

**SUBMITTAL TO THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 10.1  
(ID # 16957)

**MEETING DATE:**

Tuesday, October 19, 2021

**FROM :** HOUSING AUTHORITY:

**SUBJECT:** HOUSING AUTHORITY: Approve the Form of the Subrecipient Agreement for the Use of 2020 Housing Opportunity for Persons with AIDS (HOPWA) Program Between the Housing Authority of the County of Riverside and Young Scholars for Academic Empowerment dba TruEvolution Inc. for Project Legacy in the City of Riverside; District 2. [\$1,000,000 – 100% U.S. Department of Housing and Urban Development]

**RECOMMENDED MOTION:** That the Board of Commissioners:

1. Approve the attached form of Subrecipient Agreement for the 2020 Housing Opportunity for Persons with AIDS (HOPWA) Program, including all attachments thereto, between the Housing Authority of the County of Riverside (County) and Young Scholars for Academic Empowerment, dba TruEvolution, a California nonprofit corporation (TruEvolution), (Subrecipient Agreement) providing a grant derived from HOPWA Program funds in an amount up to \$1,000,000, to be used for the rehabilitation of a property in the City of Riverside, identified as Assessor Parcel Number 214-292-005;
2. Approve the attached form of Covenant Agreement between the County and TruEvolution;

Continued on page 2

**ACTION:Policy**

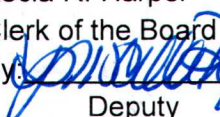
  
Heidi Marshall, Director of Housing, Homelessness Prevention 8/16/2021

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**MINUTES OF THE BOARD OF COMMISSIONERS**

On motion of Commissioner Jeffries, seconded by Commissioner Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 19, 2021  
xc: Housing Authority

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Commissioners:

3. Authorize the Executive Director of Housing Authority of the County of Riverside, or designee, to execute a Subrecipient Agreement and Covenant Agreement conforming in form and substance to the attached Subrecipient Agreement and Covenant Agreement, subject to approval as to form by County Counsel; and
  
4. Authorize the Executive Director of Housing Authority of the County of Riverside, or designee, to take all necessary steps to implement the Subrecipient Agreement and Covenant Agreement, including but not limited to, signing subsequent necessary and relevant documents, such as grants of easement, dedications, lot line adjustments, and parcel mergers, subject to approval as to form by County Counsel.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 1,000,000	\$ 0	\$ 1,000,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> U.S. Department of Housing and Urban Development Housing Opportunity for Persons with AIDS Program Funds 100%			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year:</b> 21/22	

**C.E.O. RECOMMENDATION:** Approve.

**BACKGROUND:**

**Summary**

The U.S. Department of Housing and Urban Development (HUD) sponsors a program entitled Housing Opportunities for Persons with AIDS (HOPWA). This program provides localities with financial resources to devise long-term comprehensive strategies for meeting the housing needs of low-income, HIV positive individuals and their families.

The City of Riverside (City), as grantee for the Riverside-San Bernardino County service area, awarded the Housing Authority of the County of Riverside (Authority) \$1,000,000 to provide services to HOPWA eligible clients in Riverside County. As an administrator of HOPWA funding, the Authority plans, coordinates and monitors HOPWA services for eligible Riverside County residents. Such services include: tenant based rental assistance; project based rental assistance; short term rental, mortgage, and/or utility assistance; case management and supportive services; housing advocacy; and move-in assistance.

The Authority, in partnership with TruEvolution, in September of 2020, submitted a funding application to the State of California Department of Housing and Community Development and received \$4,052,457 for the acquisition of six contiguous properties located at 3839, 3853, 3865, 3879 Brockton Avenue, 4145 9th Street and 4132 University Avenue in Riverside, CA 92501, for the purpose of providing 49 beds of transitional housing to persons experiencing homelessness or at risk of homelessness (Project Legacy).

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In an effort to fund Project Legacy, TruEvolution has submitted a funding application for \$1,000,000 in HOPWA funds to rehabilitate one of the properties more commonly known as 4132 University Avenue to house homeless HOPWA eligible clients. Authority has reviewed the funding application from TruEvolution and supports using HOPWA funds received from the City of Riverside to fund the rehabilitation of 4132 University Avenue because it will provide much needed housing for HOPWA clients. Only the home at 4132 University Avenue will be restricted for HOPWA eligible clients, the rest of the properties at Project Legacy will be restricted for all homelessness individuals (HOPWA Property).

The agreement between the City and Authority is memorialized in the proposed Fiscal Year 2018-19 Housing Opportunity for Persons with AIDS (HOPWA) Agreement (Agreement), which sets forth the terms for administration of the HOPWA funds for fiscal year 2018-2019.

The total rehabilitation cost for Project Legacy is estimated at \$12,242,653. In addition to the HOPWA Grant, a \$10,000,000 grant has been secured from State of California Department of Housing and Community Development, a \$634,498 grant has been secured from County of Riverside Continuum of Care and \$608,155 will be contributed by TruEvolution.

Staff recommends that the Board of Commissioners approve the form of the HOPWA Subrecipient Agreement and Covenant Agreement.

**Impact of Residents and Businesses**

Approving this item will have a positive impact on the citizens and businesses in the County of Riverside. Project Legacy is expected to generate construction, permanent maintenance and property management jobs, and provide affordable housing for residents of the County of Riverside. TruEvolution will comply with all required federal and state labor regulations, including the requirement that prevailing wages be paid to the majority of workers, laborers, and mechanics for the project.

**SUPPLEMENTAL:**

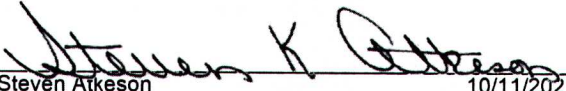
**Additional Fiscal Information**


No impact upon the County's General Fund; the County's contribution to the Proposed Project will be fully funded with federal HOPWA program funds from the U.S. Department of Housing and Urban Development.

**Attachment:**

- A. Form of Subrecipient Agreement for Use of HOPWA funds, including exhibits
- B. Form of Covenant Agreement

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

  
Steven Atkeson 10/11/2021

  
Steven Atkeson 10/11/2021

  
Gregory V. Priamos, Director County Counsel 10/7/2021

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

HOPWA – Project Legacy

**SUBRECIPIENT AGREEMENT**

**FOR THE 2020 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)  
PROGRAM**

This SUBRECIPIENT AGREEMENT FOR THE 2020 Housing Opportunities for Persons with AIDS PROGRAM (“AGREEMENT”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by and between the HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public entity, corporate and politic, (“COUNTY”) and YOUNG SCHOLARS FOR ACADEMIC EMPOWERMENT dba TRUEEVOLUTION INC., a California nonprofit corporation, (“SUBRECIPIENT”). COUNTY and SUBRECIPIENT are individually referred to herein as a “Party” and collectively referred to herein as the “Parties.”

**RECITALS**

**WHEREAS**, “HOPWA” means the Housing Opportunities for Persons with AIDS program pursuant to the AIDS Housing Opportunity Act (42 USC 12901, et seq.), as amended by the Housing and Community Development Act of 1992 (42 USC 5301, et seq.); and

**WHEREAS**, HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition; rehabilitation; or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness; and

**WHEREAS**, the City of Riverside (“CITY”) submitted an application for a grant under Subtitle D of Title VIII of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, 42 12901-12912 (“Act”) on May 15, 2014; and

**WHEREAS**, the CITY and COUNTY entered into an agreement dated June 25, 2015, which was subsequently amended on August 13, 2015 and February 9, 2017 respectively (collectively, “SUBRECIPIENT Agreement”), under which the COUNTY agreed to use HOPWA funds to provide services and housing to HOPWA eligible households; and

**WHEREAS**, the COUNTY desires to contract with SUBRECIPIENT for eligible uses of HOPWA funds that are consistent with the Act, which include the housing needs of persons with acquired immunodeficiency syndrome and families of such persons; and

**WHEREAS**, SUBRECIPIENT is a nonprofit organization and the owner of real property more commonly known as 4132 University Ave, Riverside, CA 92501, APN 214-292-010

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(“PROPERTY”); and

**WHEREAS**, SUBRECIPIENT has submitted a proposal to the COUNTY for capital improvements to the PROPERTY and will enter into an agreement with a contractor(s) (“Contractor(s)”) to make such capital improvements to the PROPERTY; and

**WHEREAS**, the capital improvements to the PROPERTY will assist the COUNTY in addressing the immediate emergency needs of low income HOPWA eligible households; and

**WHEREAS**, SUBRECIPIENT wishes to receive HOPWA funds to pay for the capital improvements to the PROPERTY; and

**WHEREAS**, the Parties desire to enter in this AGREEMENT to provide for the grant of HOPWA funds by COUNTY to SUBRECIPIENT for the capital improvements to the PROPERTY as more specifically set forth below;

**NOW THEREFORE**, in consideration of the foregoing, and the promises and mutual covenants and conditions herein after set forth, the SUBRECIPIENT and COUNTY hereby agree as follows:

- 1) **INCORPORATION OF RECITALS.** COUNTY and SUBRECIPIENT acknowledge and agree that the above recitals are true and correct and are hereby made part of this AGREEMENT.
- 2) **PURPOSE OF AGREEMENT.** The purpose of this AGREEMENT is to set forth the terms and conditions by which COUNTY will grant up to \$1,000,000.00 in HOPWA funds (“HOPWA GRANT”) for capital improvements to the PROPERTY upon the terms and conditions set forth herein and in the Scope of Work and Schedule of Performance attached hereto as Exhibit “B” and incorporated herein by this reference (“WORK”).
- 3) **TERM OF AGREEMENT.** The term of this AGREEMENT shall commence on the Effective Date (defined below) and unless terminated earlier pursuant to the terms hereof, shall continue in full force and effect until the later to occur of (i) July 1, 2023 or (ii) ten (10) years from the recordation of the Notice of Completion in the Official Records for the PROPERTY (“Term of Agreement”).
- 4) **SCOPE OF WORK AND SCHEDULE OF PERFORMANCE.** SUBRECIPIENT shall cause the WORK to be performed pursuant to this AGREEMENT at the PROPERTY.
  - a) Both COUNTY and SUBRECIPIENT have reviewed and approved the WORK to be

performed to the PROPERTY pursuant to this AGREEMENT (Exhibit “B” and “C”); and

- b) The PROPERTY shall be improved in accordance with and within the limitations established in the WORK (Exhibit “B” and “C”) and subsequent plans and specifications approved by the COUNTY pursuant to this AGREEMENT, and any and all permits issued by the COUNTY and/or any other governmental entity with jurisdiction over the WORK.

5) **HOPWA GRANT TERMS.** The HOPWA GRANT from the COUNTY to the SUBRECIPIENT shall be used to pay for costs associated with the WORK.

- a) Expenditure of HOPWA GRANT. SUBRECIPIENT agrees that one hundred percent (100%) of the HOPWA GRANT must be expended by June 30, 2023. “Expended” means that all HOPWA funds that have been obligated have been fully paid and receipted, and no invoices remain outstanding. Any part of the HOPWA GRANT paid to SUBRECIPIENT, but not expended by that date shall be returned to COUNTY within ten (10) calendar days to be returned to CITY.
- b) HOPWA GRANT Amount. The amount of the HOPWA GRANT shall not exceed the maximum total amount of \$1,000,000.00, including all expenses. SUBRECIPIENT agrees and acknowledges that the HOPWA GRANT amount is intended to cover a portion of the costs of the WORK. In the event the total cost of the WORK exceeds the HOPWA GRANT amount, SUBRECIPIENT shall be responsible for payment of any such amounts in excess of the HOPWA GRANT amount for the WORK. COUNTY shall not be responsible for any amounts greater than the HOPWA GRANT amount.
- c) Disbursement of HOPWA GRANT. The HOPWA GRANT shall be disbursed to the SUBRECIPIENT pursuant to the process set out in section 9 below.
- d) Administrative Costs. None of the HOPWA GRANT funds shall be used for administrative costs. Only costs related to the execution of the WORK will be approved.
- e) Sufficiency of Funds. The obligation of COUNTY for payment of the HOPWA GRANT under this AGREEMENT is contingent upon and limited by the availability

of funding from which payment can be made. This AGREEMENT is valid and enforceable only if sufficient funds are made available to COUNTY by CITY; there shall be no legal liability for payment on the part of COUNTY unless funds are made available for such payment by CITY. In the event such funds are not forthcoming for any reason, COUNTY shall immediately notify SUBRECIPIENT in writing and this AGREEMENT shall be deemed terminated and be of no further force or effect. In the event the funding is reduced, COUNTY shall immediately notify SUBRECIPIENT in writing and it is mutually agreed that COUNTY has the option to immediately terminate this AGREEMENT or to amend this AGREEMENT to reflect the reduction of funds. COUNTY shall make all payments to SUBRECIPIENT that were properly earned prior to the unavailability or reduction of funding.

