



Lake County Continuum of Care Executive Committee Meeting

November 6, 2025

3:30 p.m.

Minutes

The Lake County Continuum of Care Executive Committee meets the first Thursday of each month, at 3:30 p.m. at 1152 S Main St, Lakeport California, and Hope Center 3400 Emerson St, Clearlake, CA 95422.

Per the Brown Act, all Lake County Continuum of Care Executive Committee Voting Members are required to attend in person.

The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Continuum of Care Executive Committee meeting should be made in writing to the Secretary of the Executive Committee at least 48 hours prior to the meeting.

For the Agenda Packet, please visit our website at www.lakecoc.org

Virtual Meeting Information:

[Join the meeting now](#)

Meeting ID: 283 070 466 171

Passcode: TZ6rW9wg

Dial in by phone

[+1 972-581-9848,,56661269#](#) United States, Renner

[Find a local number](#)

Phone conference ID: 566 612 69#

Lake County Continuum of Care Vision Statement – The Lake County Continuum of Care is a coordinating group that aligns resources to facilitate solutions to end homelessness in Lake County.

In connection with any actual, possible, or perceived conflict of interest, an interested party must disclose the existence of the financial interest and be given the opportunity to disclose all material facts to the CoC Board.

1.1 Roll Call

Voting Executive Committee Member	In Person	On Zoom	Absent
Chair – Bruno Sabatier	X		
Vice Chair – Doreen Gillmore	X		
Lived Experience Chair – Dustin Lawson	X		
Lived Experience Youth Chair – Willow Nunez		X	
HMIS/CES Chair – Heather Frawley			X
Interfaith Chair – James Murdock	X		
Performance Review Chair – Bruno Sabatier			
Point in Time Chair – Shannon Kimbell-Auth	X		
Strategic Planning Chair – Ana Santana	X		
Government Official Chair – Brad Rasmussen			X
Public Housing Authority Chair – Rachel Parsons			X
Secretary - Melissa Kopf (non-voting)		X	
Administrative Entity - Scott Abbott	X		
Quorum Met	Y		

1.2 Additions or Changes to the Agenda – Change the date of the meeting, August 7, 2025, at the beginning of the agenda to November 6, 2025

1.3 Approval of October 2, 2025, Minutes:

1.3.1 Motion to approve October 2, 2025, meeting minutes as amended per 1.2 by Bruno Sabatier

1.3.2 Second by Ana Santana

1.3.3 Voting – Bruno Sabatier, Yes, Doreen Gilmore, Yes, Dustin Lawson, Yes, Willow Nunez, Yes, James Murdock, Yes, Shannon Kimbell Auth, Yes.

1.3.4 Motion Passes

1.4 Conflict of Interest Statement: Statement about recusing yourself if there is a real or perceived conflict provided by

2. Public Comments

2.1 Open for Public Comments – 3 Minutes Each

3. Monthly Financial Review

4. Executive Reports/Action Items

4.1 Action Items Update: None

4.2 Contract Approval - None

4.3 Letter of Support – Adventist Health Clear Lake presented by Bruno Sabiater.

4.3.1 Discussion on the letter of support and what it is for.

4.4 Homeless Housing Assistance and Prevention Round 5 RFP Recommendation

4.4.1 Motion to the Grant Selection Working Group Recommendation to send out a Request for Proposal for HHAP Round 5 funding of \$370,000.00 for shelter beds in the South Shore by Ana Santana

4.4.2 Second by Shannon Kimbell-Auth

4.4.3 Voting – Bruno Sabiater, Yes, Doreen Gilmore, Yes, Dustin Lawson, Yes, Willow Nunez, Yes, James Murdock, Yes, Shannon Kimbell Auth, Yes.

4.4.4 Motion Passes

4.5 Encampment Resolution Funding Street Outreach

4.5.1 LCBHS Street Outreach Proposal presented at the General Meeting. Bruno Sabatier will bring the proposal to the County Council to make sure we are legally able to bypass the RFP process. If the County Council agrees, we will be legally able to bypass the RFP process, and the \$110,000.00 will be provided to LCBHS for street outreach.

