOUSING ASSISTANCE

This Agreement is made and entered into by and between the County of Lake, hereinafter referred to as "County", and North Coast Opportunities, hereinafter referred to as "Contractor", collectively referred to as the "parties".

1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to County the services described in Exhibit "A" (Scope of Services) at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibits A/B/C, the Agreement shall prevail.

2. **TERM.** This Agreement shall commence on March 1, 2017, and shall terminate on December 31, 2018, unless earlier terminated as hereinafter provided. In the event County desires to temporarily continue services after the expiration of this Agreement, such continuation shall be deemed on a month-to-month basis, subject to the same terms, covenants, and conditions contained herein.

3. **COMPENSATION.** Contractor has been selected by County to provide the services described hereunder in Exhibit "A" (Scope of Services), attached hereto. Compensation to Contractor shall not exceed Seven hundred thousand dollars (\$700,000.00).

The County shall compensate Contractor for services rendered, in accordance with the provisions set forth in Exhibit "B" (Fiscal Provisions), attached hereto, provided that Contractor is not in default under any provisions of this agreement. Compensation to Contractor is contingent upon appropriation of federal, state and county funds.

4. **TERMINATION.** This Agreement may be terminated by mutual consent of the parties or by County upon 30 days written notice to Contractor.

In the event of non-appropriation of funds for the services provided under this Agreement, County may terminate this Agreement, without termination charge or other liability.

Upon termination, Contractor shall be paid a prorated amount for the services provided up to the date of termination.

5. **MODIFICATION.** This Agreement may only be modified by a written amendment hereto, executed by both parties; however, matters concerning scope of services which do not affect the compensation may be modified by mutual written consent of Contractor and County executed by the County Administrative Officer.

6. **NOTICES.** All notices between the parties shall be in writing addressed as follows:

County

County of Lake
255 North Forbes Street
Lakeport, CA 95453
Attn: County Administrative Officer

Contractor

North Coast Opportunities
Attn: Patty Bruder
413 North State Street
Ukiah, CA 95482

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AGREEMENT BETWEEN THE COUNTY OF LAKE AND NORTH COAST OPPORTUNITIES FOR VALLEY FIRE
SURVIVOR STABLE HOUSING ASSISTANCE

7. **EXHIBITS.** The Agreement Exhibits, as listed below, are incorporated herein by reference:

Exhibit A – Scope of Services
Exhibit B – Fiscal Provisions
Exhibit C – Compliance Provisions

8. **TERMS AND CONDITIONS.** Contractor warrants that it will comply with all terms and conditions of this Agreement and Exhibits, and all other applicable federal, state and local laws, regulations and policies.

9. **INTEGRATION.** This Agreement, including attachments, constitutes the entire agreement between the parties regarding its subject matter and supersedes all prior Agreements, related proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties.

Executed at _____, California on _____.

COUNTY OF LAKE

CONTRACTOR
North Coast Opportunities

CHAIR, Board of Supervisors

Executive Director

ATTEST:
CAROL J. HUCHINGSON
Clerk to the Board of Supervisors

APPROVED AS TO FORM:
ANITA L. GRANT
County Counsel

By: _____

By: _____

EXHIBIT “A” – SCOPE OF SERVICES

1. CONTRACTOR RESPONSIBILITIES.

1.1 Contractor shall develop an application process, approved by the County, by which displaced residents may apply for and appropriately receive GSFA grant funds according to established criteria. Contractor shall distribute funding provided pursuant to this Agreement for the purpose delineated hereinafter, and all funds must be distributed in accordance with the “Golden State Finance Authority (GSFA) Second Agreement for Residence Emergency Disaster Assistance Program Member County: Lake” dated December 20, 2016, attached hereto as pages 8 - 10, and incorporated herein by reference.

1.2 In accordance with the GSFA second agreement, funds are to be used for the purpose of providing safe and sanitary stable housing to individuals and/or families displaced by the fire due to destroyed or damaged residences located within the State and Federal declared disaster area.