- f) Covenant Agreement. In consideration for the HOPWA GRANT, SUBRECIPIENT agrees to be bound by the covenants, conditions, and restrictions set forth in the covenant agreement, attached hereto as Exhibit “E” and incorporated herein by this reference (“COVENANT AGREEMENT”). As a condition precedent to the COUNTY’s disbursement of the HOPWA GRANT, SUBRECIPIENT shall execute and the COUNTY shall record in the Official Records, the COVENANT AGREEMENT. The COVENANT AGREEMENT sets forth, among other things, use restrictions, transfer restrictions, maintenance obligations, and non-discrimination covenants. The COVENANT AGREEMENT shall run with the land in favor of the COUNTY and shall remain in effect for the term set forth in the COVENANT AGREEMENT. A breach of the COVENANT AGREEMENT shall be a material breach of this AGREEMENT. This provision shall survive the termination and expiration of this AGREEMENT.
- 6) **NOTICE TO PROCEED.** SUBRECIPIENT shall not initiate or incur expenses for the WORK covered under the terms of this AGREEMENT including, but not limited to, executing a contract with the Contractor(s), prior to receiving written authorization from COUNTY to proceed (“Notice to Proceed”).
- 7) **CONTRACT WITH CONTRACTOR(S).**



- a) After receiving the Notice to Proceed, SUBRECIPIENT shall promptly enter into a contract with the Contractor(s).
- b) SUBRECIPIENT shall ensure that the Contractor(s) are skilled in the professional calling necessary to perform the WORK and have the requisite experience and knowledge necessary to perform the WORK. SUBRECIPIENT shall ensure that the Contractor(s) perform the WORK in conformance to and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. SUBRECIPIENT shall verify that Contractor(s) possesses current and valid licenses and certifications in compliance with any local, State, and Federal laws and regulations relative to the WORK to be performed and that the WORK will be performed by properly trained and licensed staff.
- c) SUBRECIPIENT shall require the WORK to be carried out in compliance with all applicable laws, including, but not limited to, all State and Federal laws, rules, and regulations that pertain to construction, health and safety, labor, fair employment practices, environmental protection, equal opportunity, fair housing, and all other matters applicable and/or related to the HOPWA, the SUBRECIPIENT, the SUBRECIPIENT's Contractor(s), including subcontractors, and the WORK. In the event that there is a conflict between the various laws or regulations that may apply, the SUBRECIPIENT shall ensure that the Contractor(s) complies with the more restrictive law or regulation.
- d) SUBRECIPIENT shall ensure that Contractor(s) will complete the WORK in accordance with the expenditure deadlines set forth in this AGREEMENT.

**8) PRE-CONSTRUCTION CONFERENCE.** After entering into a contract with the Contractor(s), SUBRECIPIENT shall coordinate a pre-construction conference between COUNTY, SUBRECIPIENT and the Contractor(s) to review the finalized labor and materials needed for the WORK. Any changes to the finalized WORK shall be in writing and mutually agreed upon by COUNTY and SUBRECIPIENT.

**9) DISBURSEMENT OF FUNDS.**

- a) The COUNTY shall pay to the SUBRECIPIENT the HOPWA GRANT amount on a reimbursable basis for all COUNTY-approved costs in accordance with the line item

budget attached hereto as Exhibit “A” and incorporated herein by this reference. The SUBRECIPIENT shall submit to COUNTY, not more often than monthly, a certified statement setting forth in detail the expenditures made for which it is asking reimbursement along with pertinent supporting documentation. The COUNTY shall promptly review the monthly expenditure statement and reimburse the SUBRECIPIENT for the COUNTY-approved costs in accordance with its usual accounting procedures. The COUNTY may require from SUBRECIPIENT such supporting documentation as may be necessary and appropriate for the COUNTY to make its determination as to allowable costs. Each disbursement of the HOPWA GRANT shall be made within forty-five (45) days after SUBRECIPIENT has submitted to the COUNTY a complete and written approved statement of expenditures. COUNTY has the authority to withhold disbursements of the HOPWA GRANT under this AGREEMENT pending a final determination by COUNTY of questioned expenditures. In the event City or the COUNTY determines any expenditures claimed by SUBRECIPIENT and paid by COUNTY were ineligible for HOPWA funding, the SUBRECIPIENT shall reimburse the COUNTY the amount of the expenditures reimbursed and so disallowed and/or COUNTY may deduct and retain the amount of the expenditures reimbursed and so disallowed from any amount owed to SUBRECIPIENT. For this AGREEMENT, SUBRECIPIENT shall send the expenditure statements to:

Housing Authority of the County of Riverside

5555 Arlington Ave

Riverside, CA 92504

- b) COUNTY shall retain five percent (5%) of the HOPWA GRANT amount until completion of the WORK as determined by COUNTY. The term “completion” shall mean the point in time when all of the following shall have occurred: (1) the PROPERTY has been improved in accordance with this AGREEMENT, including the Scope of Work, and (2) COUNTY and SUBRECIPIENT have inspected and accepted the WORK as completed by the Contractor(s) in accordance with section 10 below.

- 10) **INSPECTION OF COMPLETED WORK.** Without limiting COUNTY's disclaimer of responsibility for the WORK, upon completion of the WORK, COUNTY and SUBRECIPIENT shall inspect the WORK completed by the Contractor(s). Upon inspection and acceptance of the completed WORK by SUBRECIPIENT and COUNTY, COUNTY shall make final payment to SUBRECIPIENT in accordance with section 9 above.
- 11) **WARRANTY FOR CAPITAL IMPROVEMENTS.** SUBRECIPIENT acknowledges and agrees that its Contractor(s) shall be required to provide a minimum of one (1) year warranty and guarantee for all labor and a minimum manufacturer's warranty and guarantee for all material installed.
- 12) **CONTRACTOR(S) IS RESPONSIBLE FOR ALL WORK.** Notwithstanding anything to the contrary contained herein, the COUNTY neither undertakes nor assumes nor has any responsibility or duty to SUBRECIPIENT or to any third party to review, inspect, supervise, pass judgment upon or inform SUBRECIPIENT or any third party of any matter in connection with the WORK, whether regarding the quality, adequacy or suitability of the plans, any labor, service, equipment or material furnished to the PROPERTY, any person furnishing the same, or otherwise. SUBRECIPIENT and all third parties shall rely upon its or their own judgment regarding such matters, and any review, inspection, supervision, exercise of judgment or information supplied to SUBRECIPIENT or to any third party by the COUNTY in connection with such matter is for the public purpose of improving the PROPERTY, and neither SUBRECIPIENT nor any third party is entitled to rely thereon. The COUNTY shall not be responsible for any of the WORK of construction, or improvement of the PROPERTY. In the event some part of the WORK completed fails to give SUBRECIPIENT satisfaction, SUBRECIPIENT acknowledges and agrees that the Contractor(s) is the party responsible for all warranty repairs, not the COUNTY. SUBRECIPIENT shall contact the Contractor(s) for any assistance in connection with the aforementioned matters. SUBRECIPIENT acknowledges and agrees to make every effort to notify the Contractor(s) in the event SUBRECIPIENT is not satisfied with the WORK and give the Contractor(s) a reasonable opportunity to correct the problem. Should the Contractor(s) be unresponsive, SUBRECIPIENT shall have the right to pursue corrective action through the State of California, Contractor's License Board, in addition to any other remedies available to SUBRECIPIENT in law or equity.

13) **RIGHTS OF ACCESS.** Commencing upon the Effective Date, representatives of the COUNTY shall have the reasonable right of access to the PROPERTY, upon 24 hours' written notice to SUBRECIPIENT (except in the case of an emergency, in which case COUNTY shall provide such notice as may be practical under the circumstances), without charges or fees, during normal construction hours during the period of construction for the purposes of, including, but not limited to, the general inspection of the WORK being performed related to this AGREEMENT.

14) **SUBRECIPIENT CERTIFICATIONS:** The SUBRECIPIENT certifies the following:

- a) SUBRECIPIENT provided true and accurate information on proposals to COUNTY and has not misrepresented SUBRECIPIENT's eligibility for the HOPWA GRANT;
- b) SUBRECIPIENT has notified its insurance company about the WORK to be performed pursuant to this AGREEMENT; and
- c) SUBRECIPIENT hereby represents and warrants that neither the execution and delivery of this AGREEMENT, including any attachments hereto or documents related to this AGREEMENT nor the incurrence of the SUBRECIPIENT's obligations herein, nor the consummation of the transactions herein contemplated, nor compliance with the terms of this AGREEMENT and the documents referenced herein conflict with or result in the material breach of any terms, conditions or provisions of, or constitute a default under, any note or other evidence of indebtedness or any contract, indenture, mortgage, deed of trust, loan, lease or other agreements or instruments to which SUBRECIPIENT is a party.

15) **SUBRECIPIENT DUTIES.** In addition to the SUBRECIPIENT obligations set forth in this AGREEMENT, SUBRECIPIENT shall adhere to the following:

- a) SUBRECIPIENT, at all times, shall cooperate with COUNTY and Contractor(s);  
and
- b) SUBRECIPIENT shall not materially change or amend the WORK without written consent of the COUNTY.

16) **TERMINATION.**

- a) COUNTY may, at any time, upon thirty (30) calendar days written notice, terminate this AGREEMENT for cause, if SUBRECIPIENT refuses or fails to comply with the

terms of this AGREEMENT, or fails to make progress that may endanger performance and does not immediately cure such failure within a reasonable amount of time. Cause shall include, but is not limited to:

- i) SUBRECIPIENT's violation of any terms or conditions of this AGREEMENT or the COVENANT AGREEMENT;
  - ii) SUBRECIPIENT's use of, or SUBRECIPIENT permitting the use of HOPWA funds provided under this AGREEMENT for any ineligible activities;
  - iii) SUBRECIPIENT's failure to comply with the deadlines set forth in this AGREEMENT; or
  - iv) SUBRECIPIENT's violation of any federal or state laws or regulations.
- b) After receipt of the notice of termination, SUBRECIPIENT shall stop or cause to be stopped all WORK under this AGREEMENT on the date specified in the notice of termination and, within ten (10) calendar days of the notice of termination, return all unexpended HOPWA funds received by SUBRECIPIENT to COUNTY.
- c) After termination, COUNTY shall make payment only for the WORK properly performed up to the date of termination in accordance with this AGREEMENT.
- d) In addition to the other remedies that may be available to COUNTY in law or equity for breach of this AGREEMENT, COUNTY may:
- i) Bar the SUBRECIPIENT from applying for future HOPWA funds;
  - ii) Revoke any other existing HOPWA award(s) to the SUBRECIPIENT;
  - iii) Require repayment of HOPWA funds disbursed and expended under this AGREEMENT;
  - iv) Require the immediate return to COUNTY of all funds derived from the use of HOPWA funds including, but not limited to recaptured funds and returned funds;

- v) Seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or the appointment of a receiver to complete the technical assistance in accordance with HOPWA requirements; and
- vi) Seek such other remedies as may be available under this AGREEMENT or any law.
- e) SUBRECIPIENT's rights under this AGREEMENT shall terminate (except for fees accrued prior to the date of termination) upon willful and material breach of this AGREEMENT by SUBRECIPIENT; or in the event of SUBRECIPIENT's unwillingness or inability, for any reason whatsoever, to materially perform the terms of this AGREEMENT. In such an event SUBRECIPIENT shall not be entitled to any further compensation under this AGREEMENT.
- f) The rights and remedies of COUNTY provided in this section shall be cumulative not exclusive and are in addition to any other rights or remedies provided by law or this AGREEMENT.