4.5.1.1 Motion to approve Encampment Resolution Funding Street Outreach if approved by County Council LCBHS Proposal by Shannon Kimbell Auth.

4.5.1.2 Second by Ana Santana

4.5.2 Voting – Bruno Sabiater, Yes, Doreen Gilmore, Yes, Dustin Lawson, Yes, Willow Nunez, Yes, James Murdock, Yes, Shannon Kimbell Auth, Yes.

4.5.3 Motion Passes

5. Adjournment 5:16



URGENT NEWS - Fw: FY 2025 HUD CoC NOFO Update - draft

From Melissa Kopf <Melissa.Kopf@lakecountycalifornia.gov>

Date Tue 12/9/2025 3:25 PM

Cc Bruno Sabatier <Bruno.Sabatier@lakecountycalifornia.gov>; Doreen Gilmore <doreengilmore59@gmail.com>

Bcc redroadmartan@comcast.net <redroadmartan@comcast.net>; rhoffman@lakecoecolorado.org <rhoffman@lakecoecolorado.org>; rayma@ah.org <rayma@ah.org>; bfalkenberg@lakecoecolorado.org <bfalkenberg@lakecoecolorado.org>; kfernandez@lcthc.org <kfernandez@lcthc.org>; Jolene Treadaway <treadawayj@redwoodcommunityservices.org>; lilyt@lakefrc.org <lilyt@lakefrc.org>; Kimbralee Guerra <guerrak@redwoodcommunityservices.org>; gorjezgyrl68@gmail.com <gorjezgyrl68@gmail.com>; gstanley9@icloud.com <gstanley9@icloud.com>; christyg@nijc.org <christyg@nijc.org>; gaustin@LCTHC.ORG <gaustin@LCTHC.ORG>; gabbygrant@me.com <gabbygrant@me.com>; gannous@ulusd.org <gannous@ulusd.org>; Holly Hana <hmasterson@lakecoecolorado.org>; HawleyC@redwoodcommunityservices.org <HawleyC@redwoodcommunityservices.org>; hollycj2021@gmail.com <hollycj2021@gmail.com>; Linda Hedstrom <lmhedstrom@sbcglobal.net>; Lauren Hyatt <Lauren.Hyatt@lakecountycalifornia.gov>; Leslie.Hagen3@usdoj.gov <Leslie.Hagen3@usdoj.gov>

Hello CoC and community members,

As Melissa notified you yesterday, HUD, under pressure of two lawsuits (National Association to End Homelessness v. HUD and State of Washington v. HUD), HUD has [withdrawn its FY2025 CoC NOFO](#). HUD argued before a joint hearing that the withdrawal has made the plaintiffs' arguments about the FY 2025 NOFO no longer relevant (moot). The Court characterized HUD's action as a "haphazard approach to administrative law" and "intentional chaos." The Court also affirmed that the harm created by the FY 2025 NOFO is "capable of repetition and evading review," meaning that the cases will continue (not moot), with a next hearing scheduled for Dec. 19. A few news articles that may give a sense of the situation include:

- [Rhode Island Current](#)
- [Reuters](#)
- [Politico](#)

While that mess is going on, there is one sentence in the withdrawal that has us concerned: "HUD anticipates reissuing a modified NOFO well in advance of the deadline for obligation of available Fiscal Year 2025 funds." HUD had originally said to meet that obligation previously, they had to do the accelerated timeline of this recent NOFO. That would seem to indicate it's possible the timeline may not change once the re-revised NOFO is reissued. At least that's what we're worried about. Here is our previous timeline, which is now on hold:

November 21, 2025 - LCCoC Press Release sent out to Lake County

November 26, 2025 - Application in Good Grants opens

November 27, 2025, and 28, 2025 – Thanksgiving Holiday, County Offices Closed

December 3, 2025 - Lake County CoC will hold a Q&A - *See CoC Website for TEAMS LINK*

December 9, 2025 – Renewal projects will submit a Lake County CoC project application template from eSNAPS in PDF format in Good Grants.