1.3 Fees charged to administer the program by Contractor shall not exceed five percent (5%) of the allocated funds.

1.4 Contractor shall submit to County supporting documentation of expenditures claimed, which shall be approved by County. Upon approval by County, Contractor shall receive a subsequent installment.

1.5 Within 30 days of the end term date, the Contractor shall provide County with a general report regarding the use of the funds and the assistance provided. A detailed accounting of the use of the funds is not required as a part of this report, but Contractor shall provide additional supporting documentation upon request by County.

2. RECORDS RETENTION. Contractor shall prepare, maintain and/or make available to County upon request, all records and documentation pertaining to this Agreement, including financial, statistical, property, recipient and service records and supporting documentation for a period of five (5) years from the date of final payment of this Agreement. If at the end of the retention period, there is ongoing litigation or an outstanding audit involving the records, Contractor shall retain the records until resolution of litigation or audit. After the retention period has expired, Contractor assures that confidential records shall be shredded and disposed of appropriately.

Golden State Finance Authority (GSFA)

Second Agreement for Residence Emergency Disaster Assistance Program

Member County: Lake

Purpose:

- GSFA is a local joint powers authority serving thirty-three rural county members in California and various additional associate county and city members.
- GSFA provides housing down payment assistance, energy efficiency, and other financing programs.
- The recent catastrophic so-called Valley fire in 2015 caused a tremendous loss of housing in Lake County, which has been declared both a State and Federal fire disaster area.
- Lake County is a member of GSFA.
- Due to the large number of homes lost as a result of the Valley fire, GSFA is providing grant funding for the purpose of assisting GSFA member county residents who have lost their homes in the State and federally declared disaster area.
- GSFA is providing an additional \$700,000 to Lake County for direct financial assistance for stable housing to individuals and families displaced due to loss of their primary residence from the Valley fire.

Payments and Terms:

GSFA will provide a total of Seven Hundred Thousand Dollars (\$700,000) to Lake County to be used solely for the purposes set forth below under "Expenditures." The funds must be expended or returned to GSFA within two (2) years of the date of receipt of the payment. Funds that are unexpended at the end of the term must be reimbursed by check to GSFA within 45 days of the end term date. Checks must specify "Valley Fire Unspent Funds" and be mailed to:

GSFA, Accounting
1215 K Street, Suite 1650
Sacramento, CA 95814

Contacts:

Lake County hereby designates the County Department/Agency and the primary contact person responsible for grant expenditures as set forth below:

Name of County Office/Agency: County of Lake
Street Address: 255 N. Forbes Street
City/State/Zip Code: Lakeport, CA 95453
Name of Primary Contact Person: Carol J. Huchingson
Phone Number: (707) 263-2580
Email Address: carol.huchingson@lakecountyca.gov

The primary contact person and contact information for GSFA is:

Mary Pitto
1215 K Street, Suite 1650
Sacramento, CA 95814
(916) 447-4806
mpitto@rcrcnet.org

Expenditures:

- The grant funds must be used to further efforts to provide safe and sanitary stable housing to individuals and/or families displaced by the fire due to destroyed or damaged residences located within the State and Federal declared disaster area.
 - The destroyed or damaged residence must have been primary residence of the beneficiaries immediately prior to the disaster (owner-occupied or rental).
 - Household income of the recipient may not exceed \$80,500 (115% State Median Income) which may be certified by signed affidavit from displaced individual family.
 - Assistance to an individual household will be limited to a maximum amount of twenty-five hundred dollars (\$2,500).
- The grant funds may be provided to organizations that assist individuals and families displaced by the fire with stable housing.
- The grant funds may not be used for activities unrelated to providing safe and sanitary housing for persons displaced due to the State and federally declared disaster.
- Fees charged to administer the program by the county or a third-party administrator shall not exceed five percent (5%) of the allocated funds.
- These funds are to be used to supplement and not supplant funds received from the Federal Emergency Management Agency and/or the State Office of Emergency Services.