**17) HOLD HARMLESS AND INDEMNIFICATION.**

- a) SUBRECIPIENT shall indemnify and hold harmless the COUNTY and its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Commissioners, Board of Supervisors, elected and appointed officials, employees, agents and representatives from any liability, action, claim, or damage whatsoever, based or asserted upon any services provided or actions caused by SUBRECIPIENT, its officers, employees, subcontractors, agents, or representatives, or Contractor(s), their officers, employees, subcontractors, agents, or representatives, arising out of or in any way relating to this AGREEMENT, including but not limited to property damage, bodily injury, death or any other element of any kind or nature whatsoever resulting from any service related to the WORK provided by SUBRECIPIENT or Contractor(s), their officers, employees, subcontractors, agents, or representatives; SUBRECIPIENT shall defend, at its sole expense, including all costs and fees (including but not limited to attorney fees, cost of investigation, defense and settlements or awards) the COUNTY and its Agencies, Districts, Special

Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives in any claim or action based upon such alleged acts, omissions, or services.

- b) With respect to any action or claim subject to indemnification herein by SUBRECIPIENT, SUBRECIPIENT shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes SUBRECIPIENT's indemnification to COUNTY as set forth herein.
- c) SUBRECIPIENT's obligation hereunder shall be satisfied when SUBRECIPIENT has provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved.
- d) The specified insurance limits required in this AGREEMENT shall in no way limit or circumscribe SUBRECIPIENT's obligations to indemnify and hold harmless the COUNTY herein from third party claims. The hold harmless and indemnification obligations set forth herein shall survive the termination and expiration of this AGREEMENT.

**18) INSURANCE.** Without limiting or diminishing the SUBRECIPIENT'S obligation to indemnify or hold the COUNTY harmless, SUBRECIPIENT shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverages during the term of this AGREEMENT. As respects to the insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

a) Property Insurance:

SUBRECIPIENT shall maintain property insurance and flood insurance on the PROPERTY, listing the COUNTY as Additional Insured for the term of this AGREEMENT. SUBRECIPIENT shall keep the improvements now existing or hereafter erected on the PROPERTY insured against loss by fire, hazards included within the term "extended coverage," and such other hazards, including floods or

flooding. This insurance shall be maintained in the amount of the replacement value of the PROPERTY.

b) Workers' Compensation:

If the SUBRECIPIENT has employees as defined by the State of California, the SUBRECIPIENT shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the COUNTY.

c) Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of SUBRECIPIENT's performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this AGREEMENT or be no less than two (2) times the occurrence limit.

d) Vehicle Liability:

If vehicles or mobile equipment are used in the performance of the obligations under this AGREEMENT, then SUBRECIPIENT shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this AGREEMENT or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insured.

e) All Risk Builder's Insurance:

SUBRECIPIENT shall cause its Contractor(s) to procure all risk builder's insurance for the duration of the WORK to be performed to the PROPERTY. Contractor(s) shall provide a policy of builder's all risk (course of construction) insurance coverage including (if the WORK is located in an earthquake or flood zone or if required on



financed or bond financing arrangements) coverage for earthquake and flood, covering the SUBRECIPIENT, Contractor and every subcontractor, of every tier, for the duration of the WORK to be performed to the PROPERTY, including property to be used in the construction of the WORK while such property is at off-site storage locations or while in transit or temporary off-site storage. Such policy shall include, but not be limited to, coverage for fire, collapse, faulty workmanship, debris removal, expediting expense, fire department service charges, valuable papers and records, trees, grass, shrubbery and plants. If scaffolding, falsework and temporary buildings are insured separately by the Contractor(s) or others, evidence of such separate coverage shall be provided to SUBRECIPIENT prior to the start of the WORK. Such policy shall be written on a completed value form. Such policy shall also provide coverage for temporary structures (on-site offices, etc.), fixtures, machinery and equipment being installed as part of the WORK. Contractor(s) shall be responsible for any and all deductibles under such policy. Upon request by COUNTY, SUBRECIPIENT shall cause its Contractor(s) to declare all terms, conditions, coverages and limits of such policy.

f) Professional Liability:

If applicable, SUBRECIPIENT shall cause its Contractor(s) to procure and maintain Professional Liability Insurance providing coverage for the Contractor's performance of WORK included within this AGREEMENT, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If Contractor's Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this AGREEMENT and SUBRECIPIENT shall cause Contractor(s) to purchase at its sole expense either 1) an Extended Reporting Endorsement (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, or prior to, the inception of this AGREEMENT; or 3) demonstrate through Certificates of Insurance that Contractor(s) has maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2), or 3) shall continue as long as the law allows.

g) General Insurance Provisions - All lines:

- i) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the COUNTY Risk Manager. If the COUNTY Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- ii) The SUBRECIPIENT must declare its insurance self-insured retentions for each coverage required herein. If such self-insured retentions exceed \$500,000 per occurrence each such retention shall have the prior written consent of the COUNTY Risk Manager before the commencement of operations under this AGREEMENT. Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the COUNTY Risk Manager, SUBRECIPIENT's carriers shall either; 1) reduce or eliminate such self-insured retention as respects this AGREEMENT with the COUNTY, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.
- iii) SUBRECIPIENT shall cause SUBRECIPIENT's insurance carrier(s) to furnish the COUNTY with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the COUNTY Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) calendar days written notice shall be given to the COUNTY prior to any material modification, cancellation, expiration or reduction in coverage of such insurance.
- iv) In the event of a material modification, cancellation, expiration, or reduction in coverage, this AGREEMENT shall terminate forthwith, unless the

COUNTY receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. *SUBRECIPIENT shall not commence operations until the COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.*

- v) It is understood and agreed to by the Parties hereto that the SUBRECIPIENT's insurance shall be construed as primary insurance, and the COUNTY's insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.
- vi) If, during the term of this AGREEMENT or any extension thereof, there is a material change in the WORK; or, there is a material change in the equipment to be used in the performance of the WORK; or, the term of this AGREEMENT, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this AGREEMENT, if in the COUNTY Risk Manager's reasonable judgment, the amount or type of insurance carried by the SUBRECIPIENT has become inadequate.
- vii) SUBRECIPIENT shall pass down the insurance obligations contained herein to all tiers of subcontractors, including Contractor(s), working under this AGREEMENT.
- viii) The insurance requirements contained in this AGREEMENT may be met with a program(s) of self-insurance acceptable to the COUNTY.
- ix) SUBRECIPIENT agrees to notify COUNTY of any claim by a third party or any incident or event that may give rise to a claim arising from the

performance of this AGREEMENT.

**19) INDEPENDENT CAPACITY.** SUBRECIPIENT shall act at all times in an independent capacity during the term of this AGREEMENT, and shall not act as, shall not be, nor shall in any manner be construed or deemed to be agents, officers, or employees of COUNTY. It is expressly understood and agreed that the SUBRECIPIENT (including its employees, agents and subcontractor's, including Contractor(s)) shall in no event be entitled to any benefits to which COUNTY employees are entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits, and injury leave or other leave benefits. There shall be no employer-employee relationship between the Parties; the SUBRECIPIENT shall hold the COUNTY harmless from any and all claims that may be made against the COUNTY based upon any contention by a third party that an employer-employee relationship exists by reason of this AGREEMENT. Nothing contained in this AGREEMENT shall be deemed or construed to create a lending partnership, other partnership, joint venture, or any other relationship between the Parties hereto, or cause COUNTY to be responsible in any way for the debts or obligations of SUBRECIPIENT, or any other party. It is further understood and agreed by the Parties that the SUBRECIPIENT in the performance of this AGREEMENT is subject to the control or direction of the COUNTY merely as to the results to be accomplished and not as to the means and methods for accomplishing the results.

**20) NOTICES.** Each notice, request, demand, consent, approval or other communication (hereinafter in this section referred to collectively as “notices” and referred to singly as a “notice”) which the COUNTY or SUBRECIPIENT is required or permitted to give to the other Party pursuant to this AGREEMENT shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier) designating early morning delivery (any notice so delivered shall be deemed to have been received on the next business day following receipt by the courier); or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the United States), addressed to the respective Parties as follows (or at such other address as

COUNTY may designate in writing to SUBRECIPIENT and SUBRECIPIENT may designate in writing to COUNTY pursuant to this section):

<u>COUNTY</u>	<u>SUBRECIPIENT</u>
<u>Housing Authority</u>	<u>Young Scholars for Academic Empowerment</u>
<u>Heidi Marshall, Executive Director</u>	<u>Attn: Gabriel Maldonado, CEO</u>
<u>3403 10<sup>th</sup> Street, Suite 300</u>	<u>4164 Brockton Avenue, Suite A</u>
<u>Riverside, CA 92501</u>	<u>Riverside, CA 92501</u>

**21) RECORDS, INSPECTIONS, AND AUDITS**

- a) All performance, including services, workmanship, materials, facilities or equipment utilized in the performance of this AGREEMENT, shall be subject to inspection and test by COUNTY or any other regulatory agencies at all times. This may include, but is not limited to, monitoring or inspecting the SUBRECIPIENT’s and/or the Contractor’s(s’) performance through any combination of on-site visits, inspections, evaluations, and SUBRECIPIENT and/or Contractor self-monitoring. SUBRECIPIENT shall cooperate with any inspector or COUNTY representative reviewing compliance with this AGREEMENT and permit access to all necessary locations, equipment, materials, or other requested items. SUBRECIPIENT shall establish sufficient procedures to self-monitor the quality of WORK under this AGREEMENT and shall permit COUNTY or other inspector to assess and evaluate SUBRECIPIENT’s and/or Contractor’s(s’) performance at any time, upon reasonable written notice to the SUBRECIPIENT.
- b) SUBRECIPIENT agrees that COUNTY, CITY, or their designees, shall have the right to review, obtain, and copy all records and supporting documentation pertaining to performance of this AGREEMENT. SUBRECIPIENT agrees to provide COUNTY, CITY, or their designees, with any relevant information requested. SUBRECIPIENT agrees to permit COUNTY, CITY, or their designees, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees who might reasonably have information related to such records and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining

compliance with Subtitle D of Title VIII of the Cranston–Gonzalez National Affordable Housing Act, Pub. L. 101-625, 42 12901-12912, HOPWA program guidance document published on the website, and this AGREEMENT. SUBRECIPIENT further agrees to retain all records described in this paragraph for a minimum of five (5) years after the termination of this AGREEMENT. If any litigation, claim negotiation, audit, monitoring, inspection or other action has been commenced before the expiration of the required record retention period, all records must be retained until completion of the action and resolution of all issues which arise from it.

- c) COUNTY reserves the right to perform or cause to be performed a financial audit. At COUNTY’s request, the SUBRECIPIENT shall provide, at SUBRECIPIENT’s own expense, a financial audit prepared by a certified public accountant.
  - i) If a financial audit is required by COUNTY, the audit shall be performed by an independent certified public accountant.
  - ii) The SUBRECIPIENT shall notify COUNTY of the auditor’s name and address immediately after the selection has been made. The contract for the audit shall allow access by COUNTY to the independent auditor’s working papers.
  - iii) The SUBRECIPIENT is responsible for the completion of audits and all costs of preparing audits.
  - iv) If there are audit findings, the SUBRECIPIENT must submit a detailed response acceptable to COUNTY for each finding within ninety (90) days from the date of the audit finding report.

**22) HOMELESS MANAGEMENT INFORMATION SYSTEM.** SUBRECIPIENT agrees to provide COUNTY and CITY access to Homeless Management Information System (HMIS) data collected and entered into SUBRECIPIENT’s HMIS, in the event that such data is collected by SUBRECIPIENT, upon request, and to participate in any statewide data initiative as directed by CITY, including, but not limited to, a statewide data integration environment.

**23) REPORTING REQUIREMENTS.**

- a) SUBRECIPIENT shall submit an annual report to COUNTY on forms provided by

COUNTY, sixty (60) days prior to the reporting date deadlines of January 1, 2020, January 1, 2021, and September 30, 2021. If the SUBRECIPIENT fails to provide such documentation, COUNTY may disencumber any portion of the HOPWA GRANT authorized by this AGREEMENT with a five (5) day written notification. SUBRECIPIENT shall also submit additional reports that may be requested by COUNTY and/or CITY.

- b) The annual report shall contain a detailed report containing the following, as applicable:
- i) Amounts awarded to subcontractors, including Contractor(s), with activity(ies) identified.
  - ii) Contract expenditures.
  - iii) Unduplicated number of homeless persons or persons at imminent risk of homelessness served.
  - iv) Number of instances of service (defined in December 6, 2019 HOPWA Notice of Funding Availability).
  - v) Increases in capacity for new and existing programs.
  - vi) The number of unsheltered homeless persons becoming sheltered.
  - vii) The number of homeless persons entering permanent housing.