December 9, 2025 – New projects (CoC and DV Bonus projects) will submit a Lake County CoC project application template from eSNAPS in PDF format in Good Grants.

December 9, 2025 - Lake County CoC Local Competition is complete. Each project application template from eSNAPS must be submitted in e-snaps for final CoC review.

December 12, 2024 - Project Application Interviews will be held via TEAMS.

December 15, 2024 - The Lake County CoC Grant Selection Working Group will make recommendations to the Lake County CoC Executive Committee

December 15, 2025 – Each project applicant is notified in writing if their project is accepted, rejected, or reduced on the Lake County CoC Project Priority Listing.

December 22 – 26 – Winter Holiday, County Offices Closed

December 29, 2025 - All appeals must be submitted to Scott Abbott at scott.abbott@lakecountycal.gov

December 30, 2025 - Appeal Meeting at Special Lake County CoC Executive Committee Meeting at Lake County Behavioral Health Services.

December 30, 2026 – Web posting of the Tier 1 and Tier 2 scoring of CoC Executive Committee recommendations

January 1 - New Year's Day, County Offices Closed

January 10, 2026 – Consolidated Application web posting emailed to HUD and the CoC listserv.

January 14, 2026 - Application due in eSNAPS

As a result of this potentiality of an accelerated timeline, we want to do the following to be ready:

- We're going to keep Good Grants open so you can work on applications if you want to and get information entered in.
- When the revised NOFO is reissued, we will immediately notify you of what is different in this NOFO than the previous one and any other relevant information.
- You will then be able to go back into Good Grants and edit your application so you can submit it quicker and easier.

Hopefully this will work out, but our hands are thoroughly tied to whatever comes from HUD and these lawsuits. But we feel this is a safe approach to take just in case we have to go for an even more accelerated time line than we already had.

Sorry for this massive inconvenience. We feel it's worth the effort to continue to build on the funding we can receive from HUD. If/when we hear any updates that can affect this plan, we'll let you know.

Scott



Scott Abbott, M.S.
Program Manager – BHSA/MHSA and Housing
Lake County Behavioral Health Services
Administrative Entity for the Lake County
Continuum of Care
6302 Thirteenth Ave.
P.O. Box 1024
Lucerne, CA 95458
☎(707) 274-9101 Ext 26260
✉ (707) 489-9136
scott.abbott@lakecountyca.gov



“Our mission is to align programs and resources to facilitate solutions to end homelessness in our community. Through cross-sectional partnerships and shared resources, our team of dedicated organizations and individuals have a bold goal -- to end homelessness in Lake County.”

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Amendment #1 to the LCCF–LCCoC MOU (effective 08/07/2025)

Subject: Indemnification, Administrative/Indirect Cost Ownership, Procurement, and Governance Clarifications

A. Recitals (add to preamble)

This Amendment clarifies roles and safeguards related to LCCF’s authority to “apply, manage, and distribute grant funds” in support of the LCCoC Strategic Plan; the current “No Financial Obligations” clause; and the County/LCBHS role as lead administrative entity and signatory.

1) Scope & Limits of Authority

1.1 On-Behalf Authority (Grant Administration). LCCF’s authority to apply, manage, and distribute funds is limited to actions expressly authorized by the LCCoC Board consistent with the LCCoC Strategic Plan. LCCF shall not represent any project as a CoC initiative unless approved by the LCCoC Board in open session.

1.2 In-House vs. External Applications. LCCF will only pursue applications that the LCCoC/County determine are not feasible for in-house submission, as documented by the LCCoC Board or its designee (e.g., HHAP/HUD/HCD/HHIP/large private philanthropy).

1.3 Government Co-Sponsor Grants. For programs that require a governmental co-applicant (e.g., Homekey), the LCCoC shall designate the co-applicant by Board action prior to submission, and the co-applicant’s fiscal, legal, and program obligations shall be set in a separate, executed agreement.

2) Administrative/Indirect Costs – Ownership & Allocation

2.1 Definitions. “Administrative Costs/Indirect Costs” (Admin/IDC) include fiscal agent expenses, grants management, reporting, audit preparation, and compliance support budgeted in an award.