Audit, Accounting, and Records Retention:

Lake County is responsible and accountable for ensuring that expenditures are appropriate and that proper internal supporting documentation is maintained to provide clear separate tracking of the GSFA funds in accordance with Generally Accepted Accounting Principles. The GSFA funds are subject to audit by GSFA-designated representative(s). Supporting documentation shall be retained at the County in a single file to facilitate review and retention. GSFA representative(s) shall have the right to review and copy any records and supporting documentation pertaining to the use of the GSFA funds and shall have the right to interview staff relevant to the audit/review. Lake County shall retain all records for three (3) years after the end term date.

Reporting: Within 45 days of the end term date, the County shall provide GSFA with a general report regarding the use of the funds and the assistance provided. A detailed accounting of the use of the funds is not required as a part of this report, but Lake County shall provide additional supporting documentation upon request by GSFA.

Indemnity:

Lake County agrees to indemnify, defend and save harmless GSFA and its officers, agents, and employees from any and all claims and/or losses accruing or resulting from the performance of any work performed or services provided through the use of the GSFA funds.

Compliance:

Lake County agrees to comply fully with all applicable federal, state, and local laws, ordinances, regulations, and permits and with the terms provided regarding the use of the grant funds.

LAKE COUNTY

Rob Brown 12/20/16
Signature of Authorized Representative of Lake County Date
Chairman, Board of Supervisors
Title

GOLDEN STATE FINANCE AUTHORITY

By: Greg Norton 12/8/16
Greg Norton, Date
Executive Director

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board of Supervisors

Carol J. Huchingson



APPROVED AS TO FORM:
ANITA L. GRANT
County Counsel

Anita L. Grant

EXHIBIT “B” – FISCAL PROVISIONS

1. CONTRACTOR’S FINANCIAL RECORDS. Contractor shall keep financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget’s Cost Principles.

2. COUNTY RESPONSIBILITIES.

2.1 County shall provide \$700,000.00 to Contractor which is to be administered as outlined in Exhibit “A”.

2.2 Payments shall be made in four installments of \$175,000.00 each with the first installment being made within 15 days of execution of this Agreement by both parties and County’s approval of Contractor’s proposed application process and funding criteria as described in Exhibit “A”.

2.3 After the first installment, each subsequent installment shall be made according to the terms in Exhibit “A”.

2.3 In the event that there is a delay in receiving necessary approvals, 10% of the pending subsequent installment may be advanced upon County’s option to cover potential gaps in funding.

3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS

3.1 Contractor warrants that it shall comply with all audit requirements established by County and will provide a copy of Contractor’s Annual Independent Audit Report, if applicable.

3.2 County may conduct periodic audits of Contractor’s financial records, notifying Contractor no less than 48 hours prior to scheduled audit. Said notice shall include a detailed listing of the records required for review. Contractor shall allow County, or other appropriate entities designated by County, access to all financial records pertinent to this Agreement.

3.3 Contractor shall reimburse County for audit exceptions within 30 days of written demand or shall make other repayment arrangements subject to the approval of County.

4. EXPENDITURE OF FUNDS.

4.1 Funds payable through this agreement shall not be used to purchase food or promotional merchandise or to attend conferences unless specifically approved in the budget.

4.2 County reserves the right to refuse payment to Contractor or disallow costs for any expenditure determined to be unreasonable, out of compliance, or inappropriate to the services provided hereunder.

EXHIBIT “C” – COMPLIANCE PROVISIONS

1. **INFORMATION INTEGRITY AND SECURITY.** Contractor shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Contractor’s work under this Agreement.
2. **NON-DISCRIMINATION.** Contractor shall not unlawfully discriminate against any qualified worker or recipient of services because of race, religious creed, color, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status or age.
3. **DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**
 - 3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:
 - A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and
 - D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.
 - 3.2 Contractor shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor’s subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.
4. **AGREEMENTS IN EXCESS OF \$100,000.** Contractor shall comply with all applicable orders or requirements issued under the following laws:
 - 4.1 Clean Air Act, as amended (42 USC 1857).
 - 4.2 Clean Water Act, as amended (33 USC 1368).
 - 4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)
 - 4.4 Environmental Protection Agency Regulations (40 CFR, Part 15 and Executive Order 11738).