**24) CORE COMPONENTS OF HOUSING FIRST.** SUBRECIPIENT shall ensure that any housing-related activities funded with HOPWA funds, including, but not limited to, emergency shelter, rapid re-housing, rental assistance, transitional housing and permanent supportive housing must be in compliance or otherwise aligned with the Core Components of Housing First, pursuant to Welfare and Institutions Code Section 8255(b).

**25) COMPLIANCE WITH STATE AND FEDERAL LAWS, RULES, GUIDELINES, AND REGULATIONS.**

- a) By executing this AGREEMENT, SUBRECIPIENT agrees to comply with all applicable State and Federal laws, rules, and regulations that pertain to 24 CFR Parts 574, 5, and 75, construction, health and safety, labor, fair employment practices, environmental protection, equal opportunity, fair housing, and all other matters applicable and/or related to the HOPWA, the COUNTY, the SUBRECIPIENT, the

SUBRECIPIENT's subcontractors, including Contractor(s), and the WORK. SUBRECIPIENT shall comply with all applicable COUNTY policies and procedures. In the event that there is a conflict between the various laws or regulations that may apply, the SUBRECIPIENT shall comply with the more restrictive law or regulation.

- b) SUBRECIPIENT shall also be responsible for obtaining any and all permits, licenses, and approvals required for the WORK under this AGREEMENT, including those necessary to perform design, construction, or operation and maintenance of the WORK. It is the responsibility of SUBRECIPIENT, without cost to COUNTY, to ensure that all applicable local jurisdiction land use requirements will permit the WORK to the PROPERTY and the use, operation, and maintenance of such improvements in accordance with the provisions of this AGREEMENT. Nothing contained herein shall be deemed to entitle SUBRECIPIENT to any local jurisdiction or COUNTY permit or other local jurisdiction or COUNTY approval necessary for the WORK to the PROPERTY, or waive any applicable local jurisdiction or COUNTY requirements relating thereto. This AGREEMENT does not (a) grant any land use entitlement to SUBRECIPIENT, (b) supersede, nullify, or amend any condition which may be imposed by the local jurisdiction in connection with approval of the WORK described herein, (c) guarantee to SUBRECIPIENT or any other party any profits from the WORK to the PROPERTY, or (d) amend any local jurisdiction or COUNTY laws, codes, or rules. SUBRECIPIENT shall provide copies of permits and approvals to the COUNTY and CITY upon request.
- c) Prevailing Wages. SUBRECIPIENT shall comply with any applicable labor regulations and all other State laws in connection with the WORK which compromise the Project, including if applicable, requirements relating to prevailing wages. SUBRECIPIENT agrees and acknowledges that it is the responsibility of the SUBRECIPIENT to obtain a legal determination, at SUBRECIPIENT's sole cost and expenses as to whether prevailing wages must be paid for during the WORK. SUBRECIPIENT agrees to indemnify, defend, and hold COUNTY harmless from and against any and all liability arising out of and related to SUBRECIPIENT's



failure to comply with any and all applicable prevailing wage requirements.

**26) PUBLICITY.** SUBRECIPIENT shall receive prior consent from COUNTY for any publicity generated by SUBRECIPIENT for the WORK pursuant to this AGREEMENT, during the term of this AGREEMENT.

**27) PROHIBITION AGAINST CONFLICTS OF INTEREST.**

- a) SUBRECIPIENT covenants that it presently has no interest, including but not limited to, other projects or contracts, and shall not acquire any such interest, direct or indirect, which would conflict in any manner or degree with SUBRECIPIENT's performance under this AGREEMENT. SUBRECIPIENT further covenants that no person or subcontractor, including Contractor(s), having any such interest shall be employed or retained by SUBRECIPIENT under this AGREEMENT. SUBRECIPIENT agrees to inform the COUNTY of all SUBRECIPIENT's interest, if any, which are or may be perceived as incompatible with COUNTY's interests.
- b) SUBRECIPIENT shall not, under circumstances which could be interpreted as an attempt to influence the recipient in the conduct of his/her duties, accept any gratuity or special favor from individuals or firms with whom SUBRECIPIENT is doing business or proposing to do business, in fulfilling this AGREEMENT.
- c) SUBRECIPIENT or its employees shall not offer gifts, gratuity, favors, and entertainment directly or indirectly to COUNTY employees.
- d) SUBRECIPIENT and Contractor, including, their officers, employees, subcontractors, agents, or representatives shall comply with all applicable provisions of Federal and State laws pertaining to conflict of interest, including but not limited to any applicable conflict of interest provisions of the California Political Reform Act, Government Code section 87100 et seq., Government Code section 1090, and Public Contract Code sections 10410 and 10411.
- e) No employee, officer or agent of the SUBRECIPIENT shall participate in the selection, or in the award, or administration of, a contract supported by HOPWA funds if a conflict of interest, real or apparent, would be involved.
- f) No covered persons who exercise or have exercised any functions or responsibilities with respect to HOPWA funded activities, or who are in a position to participate in a

decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the HOPWA funded activity, or with respect to the proceeds from the HOPWA funded activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a “covered person” includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the COUNTY, the SUBRECIPIENT, or any designated public agency.

- g) Prior to any funding under this AGREEMENT, SUBRECIPIENT shall provide COUNTY with a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision-making process, exercise any functions or responsibilities, or gain inside information with respect to the HOPWA funded activities under this AGREEMENT. SUBRECIPIENT shall also promptly disclose to COUNTY any potential conflict, including even the appearance of conflict, that may arise with respect to the HOPWA funded activities under this AGREEMENT.
- h) Any violation of this section shall be deemed a material breach of this AGREEMENT, and the AGREEMENT shall be immediately terminated by the COUNTY.

**28) DRUG FREE WORKPLACE CERTIFICATION.** By signing this AGREEMENT, SUBRECIPIENT, and its subcontractors, including Contractor(s), hereby certify, under penalty of perjury under the laws of the State of California, compliance with the requirements of the Drug-Free Workplace Act of 1990 (Government Code 8350 et seq.) and have or will provide a drug-free workplace by taking the following actions:

- a) Publish a statement notifying employees and subcontractors that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees, contractors, or subcontractors for violations, as required by Government Code section 8355(a)(1).
- b) Establish a Drug-Free Awareness Program, as required by Government Code

section 8355(a)(2) to inform employees, contractors, or subcontractors about all of the following:

- i) The dangers of drug abuse in the workplace;
  - ii) SUBRECIPIENT's policy of maintaining a drug-free workplace;
  - iii) Any available counseling, rehabilitation, and employee assistance programs;  
and,
  - iv) Penalties that may be imposed upon employees, contractors, and subcontractors for drug abuse violations.
- c) Provide as required by Government Code section 8355(a)(3), that every employee and/or subcontractor who works under this AGREEMENT:
- a. Will receive a copy of SUBRECIPIENT's drug-free policy statement; and,
  - b. Will agree to abide by terms of SUBRECIPIENT'S condition of employment or subcontract.
- d) SUBRECIPIENT shall include this provision in its contract with all Contractor(s) and subcontractors.

**29) CHILD SUPPORT COMPLIANCE ACT.**

- a) By signing this AGREEMENT, the SUBRECIPIENT acknowledges the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code.
- b) By signing this AGREEMENT, the SUBRECIPIENT certifies, to the best of its knowledge, it is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department (EDD).
- c) In order to comply with child support enforcement requirements of the State of California, the COUNTY may be required to submit a Report of Independent Contractor(s) form **DE 542** to the Employment Development Department. The SUBRECIPIENT agrees to furnish the required data and certifications to the

COUNTY within ten (10) days when required by the EDD. This data will be transmitted to governmental agencies charged with the establishment and enforcement of child support orders. Failure of the SUBRECIPIENT to comply with all federal and state reporting requirements for child support enforcement or to comply with all lawfully served Wage and Earnings Assignments Orders and Notices of Assignment shall constitute a material breach of this AGREEMENT. If SUBRECIPIENT has any questions concerning this reporting requirement, please call (916) 657-0529. SUBRECIPIENT should also contact its local Employment Tax Customer Service Office listed in the telephone directory in the State Government section under “Employment Development Department” or access their Internet site at [www.edd.ca.gov](http://www.edd.ca.gov).

- d) SUBRECIPIENT shall include this provision in its contract with all Contractor(s) and subcontractors.

**30) EMPLOYMENT PRACTICES.**

- a) SUBRECIPIENT and its subcontractors, including Contractor(s), shall comply with all federal and state statutes and regulations in the hiring of its employees.
- b) SUBRECIPIENT agrees to abide by and include in any contracts to perform the WORK under this AGREEMENT with its Contractor(s), the following clause:  
“During the performance of this AGREEMENT, SUBRECIPIENT and its Contractor(s) shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex (gender), sexual orientation, gender identity, gender expression, race, color, ancestry, religion, creed, national origin (including language use restriction), pregnancy, physical disability (including HIV and AIDS), mental disability, medical condition (cancer/genetic characteristics), age (over 40), genetic information, marital status, military and veteran status, and denial of medical and family care leave or pregnancy disability leave. SUBRECIPIENT and its Contractor(s) shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. SUBRECIPIENT or its Contractor(s) shall comply with the provisions of the Fair Employment and Housing Act (Government Code

section 12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full. SUBRECIPIENT and its Contractor(s) shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.”

- c) In the provision of benefits, SUBRECIPIENT and its subcontractors, including Contractor(s), shall certify and comply with Public Contract Code 10295.3 and not discriminate between employees with spouses and employees with domestic partners, or discriminate between the domestic partners and spouses of those employees. For the purpose of this section, “domestic partner” means one of two persons who have filed a declaration of domestic partnership with the Secretary of State pursuant to Division 2.5 (commencing with Section 297) of the Family Code.
- d) By signing this AGREEMENT or accepting funds under this AGREEMENT, SUBRECIPIENT and its subcontractors, including Contractor(s), shall comply with Executive Order 11246 of September 24, 1965, entitled “Equal Employment Opportunity,” as amended by Department of Labor regulations (41 CFR Chapter 60).

**31) CIVIL RIGHTS COMPLIANCE.**

- a) Assurance of Compliance

SUBRECIPIENT shall complete the “Assurance of Compliance with the Riverside County Housing, Homelessness Prevention and Workforce Solutions Non-Discrimination in State and Federally Assisted Programs,” attached as Exhibit “C.” SUBRECIPIENT will sign and date Exhibit “C” and return it to COUNTY along with the executed AGREEMENT. SUBRECIPIENT shall ensure that any services or performance by SUBRECIPIENT or its Contractor(s) are non-discriminatory. To the effect that no person shall because of ethnic group identification, age, sex, color, disability, medical condition, national origin, race, ancestry, marital status,

religion, religious creed or political belief be excluded from participation in or be denied the benefits of, or be otherwise subject to discrimination under any program or activity receiving federal or state financial assistance.

b) Client Complaints

SUBRECIPIENT shall further establish and maintain written referral procedures under which any person, applying for or receiving services hereunder, may seek resolution from COUNTY of a complaint with respect to any alleged discrimination in the provision of services by SUBRECIPIENT's personnel. SUBRECIPIENT must distribute to social service clients that apply for and receive services, "Your Rights Under California Welfare Programs" brochure (Publication 13). For copies of this brochure, visit the following website at: <http://www.cdss.ca.gov/inforesources/Civil-Rights/Your-Rights-Under-California-Welfare-Programs>

Civil Rights Complaints should be referred to:

Civil Rights Coordinator

Housing Authority of the County of Riverside

3403 10th Street, Suite 300

Riverside, CA 92501

c) Services, Benefits and Facilities

SUBRECIPIENT shall not discriminate in the provision of services, the allocation of benefits, or in the accommodation in facilities on the basis of color, race, religion, national origin, sex, age, sexual preference, physical or mental handicap in accordance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. Section 2000d and all other pertinent rules and regulations promulgated pursuant thereto, and as otherwise provided by State law and regulations, as all may now exist or be hereafter amended or changed. For the purpose of this Section, discrimination means denying a participant or potential participant any service, benefit, or accommodation that would be provided to another and includes, but is not limited to, the following:

- i) Denying a participant any service or benefit or availability of a facility.
- ii) Providing any service or benefit to a participant which is different, or is provided in a different manner, or at a different time or place from that

provided to other participants on the basis of race, color, creed or national origin.

iii) Restricting a participant in any way in the enjoyment of any advantage or privilege enjoyed by others receiving any service or benefit. Treating a participant differently from others in satisfying any admission requirement or condition, or eligibility requirement or condition, which individuals must meet in order to be provided any service or benefit.

d) Cultural Competency

SUBRECIPIENT shall cause to be available bilingual professional staff or qualified interpreter to ensure adequate communication between clients and staff. Any individual with limited English language capability or other communicative barriers shall have equal access to services. For the purpose of this Section, a qualified interpreter is defined as someone who is fluent in English and in the necessary second language, can accurately speak, read and readily interpret the necessary second language and/or accurately sign and read sign language. A qualified interpreter must be able to translate in linguistically appropriate terminology necessary to convey information such as symptoms or instructions to the client in both languages.