2.2 Budgeting & Ownership. Admin/IDC line items included in grant budgets are CoC resources, not property of any party. Ownership and control vest in the LCCoC, with fiscal oversight by LCBHS as lead administrative entity/signatory.

2.3 Allocation Plan. Prior to accepting an award, the parties shall adopt a written Admin/IDC Allocation Plan approved by the LCCoC Board.

2.4 Payment Conditions. No Admin/IDC reimbursements shall be made to any party absent: (a) the approved Allocation Plan; (b) documentation consistent with funder rules; and (c) LCBHS fiscal review/approval.

2.5 Changes. Any change to Admin/IDC allocations requires LCCoC Board approval and, if required by the funder, a formal budget modification.

3) Conflict of Interest & Recusal

3.1 Member Status. Because LCCF is a CoC member and a potential administrative partner, LCCF shall recuse from discussion/vote on matters creating a reasonable appearance of advantage.

3.2 Subaward Competitions. Where funds are to be re-granted, LCCF shall facilitate open, competitive processes approved by the LCCoC Board. LCCF may not submit as a competitor in competitions it administers.

4) Indemnification & Risk Transfer

4.1 Indemnification (LCCF → County/LCCoC). LCCF shall indemnify, defend, and hold harmless the County of Lake, LCBHS, the LCCoC, and their officers, employees, and agents from claims, liabilities, audit disallowances, or misuse of funds arising from LCCF's performance.

4.2 Insurance. LCCF shall maintain Commercial General Liability, Errors & Omissions, Directors & Officers, and Cyber/Data Liability coverage, naming County of Lake and LCCoC as additional insureds.

4.3 Survival. Indemnification and audit duties survive termination or expiration of the MOU.

5) Audit, Records, and Access

5.1 Records. LCCF shall maintain complete financial and program records for at least five (5) years after grant closeout.

5.2 Access. County/LCBHS, LCCoC, the funder, and auditors shall have timely access to records.

6) Data Privacy & Compliance

Where grants implicate protected information, LCCF shall execute any required Business Associate Agreement and comply with HIPAA/42 CFR Part 2 and relevant privacy rules.

7) Procurement & Subrecipient Management

7.1 Procurement. When LCCF procures goods/services with grant funds, it shall follow the funder's procurement standards (e.g., 2 CFR 200 for federal).

7.2 Subrecipient vs. Contractor. LCCF shall apply a subrecipient/contractor determination consistent with funder rules.

8) Communications & Representation

LCCF may not represent that a concept is an LCCoC initiative unless the LCCoC Board takes action in open session.

9) “No Financial Obligations” Clarification

Amend to read: “No Financial Obligations: This MOU does not create any financial obligations between the parties except as established by an LCCoC-approved award/budget and any accompanying Admin/IDC Allocation Plan.”

10) Term, Review, and Termination

Annual July review remains in effect. Add Termination for Convenience (30 days) and Termination for Cause (10 days to cure; immediate for egregious noncompliance).

Upon termination, LCCF shall transfer all records, balances, and in-process applications to the LCCoC/County.

11) Signatures & Effective Date

This Amendment is effective upon execution by LCCF, LCCoC, and County of Lake Behavioral Health (Lead Agency).

Lake County Community Foundation (LCCF)

Signature: _____

Annette Kamalon

Executive Director

Date: _____

Lake County Continuum of Care (LCCoC)

Signature: _____

Bruno Sabatier

Chair, Lake County Continuum of Care

Date: _____

COUNTY OF LAKE

CHAIR, Board of Supervisors

APPROVED AS TO FORM:

LLOYD GUINTIVANO
County Counsel

By: _____

Date: _____

ATTEST:

SUSAN PARKER
Clerk to the Board of Supervisors

By: _____

Date: _____

AGREEMENT BETWEEN COUNTY OF LAKE AND LAKE COUNTY
BEHAVIORAL HEALTH SERVICES AS LEAD AGENCY FOR THE
LAKE COUNTY CONTINUUM OF CARE AND CATHOLIC
CHARITIES OF NORTHWEST CALIFORNIA

This Agreement is made and entered into by and between the County of Lake, hereinafter referred to as “County,” and Catholic Charities of Northwest California, hereinafter referred to as “Contractor,” collectively referred to as the “parties.”