5. INDEMNIFICATION AND HOLD HARMLESS.

5.1 Contractor shall indemnify and defend County and its officers, employees, and agents against and hold them harmless from any and all claims, losses, damages, and liability for damages, including attorney's fees and other costs of defense incurred by County, whether for damage to or loss of property, or injury to or death of person, including properties of County and injury to or death of County officials, employees or agents, arising out of, or connected with Contractor's operations hereunder or the performance of the work described herein, unless such damages, loss, injury or death is caused solely by the negligence of County.

5.2 Contractor's obligations under this Section shall survive the termination of the Agreement.

6. STANDARD OF CARE. Contractor represents that it is specially trained, licensed, experienced and competent to perform all the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed, whether by Contractor or designated subcontractors, in a manner according to generally accepted practices.

7. INTEREST OF CONTRACTOR. Contractor assures that neither it nor its employees has any interest, and that it shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder.

8. DUE PERFORMANCE – DEFAULT. Each party agrees to fully perform all aspects of this agreement. If a default to this agreement occurs then the party in default shall be given written notice of said default by the other party. If the party in default does not fully correct (cure) the default within thirty (30) days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time period for corrective action of the party in default may be extended in writing executed by both parties, which must include the reason(s) for the extension and the date the extension expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

9. INSURANCE.

9.1 Contractor shall procure and maintain Workers' Compensation Insurance for all of its employees.

9.2 Contractor shall procure and maintain Comprehensive Public Liability Insurance, both bodily injury and property damage, in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverage: personal injury, premises-operations, products and completed operations, blanket contractual, and independent contractor's liability.

9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in

connection with Contractor's business in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence.

9.4 Contractor shall procure and maintain Professional Liability Insurance for the protection against claims arising out of the performance of services under this Agreement caused by errors, omissions or other acts for which Contractor is liable. Said insurance shall be written with limits of not less than one million dollars (\$1,000,000).

9.5 Contractor shall not commence work under this Agreement until it has obtained all the insurance required hereinabove and submitted to County certificates of insurance naming the County of Lake as additional insured. Contractor agrees to provide to County, at least 30 days prior to expiration date, a new certificate of insurance.

9.6 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the County of Lake as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor shall not allow any subcontractor to commence work until the required insurances have been obtained.

9.7 For any claims related to the work performed under this Agreement, the Contractor's insurance coverage shall be primary insurance as to the County, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, agents or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

9.8 The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:

The County, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds and shall be added in the form of an endorsement to Contractor's insurance on Form CG 20 10 11 85. Contractor shall not commence work under this Agreement until Contractor has had delivered to County the Additional Insured Endorsements required herein.

Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

9.9 Insurance coverage required of Contractor under this Agreement shall be placed with insurers with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor for liability in excess of such coverage, nor shall it preclude County from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure of County to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

9.10 Any failure of Contractor to maintain the insurance required by this section, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Agreement.

10. ATTORNEY'S FEES AND COSTS. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to

reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such part may be entitled.

11. ASSIGNMENT. Contractor shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of County except that claims for money due or to become due Contractor from County under this Agreement may be assigned by Contractor to a bank, trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to County. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

12. PAYROLL TAXES AND DEDUCTIONS. Contractor shall promptly forward payroll taxes, insurances, and contributions to designated governmental agencies.

13. INDEPENDENT CONTRACTOR. It is specifically understood and agreed that, in the making and performance of this Agreement, Contractor is an independent contractor and is not an employee, agent or servant of County. Contractor is not entitled to any employee benefits. County agrees that Contractor shall have the right to control the manner and means of accomplishing the result Agreed for herein.

Contractor is solely responsible for the payment of all federal, state and local taxes, charges, fees, or contributions required with respect to Contractor and Contractor's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security and payroll tax withholding.)

14. OWNERSHIP OF DOCUMENTS. All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of County.

15. SEVERABILITY. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

16. ADHERENCE TO APPLICABLE DISABILITY LAW. Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.

17. HIPAA COMPLIANCE. Contractor will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.

18. SAFETY RESPONSIBILITIES. Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its

employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.

19. JURISDICTION AND VENUE. This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.

20. RESIDENCY. All independent contractors providing services to County for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.

21. NO THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.