**32) DISPUTES.** The Parties shall attempt to resolve any disputes amicably at the working level. If that is not successful, the dispute shall be referred to the senior management of the COUNTY and SUBRECIPIENT. The SUBRECIPIENT shall proceed diligently with the performance of this AGREEMENT pending resolution of a dispute. Prior to the filing of any legal action related to this AGREEMENT, the Parties shall be obligated to attend a mediation session in Riverside County before a neutral third-party mediator. A second session shall be required if the first session is not successful. The Parties shall equally share the cost of the mediations.

**33) INTERPRETATION; GOVERNING LAW; JURISDICTION AND VENUE.** This AGREEMENT and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This AGREEMENT shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties hereto. The rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in interpreting this AGREEMENT;

all Parties have been represented by counsel in the negotiation and preparation hereof. The Parties agree that any action at law or in equity arising under this AGREEMENT or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this AGREEMENT shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

- 34) **WAIVER.** Waiver of any provision of this AGREEMENT must be in writing and signed by the authorized representatives of the Parties. Any waiver by COUNTY of any breach of any one or more of the terms of this AGREEMENT shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term of this AGREEMENT. Failure on the part of COUNTY to require exact, full, and complete compliance with any terms of this AGREEMENT shall not be construed as in any manner changing the terms or preventing COUNTY from enforcing the terms of this AGREEMENT. Any forbearance by COUNTY in exercising any right or remedy herein, or otherwise afforded by applicable law, shall not be a waiver or preclude the exercise of any such right or remedy.
- 35) **ASSIGNMENT.** SUBRECIPIENT shall not delegate or assign any interest in this AGREEMENT, whether by operation of law or otherwise, without the prior written consent of COUNTY and a formal amendment to this AGREEMENT to affect such delegation or assignment. Any attempt to delegate or assign any interest herein without the prior written consent of COUNTY shall be deemed void and of no force or effect.
- 36) **BINDING EFFECT.** This AGREEMENT, and the terms, provisions, promises, covenants and conditions hereof, shall be binding upon and shall inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors and assigns. All covenants and agreements of SUBRECIPIENT shall be joint and several.
- 37) **NO THIRD-PARTY BENEFICIARIES.** The Parties to this AGREEMENT acknowledge and agree that the provisions of this AGREEMENT are for the sole benefit of COUNTY and SUBRECIPIENT, and not for the benefit, directly or indirectly, of any other person or entity, except as otherwise expressly provided herein.
- 38) **FURTHER ASSURANCES.** The SUBRECIPIENT shall execute any further documents consistent with the terms of this AGREEMENT, including documents in recordable form, as



the COUNTY may from time to time find necessary or appropriate to effectuate its purposes in entering into this AGREEMENT.

- 39) **MINISTERIAL ACTS.** The COUNTY officer charged with the responsibility of administering and implementing the HOPWA agreements, is authorized to take such ministerial actions as may be necessary or appropriate to implement the terms, provisions, and conditions of this AGREEMENT as it may be amended from time to time.
- 40) **ENTIRE AGREEMENT.** It is expressly agreed that this AGREEMENT, including any attachments or exhibits hereto, constitutes the entire agreement of the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous representations, proposals, discussions and communications, whether oral or in writing. No oral understanding or agreement not incorporated herein shall be binding on any of the Parties hereto. Each of the attachments and exhibits attached hereto is incorporated herein by this reference.
- 41) **SEVERABILITY.** Each paragraph and provision of this AGREEMENT is severable from each other provision, and in the event any provision in this AGREEMENT, or part thereof, is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.
- 42) **MODIFICATIONS OR AMENDMENTS.** This AGREEMENT shall be modified or amended only by a written amendment signed by the duly authorized and empowered representatives of both the COUNTY and SUBRECIPIENT.
- 43) **EFFECTIVE DATE.** The effective date of this AGREEMENT is the date the Parties execute the AGREEMENT. If the Parties execute the AGREEMENT on more than one date, then the last date the AGREEMENT is executed by a Party shall be the effective date.
- 44) **AUTHORITY TO EXECUTE.** The persons executing this AGREEMENT on behalf of the Parties to this AGREEMENT hereby warrant and represent that they have the authority to execute this AGREEMENT and that they have the authority to bind the respective Parties to this AGREEMENT.
- 45) **COUNTERPARTS.** This AGREEMENT may be signed by the Parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

**[Remainder of Page Intentionally Left Blank; Signature Page Follows]**

**IN WITNESS WHEREOF**, SUBRECIPIENT and COUNTY have executed this AGREEMENT as of the dates set forth below.

COUNTY:

SUBRECIPIENT:

HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE, a public entity  
corporate and politic

Young Scholars for Academic Empowerment, dba  
TruEvolution Inc., a nonprofit public benefit  
corporation

By: \_\_\_\_\_  
Heidi Marshall, Executive Director

By: \_\_\_\_\_  
Gabriel Maldonado, Chief Executive Officer

Date: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM:  
GREGORY P. PRIAMOS  
County Counsel

By:  \_\_\_\_\_  
Amrit P. Dhillon  
Deputy County Counsel

**EXHIBITS**

- EXHIBIT “A” LINE ITEM BUDGET
- EXHIBIT “B” SCOPE OF WORK
- EXHIBIT “C” SCHEDULE OF PERFORMANCE
- EXHIBIT “D” ASSURANCE OF COMPLIANCE
- EXHIBIT “E” SUBRECIPIENT PAYMENT REQUEST- FORM 2076A / FORM 2076B
- EXHIBIT “F” COVENANT AGREEMENT

**EXHIBIT “A”**  
**LINE ITEM BUDGET**

BUNGALOW 1: CONSTRUCTION COSTS (INCL. BUILDING DEMOLITION/RENOVATION, SITE IMPROVEMENTS, MECHANICAL/ PLUMBING, ELECTRICAL, CONSTRUCTION CONTINGENCY,	Costs for portion of construction activities listed in Exhibit “B” - Scope of Work and Exhibit “C” - Schedule of Performance, including architectural/ engineering costs and infrastructure improvements	\$1,000,000
	<b>HOPWA GRANT Amount</b>	<b>\$1,000,000.00</b>

**EXHIBIT “B”**

**SCOPE OF WORK**

**B.1 APPLICATION**

- A. SUBRECIPIENT has submitted to the COUNTY a request for funding application for HOPWA funds (“Application”) to provide critical assistance to individuals infected with HIV/AIDS. COUNTY is entering into this Agreement based on, and in substantial reliance upon, SUBRECIPIENT’s facts, information, assertions and representations contained in that Application, and in any subsequent modifications or additions thereto approved by COUNTY.
  
- B. SUBRECIPIENT warrants that all information, facts, assertions, and representations contained in the Application and approved modifications and additions thereto are true, correct, and complete to the best of SUBRECIPIENT’s knowledge. In the event that any part of the Application and any approved modification and addition thereto is untrue, incorrect, incomplete, or misleading in such a manner that would substantially affect COUNTY’s approval, disbursement, or monitoring of the funding and the grants or activities governed by this Agreement, then COUNTY may declare a breach hereof and take such action or pursue such remedies as are provided for a breach hereof. In the event that there is a conflict between the Application and this Agreement, this Agreement shall govern.

**B.2 BACKGROUND**

**A. Project Description**

Capital

The five existing bungalow houses will be renovated and retrofitted to house a total of 48 residents and 1 housing manager in 23 bedrooms. The typical bedroom will contain 2 or 3 twin beds and personal storage cabinets. The homes will each have between 1 and 3 bathrooms, and 1 kitchen each. In addition to remodeling the homes to accommodate permanent supportive housing, each bungalow’s existing unreinforced masonry foundations will be removed and replaced with concrete foundations; the houses will be bolted to the new foundations, and will receive new roofs, paint, HVAC systems, new electric systems and panels, and new plumbing. The existing commercial building at 3839 Brockton will be renovated for office and medical service use as the campus’ Health and Justice Center, which will accommodate TruEvolution’s headquarter office and provide services to the campus’ residents and community. Specifically, the Health and Justice Center will contain 11 private offices, a conference room, shared office space, 2 accessible restrooms, a staff kitchenette and lounge, assembly space, reception area, storage space, and 2 medical testing and therapy rooms.

The existing accessory garage structure behind the existing commercial building will be renovated as part of the Project to provide a gym and laundry space to serve the tenants of the permanent supportive housing bungalows. The accessory gym and laundry space will also include an accessible restroom and shower. Renovation and retrofit of the existing accessory structure will include new roof, paint, HVAC systems, new electric systems and panels, and new plumbing. The existing rear yards of the property will be rehabilitated for use as a community garden for recreational use by the

permanent supportive housing tenants and individuals using the Health and Justice Center facility. The community garden will feature new landscaping, planting, and water management. The community garden will be enclosed with a 7-foot planted security barrier with entrance gates at the parking lot and bungalow 5. The front yards of all of the structures will be rehabilitated with new landscaping and planting, including trees at the street frontage of each property.

The Project has been designed with lighting to provide wayfinding and security throughout the campus, in keeping with the surrounding residential and commercial neighborhood. As a housing Project, the Project will maintain a 24/7 active presence with residents and staff on site at all times. The Project will include security cameras and alarm systems; entry to the campus will be provided via an electronic keypad or proximity pass for residents and staff. On-site security personnel will be present on the campus overnight.

The Project has been designed to be sensitive to and compatible with the existing surrounding community, using a close-scattered style approach with multiple residential properties on a campus-style lot, which will maintain the single- and multi-family neighborhood feel of the surrounding area. Additionally, as further described below, the design integrates the historical references of the existing bungalows in the renovated design to demonstrate the facility’s cohesion with the surrounding neighborhood.

**B.3 SCOPE OF WORK**

iii) SUBRECIPIENT shall complete rehabilitation of the property located at 4132 University Avenue (“Property” or Bungalow 1”) for use as permanent supportive housing (“PSH”). The Project will convert the existing single-family residence, specifically Bungalow 1 into PSH units and provide private quarters for individuals.

iv) Planned Renovations

Building and APN	Existing	Proposed
Bungalow 1 214-292-005	1,796 sf 210 sf covered porch	1,976 sf 210 sf (new covered porch) 6 units/12 beds

**EXHIBIT “C”****SCHEDULE OF PERFORMANCE**

Any deviation from the timeline below during the construction phase must be reported to the COUNTY.