WHEREAS, the Lake County Continuum of Care (LCCoC) and Lake County Behavioral Health Services released a Request for Proposals (RFP) on July 7, 2025, announcing the availability of up to \$400,000 in Homeless Housing, Assistance and Prevention (HHAP) Round 3 and Housing and Homelessness Incentive Program (HHIP) funding to support Homelessness Prevention and Diversion services; and

WHEREAS, the RFP made available \$200,000 for Homelessness Prevention and \$200,000 for Homeless Diversion activities, to help stabilize households at imminent risk of homelessness through financial assistance, mediation, housing problem solving, and rapid connection to services; and

WHEREAS, Catholic Charities of Northwest California submitted a complete proposal in response to the RFP, demonstrating the capacity to provide Housing First-aligned Prevention and Diversion services, including financial assistance, landlord mediation, legal referrals, housing navigation, case management, CES participation, and HMIS data entry; and

WHEREAS, following competitive scoring, interview, and review, the Lake County Continuum of Care Executive Committee awarded funds to **Catholic Charities of Northwest California** and authorized issuance of a **Letter of Intent to Contract** for services through June 30, 2027; and

WHEREAS, the Parties desire to enter into this Agreement to formalize the roles, responsibilities, funding, reporting requirements, and compliance with HHAP, HHIP, Housing First, and State of California Department of Housing and Community Development (HCD) grant standards; and

WHEREAS, through this Agreement, Catholic Charities of Northwest California shall provide services that prevent the loss of housing, reduce entries into homelessness, and support long-term housing stability for residents of Lake County; and

NOW, THEREFORE, based on the forgoing recitals, the parties hereto agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to County the services described in the “Scope of Services” attached hereto and incorporated herein as Exhibit A at the time and place and in the

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manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibits A/B/C/D, the Agreement shall prevail.

2. TERM. This Agreement shall commence immediately after an applicant has been given a letter of intention, and shall terminate on June 30, 2027, unless earlier terminated as hereinafter provided. In the event County desires to temporarily continue services after the expiration of this Agreement, such continuation shall be deemed on a month-to-month basis, subject to the same terms, covenants, and conditions contained herein.

3. COMPENSATION. Contractor has been selected by County to provide the services described hereunder in Exhibit A, titled, "Scope of Services." Compensation to Contractor shall not exceed Four Hundred Thousand Dollars. (\$400,000.00).

The County shall compensate Contractor for services rendered, in accordance with the provisions set forth in Exhibit B, titled "Fiscal Provisions" attached hereto and incorporated herein, provided that Contractor is not in default under any provisions of this Agreement.

4. TERMINATION. This Agreement may be terminated by mutual consent of the parties or by County upon 14 days written notice to Contractor.

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

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

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

6. NOTICES. All notices that are required to be given by one party to the other under this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited with the United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses, unless such addresses are changed by notice, in writing, to the other party.

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County of Lake

Catholic Charities of Northwest California

Lake County Behavioral Health Services

PO Box 1024

6302 Thirteenth Avenue

Lucerne, CA 95458-1024

Attn: Elise Jones

Attn: Tawni Saiz

Behavioral Health Services Director

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

Exhibit A - Scope of Services

Exhibit B - Fiscal Provisions

Exhibit C - Compliance Provisions

Exhibit D – Business Associate – Qualified Service Organization Agreement

8. TERMS AND CONDITIONS. Contractor warrants and agrees that it shall comply with all terms and conditions of this Agreement including Exhibit A, Exhibit B, and Exhibit C, titled, “Compliance Provisions,” Exhibit D, titled, “Business Associate – Qualified Service Organization Agreement” attached hereto and incorporated herein in addition to all other applicable federal, state and local laws, regulations and policies and all standards stated in federal, state and local Notice of Available Funding, Notice of Funding Opportunity and Request for Proposals.