Activity	Completion Dates
<b>BUILDING RENOVATION: BUNGALOW 1</b>	
Pre-Construction – Contract signed, file for permits. SUBRECIPIENT shall obtain and pay for all necessary permits and licenses relative to the project and be prepared to present said documents to the COUNTY, upon request.	No later than October 31, 2021
<b>DEMOLITION/REHABILITATION</b>	
Rehabilitate existing rooms	No later than May 17, 2022
Reconfigure Layout	No later than May 17, 2022
Repair exterior/interior surfaces	No later than March 29, 2022
<b>SITE IMPROVEMENTS</b>	
Doors, windows and site furnishings	No later than March 1, 2022
Delivery of any site furniture (beds, mattresses, storage areas, etc.) in rooms and common areas	No later than May 31, 2022
<b>MECHANICAL/PLUMBING</b>	
Upgrade existing mechanical equipment	No later than May 10, 2022
Upgrade existing plumbing equipment	No later than May 22, 2022
<b>ELECTRICAL</b>	
Install all necessary light fixtures, electrical outlets and ceiling fans in rooms and common areas	No later than May 10, 2022
Install all smoke and carbon monoxide detectors where required	No later than May 17, 2022
Broad Band Access in accordance with 24 CFR 574.350	[Insert Date]
Submit actual final project cost and completion report	No later than June 1, 2022



Submit supportive service plan	No later than June 1, 2022
Receive occupancy	No later than June 1, 2022

**EXHIBIT “D”  
ASSURANCE OF COMPLIANCE**

**ASSURANCE OF COMPLIANCE WITH  
HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE  
NONDISCRIMINATION IN STATE AND FEDERALLY ASSISTED PROGRAMS**

Young Scholars for Academic Empowerment, dba TruEvolution, Inc.  
ORGANIZATION

HEREBY AGREES THAT it will comply with Title VI and VII of the Civil Rights Act of 1964 as amended; Section 504 of the Rehabilitation Act of 1973 as amended; the Age Discrimination Act of 1975 as amended; the Food Stamp Act of 1977, as amended and in particular section 272.6; Title II of the Americans with Disabilities Act of 1990; California Civil Code Section 51 et seq., as amended; California Government Code section 11135-11139.5, as amended; California Government Code section 12940 (c), (h) (1), (i), and (j); California Government Code section 4450; Title 22, California Code of Regulations section 98000 – 98413; Title 24 of the California Code of Regulations, Section 3105A(e); the Dymally-Alatorre Bilingual Services Act (California Government Code Section 7290-7299.8); Section 1808 of the Removal of Barriers to Interethnic Adoption Act of 1996; and other applicable federal and state laws, as well as their implementing regulations [including 45 Code of Federal Regulations (CFR) Parts 80, 84, and 91, 7 CFR Part 15, and 28 CFR Part 42], by ensuring that employment practices and the administration of public assistance and social services programs are nondiscriminatory, to the effect that no person shall because of ethnic group identification, age, sex, color, disability, medical condition, national origin, race, ancestry, marital status, religion, religious creed or political belief be excluded from participation in or be denied the benefits of, or be otherwise subject to discrimination under any program or activity receiving federal or state financial assistance; and HEREBY GIVE ASSURANCE THAT it will immediately take any measures necessary to effectuate this AGREEMENT.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal and state assistance; and THE SUBRECIPIENT HEREBY GIVES ASSURANCE THAT administrative methods/procedures which have the effect of subjecting individuals to discrimination or defeating the objectives of the California Department of Social Services (CDSS) Manual of Policies and Procedures (MPP) Chapter 21, will be prohibited.

BY ACCEPTING THIS ASSURANCE, the SUBRECIPIENT agrees to compile data, maintain records and submit reports as required, to permit effective enforcement of the aforementioned laws, rules and regulations and permit authorized CDSS and/or federal government personnel, during normal working hours, to review such records, books and accounts as needed to ascertain compliance. If there are any violations of this assurance, CDSS shall have the right to invoke fiscal sanctions or other legal remedies in accordance with Welfare and Institutions Code section 10605, or Government Code section 11135-11139.5, or any other laws, or the issue may be referred to the appropriate federal agency for further compliance action and enforcement of this assurance.

THIS ASSURANCE is binding on the SUBRECIPIENT directly or through contract, license, or other provider services, as long as it receives federal or state assistance.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Subrecipient's Signature

4164 Brockton Avenue, Suite A  
Riverside, CA 92501

\_\_\_\_\_  
Address of Vendor/Recipient  
(08/13/01)

CR50-Vendor Assurance of Compliance

**EXHIBIT “E”**  
2076A and 2076B

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE  
**SUBRECIPIENT PAYMENT REQUEST**

To: Housing Authority of  
Riverside County  
3403 10<sup>th</sup> Street, Suite 300  
Riverside, CA 92501

From: \_\_\_\_\_  
Remit to Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Sub recipient Name  
\_\_\_\_\_  
Sub recipient Number

Total amount requested \_\_\_\_\_ for the period of \_\_\_\_\_ 20 \_\_\_\_\_

Select Payment Type(s) Below:

- |   |  |
|---|--|
| <input type="checkbox"/> Advance Payment<br>(if allowed by Contract/MOU) \$ _____           | <input type="checkbox"/> Actual Payment \$ _____<br>(Same amount as 2076B if needed) |
| <input type="checkbox"/> Unit of Service Payment \$ _____<br>_____ # of Units) X (\$) _____ | _____ # of Units) X (\$) _____   |
| _____ # of Units) X (\$) _____  | _____ # of Units) X (\$) _____   |

Any questions regarding this request should be directed to: \_\_\_\_\_  
Name Phone Number

I hereby certify under penalty of perjury that to the best of my knowledge the above is true and correct

\_\_\_\_\_  
Authorized Signature Title Date

**FOR COUNTY USE ONLY (DO NOT WRITE BELOW THIS LINE)**

Business Unit (5)	Purchase Order # (10)	Invoice #
Account (6)	Amount Authorized	
Fund (5)	If amount authorized is different from amount request, please explain:	
Dept. ID (10)	_____	_____
Program (5)	Program (if applicable)	Date
Class (10)	Management Reporting Unit	Date
Project/Grant (15)	Contracts Administration Unit	Date
Vendor Code (10)	General Accounting Section	Date



Housing Authority of the County of Riverside Forms

Mailing Instructions: When completed, these forms will summarize all of your claims for payment. Your Claims Packet will include invoices, payroll verification, and copies of canceled checks attached, receipts, bank statements, sign-in sheets, daily logs, mileage logs, and other back-up documentation needed to comply with Contract/MOU.

Mail Claims Packet to address shown on upper left corner.  
[see method, time, and schedule/condition of payments].  
(Please type or print information on all Forms.)

### SUBRECIPIENT PAYMENT REQUEST

"Remit to Name"

The legal name of your agency.

"Address"

The remit to address used when this contract was established for your agency. All address changes must be submitted for processing prior to use.

"SUBRECIPIENT Name"

Business name, if different than legal name (if not leave blank).

"Contract Number"

Can be found on the first page of your contract.

"Amount Requested"

Fill in the total amount and billing period you are requesting payment for.

"Payment Type"

Check the box and enter the dollar amount for the type(s) of payment(s) you are requesting payment for.

"Any questions regarding..."

Fill in the name and phone number of the person to be contacted should any questions arise regarding your request for payment.

"Authorized Signature, Title, and Date (SUBRECIPIENT's)

Self-explanatory (required). Original Signature needed for payment.

EVERYTHING BELOW THE THICK SOLID LINE IS FOR COUNTY USE ONLY AND SHOULD BE LEFT BLANK.

## EXHIBIT "A"

## LEGAL DESCRIPTION OF PROPERTY

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

THE REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE), 80 FEET WESTERLY FROM THE NORTHEASTERLY CORNER OF BLOCK 8, RANGE 11, TOWN OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF WALNUT STREET (NOW BROCKTON AVENUE), 98 FEET;

THENCE AT A RIGHT ANGLE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE), 50 FEET;

THENCE AT A RIGHT ANGLE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF WALNUT STREET (NOW BROCKTON AVENUE), 98 FEET TO THE SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE);

THENCE EASTERLY, ON SAID SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE), 50 FEET, TO THE POINT OF BEGINNING.

**EXHIBIT "F"**  
**COVENANT AGREEMENT**

NO FEE FOR RECORDING PURSUANT  
TO GOVERNMENT CODE SECTION 6103  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of Riverside  
3403 10th Street, Suite 300  
Riverside, CA 92501  
Attn: Carrie Harmon

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 214-292-010

**COVENANT AGREEMENT**

This COVENANT AGREEMENT ("COVENANT AGREEMENT") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2021 by and between the HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public entity, corporate and politic, ("COUNTY"), and YOUNG SCHOLARS FOR ACADEMIC EMPOWERMENT dba TRUEEVOLUTION, INC., a California nonprofit corporation ("SUBRECIPIENT"), on behalf of itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof. COUNTY and SUBRECIPIENT are individually referred to herein as a "Party" and collectively referred to herein as the "Parties."

**RECITALS**

**WHEREAS**, the City of Riverside ("CITY") administers Housing Opportunities for Persons With AIDS (HOPWA) funds funded under Subtitle D of Title VIII of the Cranston-Gonzalez National Affordable Housing Act, Pub. L. 101-625, 42 12901-12912 ("Act"); and

**WHEREAS**, the City awarded the COUNTY HOPWA funds and entered into an agreement dated June 25, 2015, which was subsequently amended on August 13, 2015 and February 9, 2017

respectively (collectively, "SUBRECIPIENT AGREEMENT"), under which the COUNTY agreed to use HOPWA funds to provide services and housing to HOPWA eligible households; and

**WHEREAS**, HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition; rehabilitation; or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness; and

**WHEREAS**, the COUNTY desires to use HOPWA funding received from the CITY and contract with SUBRECIPIENT to provide housing for individuals living with HIV/AIDS that are eligible under the HOPWA program and consistent with the Act, which include the housing needs of persons with acquired immunodeficiency syndrome and families of such persons; and

**WHEREAS**, COUNTY, cities, counties, and nonprofit organizations may use HOPWA funds to provide housing for HOPWA participants; and

**WHEREAS**, SUBRECIPIENT is a nonprofit organization and the owner of that certain real property known as 4132 University Ave, Riverside, CA 92501, and legally described in the Legal Description attached hereto and incorporated herein as Exhibit "A" ("PROPERTY"); and

**WHEREAS**, to assist in addressing the immediate emergency needs of homeless households suffering from HIV/AIDS in the County of Riverside, the Parties entered into that certain Subrecipient Agreement for the 2020 Housing Opportunities for Persons with AIDS (HOPWA) Program ("SUBRECIPIENT AGREEMENT") on \_\_\_\_\_, 2021, wherein, COUNTY granted SUBRECIPIENT up to \$1,000,000.00 in HOPWA funds ("HOPWA GRANT") to be used to pay for capital improvements to the PROPERTY as more fully described in the SUBRECIPIENT AGREEMENT; and

**WHEREAS**, pursuant to the SUBRECIPIENT AGREEMENT, in consideration for the grant of HOPWA funds, SUBRECIPIENT agreed to be bound by the covenants, conditions, and restrictions set forth in a covenant agreement; and

**WHEREAS**, to memorialize SUBRECIPIENT's obligation, among other things, to make the capital improvements to the PROPERTY, retain title to the PROPERTY, use the PROPERTY, maintain the PROPERTY, pay all taxes, assessments, encumbrances, charges, and liens on the PROPERTY, not discriminate, insure the PROPERTY, and indemnify the COUNTY as more fully described in this COVENANT AGREEMENT, as set forth below; and

**WHEREAS**, capitalized terms not defined here in this COVENANT AGREEMENT shall have the meanings ascribed to them in the SUBRECIPIENT AGREEMENT;



**NOW THEREFORE**, in consideration of the mutual covenants and agreements contained in this COVENANT AGREEMENT, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SUBRECIPIENT, on behalf of itself and its successors, assigns, and each successor in interest to the PROPERTY or any part thereof, hereby declares, covenants, agrees, and restricts the PROPERTY as follows:

1. **INCORPORATION OF RECITALS.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that the above recitals are true and correct and are hereby made part of this COVENANT AGREEMENT.

2. **DEFINITIONS.** When used in this COVENANT AGREEMENT, the following capitalized terms shall have the respective meanings assigned to them.

a. "Adjusted Income" means the total anticipated annual income of all persons in a household as defined under the Section 8 Housing Assistance Payment programs in 24 CFR 5.609 and calculated pursuant to 24 CFR 5.611, as further referenced in 24 CFR 574.310(d)(1).

b. "HOPWA" means the Housing Opportunities for Persons with AIDS program pursuant to the AIDS Housing Opportunity Act (42 USC 12901, et seq.), as amended by the Housing and Community Development Act of 1992 (42 USC 5301, et seq.).

c. "HOPWA Eligible Household" means a qualified Low Income Household that includes at least one Eligible Person as set forth in 24 CFR 574.3, as may be amended from time to time.

d. "Eligible Person" means a person with acquired immunodeficiency syndrome or related diseases who is a low-income individual, as defined in this section, and the person's family. A person with AIDS or related diseases or a family member regardless of income is eligible to receive housing information services, as described in 24 CFR § 574.300(b)(1). Any person living in proximity to a community residence is eligible to participate in that residence's community outreach and educational activities regarding AIDS or related diseases, as provided in § 574.300(b)(9).

e. "HOPWA Regulations" means the regulations governing the use of HOPWA funds as set forth in 24 CFR Part 574 et seq.

f. "HOPWA Term Rent" means the maximum allowable rent for a HOPWA Unit pursuant to Section 2.4(a) below.

g. "HOPWA Unit" means the one (1) unit restricted to occupancy by a HOPWA Eligible Household, also referred to herein as the PROPERTY.

h. "HUD" means the United States Department of Housing and Urban Development.

i. "Median Income" means the median family income of a geographic area of the state as published from time to time by HUD. In the event that such income determinations are no longer published, the state provides income determinations which are reasonably similar with respect to methods of calculation to those previously published by HUD.

j. "Tenant" means a HOPWA Eligible Household legally occupying the PROPERTY.

k. "Low Income Households" or "Low Income" means any individual or family whose incomes do not exceed 80 percent of the median income for the area, as determined by the Secretary of Housing and Urban Development, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 percent of the median income for the area if the Secretary finds that such variations are necessary because of prevailing levels of construction costs or unusually high or low family incomes, in accordance with section 853(3) of the AIDS Housing Opportunity Act (42 U.S.C. 12902).

3. **TERM.** For a period of ten (10) years commencing with the recordation of the Notice of Completion in the Official Records for the PROPERTY ("Term" or "HOPWA Term") the SUBRECIPIENT, its successors and assigns, shall maintain the PROPERTY to provide housing to Low Income HOPWA Eligible Households in accordance with the terms of this Declaration, the SUBRECIPIENT Agreement, the Act, HUD regulations, HOPWA regulations, and applicable federal, state and local laws.

4. **OCCUPANCY REQUIREMENTS.** During the HOPWA Term, SUBRECIPIENT shall ensure that the PROPERTY is occupied by, or if vacant, available for occupancy by Low Income Households, who are also HOPWA-Eligible Households.

5. **TERMINATION OF OCCUPATION.** Upon termination of occupancy of a HOPWA Unit by a Tenant, such unit will be deemed to be continuously occupied by a HOPWA Eligible Household if termination occurs during the HOPWA Term, and by a household of the same income level as the vacating Tenant, until such HOPWA Unit is reoccupied, at which time the character of the HOPWA Unit will be determined to meet the occupancy requirements herein.

6. **INCOME CERTIFICATION.**

a. SUBRECIPIENT shall obtain, complete and maintain on file, immediately prior to initial occupancy and annually thereafter, income certifications from each Tenant occupying any HOPWA Unit.

b. During the HOPWA Term, SUBRECIPIENT shall confirm and maintain on file, immediately prior to initial occupancy or annually thereafter, a certification that the HOPWA Unit is occupied by a HOPWA Eligible Household.

7. **RECORDS**. SUBRECIPIENT shall maintain complete, accurate and current records pertaining to the PROPERTY, which include records pertaining to application, income, and household size of Tenant. SUBRECIPIENT shall retain copies of all materials obtained or produced with respect to occupancy of PROPERTY for a period of at least five (5) years.

8. **HOPWA RECORD REQUIREMENTS**. For the period of the HOPWA Term, all records maintained by SUBRECIPIENT shall be (i) maintained in compliance with all applicable HUD records and accounting requirements (including those set out in 24 CFR 574.450 and 24 CFR 574.530), and (ii) open to and available for inspection and copying by HUD and its authorized representatives at reasonable intervals during normal business hours; provide however, records pertaining to Tenant income verification, and rents shall be subject to HUD inspection for five (5) years after expiration of the HOPWA Term.

9. **RESIDENTIAL USE**. The PROPERTY shall be operated for residential use only.

10. **MANAGEMENT RESPONSIBILITIES**. SUBRECIPIENT is responsible for all management functions with respect to the PROPERTY.

11. **NONDISCRIMINATION**.

a. SUBRECIPIENT shall not give preference to any particular class or group of persons in renting the PROPERTY, except to the extent that the PROPERTY is required to be leased to income eligible households and HOPWA-Eligible Households pursuant to this COVENANT AGREEMENT. SUBRECIPIENT herein covenants by and for SUBRECIPIENT, assigns, and all persons claiming under or through the SUBRECIPIENT, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, gender, gender identity, gender expression, marital status, national origin, source of income (e.g., SSI), ancestry, or disability, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the PROPERTY, nor shall SUBRECIPIENT or any person claiming under or through SUBRECIPIENT, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees,

sublessees, subtenants, or vendees of the PROPERTY or in connection with the employment of persons for the operation and management of PROPERTY. Notwithstanding the above, with respect to familial status, the above should not be construed to apply to housing for older persons as defined in Section 12955.9 of the Government Code and other applicable sections of the Civil Code as identified in Cal. Health & Safety Code 33050(b).

b. SUBRECIPIENT shall accept as Tenants, on the same basis as all other prospective Tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing housing program under Section 8 of the United States Housing Act, or its successor. SUBRECIPIENT shall not apply selection criteria to Section 8 certificate or voucher holders that is more burdensome than criteria applied to all other prospective Tenants, nor shall SUBRECIPIENT apply or permit the application of management policies or lease provision with respect to PROPERTY which have the effect of precluding occupancy of PROPERTY by such prospective Tenants.

12. **COMPLIANCE WITH PROGRAM REQUIREMENTS**

a. SUBRECIPIENT's actions with respect to the PROPERTY shall at all times be in full conformity with all requirements imposed on projects assisted under the HOPWA Program as contained in 42 USC Section 12901, et seq., 24 CFR Part 574, and other implementing rules and regulations.

b. During the HOPWA term, SUBRECIPIENT shall comply with the following for HOPWA Eligible Households:

i) ensure the confidentiality of the name of any HOPWA Eligible Household receiving assistance through this project pursuant to 24 CFR 574.440; and

ii) ensure that the PROPERTY meets the Housing Quality Standards pursuant to 24 CFR 574.310(b) through the Term.

13. **COVENANTS TO RUN WITH THE LAND.** COUNTY and SUBRECIPIENT hereby declare their express intent that the covenants and restrictions set forth in this COVENANT AGREEMENT shall run with the land, and shall bind all successors in title to the PROPERTY; provided, however, that on the expiration of the Term of this COVENANT AGREEMENT, said covenants and restrictions shall expire. Each and every contract, deed or other instrument hereafter executed covering or conveying the PROPERTY or any portion thereof, shall be held conclusively to have been executed, delivered and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed or other instrument.

14. **HUD Waivers.** If HUD grants the CITY a waiver of the minimum use requirements imposed by the Act and HUD regulations, HUD may authorize the CITY, its successors and assigns to convert the use of the building or structure for the benefit of low-income persons as that term is defined under section 853(3) of the Act. Upon expiration of the period during which the SUBRECIPIENT is obligated to operate the PROPERTY in accordance with the SUBRECIPIENT Agreement, this COVENANT AGREEMENT shall terminate and shall no longer be effective.

15. **HUD Approval.** HUD, acting by and through a duly authorized official, may approve such action as may be necessary to allow the transfer, conveyance, assignment, lease, mortgage, or encumbrance of the PROPERTY, or to accomplish the acts described above.

16. **TRANSFER OF THE PROPERTY.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that SUBRECIPIENT, and its successors and assigns, shall retain title to the PROPERTY and not Transfer the PROPERTY or any portion thereof, without the written approval of COUNTY, in its sole discretion. The term "Transfer" used herein shall mean the sale, assignment, conveyance, lease or transfer, voluntary or involuntary, of any interest in the PROPERTY, including the financing or refinancing of the PROPERTY. Any Transfer of the PROPERTY shall be memorialized in an assignment and assumption agreement the form and substance of which have been first approved in writing by the COUNTY in its sole discretion. Such assignment and assumption agreement shall, among other things, provide that the transferee has assumed in writing and in full, and is reasonably capable of performing and complying with SUBRECIPIENT's duties and obligations under the SUBRECIPIENT AGREEMENT and this COVENANT AGREEMENT, provided, however, unless otherwise agreed to by the COUNTY in writing, SUBRECIPIENT shall not be released of its obligations under the SUBRECIPIENT AGREEMENT and this COVENANT AGREEMENT. Should SUBRECIPIENT, or its successors and assigns, Transfer the PROPERTY or any portion thereof, without the written approval of COUNTY, in its sole discretion, then SUBRECIPIENT, and its successors and assigns, shall be required to pay to the COUNTY an amount equal to the current market value of the PROPERTY less any portion of the value attributable to expenditures of non-HOPWA funds for the acquisition of, or improvement to, the PROPERTY.

17. **TAXES, ASSESSMENTS, ENCUMBRANCES, CHARGES, AND LIENS.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that SUBRECIPIENT, and its successors and assigns, shall pay before delinquency all taxes and assessments affecting said

PROPERTY, when due, and all encumbrances, charges and liens, with interest, on said PROPERTY or any part thereof. Should SUBRECIPIENT, and its successors and assigns, fail to make any payment or to do any act herein provided, then the COUNTY or its designee shall have the right but not the obligation to do so and upon written notice to or demand upon SUBRECIPIENT, and its successors and assigns, and without releasing SUBRECIPIENT, and its successors and assigns, from any obligation hereof, make or do the same in such manner and to such extent as COUNTY may deem necessary to satisfy such delinquency. The cost borne by the COUNTY from such payment, shall become a charge, which SUBRECIPIENT, and its successors and assigns, shall promptly pay upon demand and, if unpaid after fifteen (15) days, shall be assessed as a lien against the PROPERTY with interest at the highest rate permitted by law.

18. **INSURANCE.** Without limiting or diminishing SUBRECIPIENT's, its successors', assigns', and each successor in interest to the PROPERTY's or any part thereof, obligation to indemnify or hold COUNTY harmless, SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that SUBRECIPIENT, and its successors and assigns, shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the Term of this COVENANT AGREEMENT.

a. **Property Insurance:** SUBRECIPIENT, and its successors and assigns, shall maintain property insurance and flood insurance on the PROPERTY, listing the COUNTY as Additional Insured for the Term of this COVENANT AGREEMENT. SUBRECIPIENT, and its successors and assigns, shall keep the improvements now existing or hereafter erected on the PROPERTY insured against loss by fire, hazards included within the term "extended coverage," and such other hazards, including floods or flooding. This insurance shall be maintained in the amount of the replacement value of the PROPERTY.

b. **Worker's Compensation Insurance.** If SUBRECIPIENT, or its successors and assigns, have employees as defined by the State of California, SUBRECIPIENT and its successors and assigns shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the COUNTY.

c. **Commercial General Liability Insurance.** Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability,

products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of SUBRECIPIENT's performance of its obligations hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this COVENANT AGREEMENT or be no less than two (2) times the occurrence limit.

d. Vehicle Liability Insurance. If vehicles or mobile equipment are used in the performance of the obligations under the SUBRECIPIENT AGREEMENT or this COVENANT AGREEMENT, then SUBRECIPIENT, and its successors and assigns, shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this COVENANT AGREEMENT or be no less than two (2) times the occurrence limit. Policy shall name the COUNTY as Additional Insured.

e. All Risk Builder's Insurance: SUBRECIPIENT, and its successors and assigns, shall cause its Contractor(s) to procure all risk builder's insurance for the duration of the WORK to be performed to the PROPERTY. Contractor(s) shall provide a policy of builder's all risk (course of construction) insurance coverage including (if the WORK is located in an earthquake or flood zone or if required on financed or bond financing arrangements) coverage for earthquake and flood, covering the SUBRECIPIENT, Contractor and every subcontractor, of every tier, for the duration of the WORK to be performed to the PROPERTY, including property to be used in the construction of the WORK while such property is at off-site storage locations or while in transit or temporary off-site storage. Such policy shall include, but not be limited to, coverage for fire, collapse, faulty workmanship, debris removal, expediting expense, fire department service charges, valuable papers and records, trees, grass, shrubbery and plants. If scaffolding, falsework and temporary buildings are insured separately by the Contractor(s) or others, evidence of such separate coverage shall be provided to SUBRECIPIENT, and its successors and assigns, prior to the start of the WORK. Such policy shall be written on a completed value form. Such policy shall also provide coverage for temporary structures (on-site offices, etc.), fixtures, machinery and equipment being installed as part of the WORK. Contractor(s) shall be responsible for any and all deductibles under such policy. Upon request by COUNTY, SUBRECIPIENT, and its successors and assigns, shall cause its Contractor(s) to declare all terms, conditions, coverages and limits of such policy.

f. Professional Liability: If applicable, SUBRECIPIENT, and its successors and assigns, shall cause its Contractor(s) to procure and maintain Professional Liability Insurance providing coverage for the Contractor's performance of WORK included within the SUBRECIPIENT AGREEMENT, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. If Contractor's Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the Term of this COVENANT AGREEMENT and SUBRECIPIENT shall cause Contractor(s) to purchase at its sole expense either 1) an Extended Reporting Endorsement (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to the date of, or prior to, the inception of this COVENANT AGREEMENT; or 3) demonstrate through Certificates of Insurance that Contractor has maintained continuous coverage with the same or original insurer. Coverage provided under items; 1), 2), or 3) shall continue as long as the law allows.

g. General Insurance Provisions – All Lines.

i) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by the COUNTY Risk Manager. If the COUNTY Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

ii) The SUBRECIPIENT, and its successors and assigns, must declare its insurance self-insured retentions for each coverage required herein. If such self-insured retentions exceed \$500,000 per occurrence each such retention shall have the prior written consent of the COUNTY Risk Manager. Upon notification of self-insured retention unacceptable to COUNTY, and at the election of the COUNTY Risk Manager, SUBRECIPIENT's carriers shall either: (a) reduce or eliminate such self-insured retention, or (b) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

iii) SUBRECIPIENT, and its successors and assigns, shall cause its insurance carrier(s) to furnish the COUNTY with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in writing by the COUNTY Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant



of the insurance carrier(s) that thirty (30) calendar days written notice shall be given to the COUNTY prior to any material modification, cancellation, expiration or reduction in coverage of such insurance.

iv) It is understood and agreed to by the Parties hereto that SUBRECIPIENT's, its successors' and assigns', insurance shall be construed as primary insurance, and COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-insured programs shall not be construed as contributory.

v) If, during the Term of this COVENANT AGREEMENT or any extension thereof, there is a material change in the WORK; or, there is a material change in the equipment to be used in the performance of the WORK; or, the Term of this COVENANT AGREEMENT, including any extensions thereof, exceeds five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this COVENANT AGREEMENT, if in the COUNTY Risk Manager's reasonable judgment, the amount or type of insurance carried by the SUBRECIPIENT, and its successors and assigns, has become inadequate.

vi) SUBRECIPIENT, and its successors and assigns, shall pass down the insurance obligations contained herein to all tiers of subcontractors, including Contractor(s), working under the SUBRECIPIENT AGREEMENT or on the PROPERTY.

vii) The insurance requirements contained in this COVENANT AGREEMENT may be met with a program(s) of self-insurance acceptable to the COUNTY.

viii) SUBRECIPIENT, and its successors and assigns, agree to notify COUNTY in writing of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of the COVENANT AGREEMENT.

19. **HOLD HARMLESS AND INDEMNIFICATION.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that SUBRECIPIENT, and its successors and assigns, shall indemnify and hold harmless the COUNTY and its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Commissioners, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as Indemnitees) from any liability, action, claim, or damage whatsoever, based or asserted upon any acts, omissions and/or services of SUBRECIPIENT (or its successors and assigns), its officers, employees, subcontractors, agents, or representatives arising out of or in any way relating to the SUBRECIPIENT AGREEMENT or this COVENANT AGREEMENT, including but not limited to property damage, bodily injury, or death, or any other element of any kind or nature. SUBRECIPIENT,

and its successors and assigns, shall defend, at its sole expense, including all costs and fees (including, but not limited to, attorney fees, cost of investigation, defense and settlements or awards), the Indemnitees in any claim or action based upon such alleged acts, omissions, or services. With respect to any action or claim subject to indemnification herein by SUBRECIPIENT, and its successors and assigns, SUBRECIPIENT, and its successors and assigns, shall, its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes SUBRECIPIENT's, its successors' and assigns', indemnification to Indemnitees as set forth herein. SUBRECIPIENT's, its successors' and assigns', obligation hereunder shall be satisfied when SUBRECIPIENT, and its successors and assigns, have provided to COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action or claim involved. The specified insurance limits required in this COVENANT AGREEMENT shall in no way limit or circumscribe SUBRECIPIENT's, its successors' and assigns' obligations to indemnify and hold harmless the Indemnitees herein from third party claims. The indemnification and hold harmless obligations set forth herein shall survive the termination and expiration of this COVENANT AGREEMENT.

20. **NOTICES**. Formal notices, demands, and communications between the Parties shall be sufficiently given if, and shall not be deemed given unless, dispatched by registered or certified mail, postage repaid, return receipt requested, or delivered by express delivery service, return receipt requested, or delivered personally, to the principal office of the Parties as follows:

COUNTY

SUBRECIPIENT

Housing Authority

TruEvolution

3403 10<sup>th</sup> Street, Suite 300

4164 Brockton Avenue, Suite A

Riverside, CA 92501

Riverside, CA 92501

Such written notices, demands, and communications may be sent in the same manner to such other addresses as the affected Party may from time to time designate by mail as provided in this Section. Receipts shall be deemed to have occurred on the date shown on a written receipt as the date of delivery or refusal of delivery (or attempted delivery if undeliverable).

21. **REMEDIES**. COUNTY shall have the right, in the event of any breach of any agreement or covenant set forth in this COVENANT AGREEMENT, to exercise all available rights

and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant. The remedies provided for any breach of any agreement or covenant set forth in this COVENANT AGREEMENT shall be deemed cumulative, and none of such remedies shall be deemed exclusive.

22. **NOTICE AND OPPORTUNITY TO CURE.** COUNTY shall give SUBRECIPIENT, and its successors and assigns, notice of such default pursuant to section 10 above. SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that any monetary default shall be cured within ten (10) days of delivery of written notice. Except as otherwise set forth herein, if a non-monetary default is reasonably capable of being cured within thirty (30) days of delivery of written notice, SUBRECIPIENT, and its successors and assigns, shall have such period to effect a cure prior to exercise of remedies by COUNTY. If the non-monetary default is such that it is not reasonably capable of being cured within thirty (30) days of delivery of written notice, and SUBRECIPIENT, and its successors and assigns, (a) initiates corrective action within said period, and (b) diligently, continually, and in good faith works to effect a cure as soon as possible, then SUBRECIPIENT, and its successors and assigns, shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by the COUNTY; but in no event no later than ninety (90) days from delivery of such written notice.

If a violation of any of the covenants or provisions of this COVENANT AGREEMENT remains uncured after the respective time period set forth in this section, COUNTY and its successors and assigns, without regard to whether COUNTY or its successors and assigns is an owner of any land or interest therein to which these covenants relate, may institute and prosecute any proceedings at law or in equity to abate, prevent or enjoin any such violation or attempted violation or to compel specific performance by SUBRECIPIENT, and its successors and assigns, of its obligations hereunder. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of the COUNTY to enforce the provisions hereof or to obtain relief against or recover for the continuation or repetition of such breach or violations or any similar breach or violation hereof at any later time.

23. **SENIOR POSITION OF COVENANT AGREEMENT.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that this COVENANT AGREEMENT shall be

recorded in the first position senior to all liens and encumbrances against the PROPERTY, other than those expressly agreed to by COUNTY in writing.

24. **TRANSFER OF THE COVENANT AGREEMENT.** As set forth in the SUBRECIPIENT AGREEMENT, COUNTY and SUBRECIPIENT agree that SUBRECIPIENT may transfer the terms and conditions of this COVENANT AGREEMENT to another property with the prior written consent of the COUNTY, which consent shall not be unreasonably withheld, conditioned, or delayed.

25. **MODIFICATIONS OR AMENDMENTS.** This COVENANT AGREEMENT shall be modified or amended only by a written amendment signed by the duly authorized and empowered representatives of both the COUNTY and SUBRECIPIENT, and its successors and assigns.

26. **GOVERNING LAW; VENUE; SEVERABILITY.** This COVENANT AGREEMENT shall be governed by the laws of the State of California. Any legal action related to the performance or interpretation of this COVENANT AGREEMENT shall be filed only in the Superior Court of the State of California located in Riverside, California, and the Parties waive any provision of law providing for a change of venue to another location. In the event any provision in this COVENANT AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

27. **BINDING EFFECT.** This COVENANT AGREEMENT shall bind and inure to the benefit of the respective heirs, successors and assigns of the Parties.

28. **ACCESS TO PROPERTY.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that representatives of the COUNTY shall have the right of access to the PROPERTY, upon 24 hours' written notice to SUBRECIPIENT, and its successors and assigns, (except in the case of an emergency, in which COUNTY shall provide such notice as may be practical under the circumstances), without charges or fees, during normal business hours to inspect the PROPERTY and confirm SUBRECIPIENT, and its successors and assigns, are complying with their obligations in accordance with the SUBRECIPIENT AGREEMENT and this COVENANT AGREEMENT.

29. **MONITORING.** SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that SUBRECIPIENT, and its successors and assigns, shall annually report to the COUNTY, in writing, confirming that they continue to retain title to the PROPERTY, have not Transferred the PROPERTY,

providing evidence of insurance, providing evidence of the payment of taxes, and any and all other information reasonably requested by the COUNTY to ensure compliance with the terms of the SUBRECIPIENT AGREEMENT and this COVENANT AGREEMENT. Within fifteen (15) days of a written request from the COUNTY, SUBRECIPIENT, and its successors and assigns, shall respond with all information requested to allow the COUNTY to complete its monitoring responsibilities under the terms of this COVENANT AGREEMENT. Failure to completely and timely comply with requests shall be deemed a material default under the terms of this COVENANT AGREEMENT.

30. **COUNTERPARTS**. This COVENANT AGREEMENT may be signed by the different Parties hereto in counterparts, each of which shall be an original, but all of which together shall constitute one and the same agreement.

31. **NON-LIABILITY OF THE COUNTY**. SUBRECIPIENT covenants and agrees for itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, that in no event shall the COUNTY become in any way liable or obligated to the SUBRECIPIENT, or its successors and assigns, by reason of its rights set forth in this COVENANT AGREEMENT for the COUNTY's failure to exercise any such rights set forth herein.

32. **ENTIRE AGREEMENT**. This COVENANT AGREEMENT and the SUBRECIPIENT AGREEMENT sets forth and contains the entire understanding and agreement of the Parties hereto. There are no oral or written representations, understandings, or ancillary covenants, undertakings or agreements, which are not contained or expressly referred to within this COVENANT AGREEMENT, and the SUBRECIPIENT AGREEMENT, including all amendments and modifications to the SUBRECIPIENT AGREEMENT.

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(SIGNATURES ON THE NEXT PAGE)

IN WITNESS WHEREOF, COUNTY and SUBRECIPIENT, on behalf of itself, its successors and assigns and every successor in SUBRECIPIENT's interest in the PROPERTY or any part thereof, have executed this COVENANT AGREEMENT as of the dates written below.

COUNTY:

SUBRECIPIENT:

HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE, a public entity  
Corporate and politic

Young Scholars for Academic Empowerment, dba  
TruEvolution Inc.,  
a nonprofit public benefit corporation

By: \_\_\_\_\_  
Heidi Marshall, Executive Director

By: \_\_\_\_\_  
Gabriel Maldonado, Chief Executive Officer

Date: \_\_\_\_\_


Date: \_\_\_\_\_

(Above signatures need to be notarized)

APPROVED AS TO FORM:

GREGORY P. PRIAMOS

County Counsel

By:  \_\_\_\_\_  
Amrit P. Dhillon  
Deputy County Counsel

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

THE REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE), 80 FEET WESTERLY FROM THE NORTHEASTERLY CORNER OF BLOCK 8, RANGE 11, TOWN OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY;

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF WALNUT STREET (NOW BROCKTON AVENUE), 98 FEET;

THENCE AT A RIGHT ANGLE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE), 50 FEET;

THENCE AT A RIGHT ANGLE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF WALNUT STREET (NOW BROCKTON AVENUE), 98 FEET TO THE SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE);

THENCE EASTERLY, ON SAID SOUTHERLY LINE OF EIGHTH STREET (NOW UNIVERSITY AVENUE), 50 FEET, TO THE POINT OF BEGINNING.