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

County and Contractor have executed this Agreement on the day and year first written above.

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COUNTY OF LAKE

CATHOLIC CHARITIES OF
NORTHWEST CALIFORNIA

Chair
Board of Supervisors

Tawni Saiz

Date: _____

Date: _____

APPROVED AS TO FORM:
LLOYD GUINTIVANO
County Counsel

ATTEST:
SUSAN PARKER
Clerk to the Board of Supervisors

By: _____
Date: _____

By: _____
Date: _____

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EXHIBIT A – SCOPE OF SERVICES

1. PROGRAM OVERVIEW

The Contractor, Catholic Charities of Northwest California, shall operate a Homelessness Prevention and Diversion Program serving Lake County residents who are at imminent risk of homelessness, experiencing housing instability, or facing displacement due to eviction, financial crisis, or other destabilizing events.

This program is funded through the Homeless Housing, Assistance and Prevention (HHAP) Round 3 and Housing and Homelessness Incentive Program (HHIP) grants administered by Lake County Behavioral Health Services and the Lake County Continuum of Care. The goal of the program is to prevent the inflow of households into homelessness, reduce reliance on emergency shelter systems, and promote long-term housing stability through flexible financial assistance, problem-solving, and housing-focused support.

Services shall be delivered according to the Housing First model, meaning there are no preconditions for assistance, such as employment, income, sobriety, treatment participation, or criminal history. Instead, services shall be client-centered, trauma-informed, culturally responsive, and focused on keeping households stably housed or helping them quickly secure safe alternative housing.

Contractor shall prioritize assistance for households that:

- Are at immediate risk of homelessness due to eviction, loss of income, utility shutoff, family separation, or unsafe living conditions;
- Have no safe or appropriate alternative housing options available;
- Would become homeless but for this assistance; and
- Can maintain or stabilize their housing with short-term help.

Prevention and Diversion activities may include, but are not limited to:

- Rental arrears, move-in costs, deposits, utility payments, and short-term financial support;
- Mediation with landlords, roommates, or family members to avoid eviction or displacement;
- Collaboration with the Public Defender's Office, mediation courts, or legal aid providers to prevent unlawful detainers and homelessness;
- Problem-solving conversations, housing stabilization planning, and connection to mainstream benefits;
- Short-term case management and follow-up to support retention of housing;

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- Data entry into the Homeless Management Information System (HMIS) and use of the Coordinated Entry System (CES) for referrals and housing stabilization.

The program shall operate throughout Lake County and coordinate with the Lake County Community HUB, Behavioral Health, Social Services, Public Defender, legal services, and local landlord networks to deliver a comprehensive, system-aligned homelessness prevention response.

2. Contractor Responsibilities

The Contractor, **Catholic Charities of Northwest California**, shall perform the following responsibilities in connection with the Homelessness Prevention and Diversion Program:

2.1 Program Administration & Accessibility

Contractor shall:

- Operate the Prevention & Diversion Program throughout Lake County for eligible households at-risk of homelessness.
- Provide services in accordance with **Housing First, low-barrier, trauma-informed, and culturally responsive** practices.
- Maintain regular business hours and ensure participants have access to staff by phone, email, or in-person appointments.
- Provide multilingual access where reasonable, including translation or interpretation services upon request.
- Ensure all staff follow confidentiality standards under HIPAA, HMIS privacy protocols, and County contract requirements.

2.2 Eligibility, Intake, and Housing Problem-Solving

Contractor shall:

- Accept referrals from the **Lake County Coordinated Entry System (CES)**, Public Defender's Office, community-based organizations, schools, Behavioral Health, and self-referrals.
- Screen households for eligibility using County-approved Prevention & Diversion screening tools.
- Prioritize assistance to households that:
 - Are at **imminent risk of eviction or homelessness**,
 - Have **no safe housing alternative**, and
 - Would become homeless but for this intervention.

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- Complete intake documentation within **5 business days** of program entry.
 - Develop a **Housing Stability Plan** for each household outlining needs, financial resources, and steps to prevent homelessness.
-

2.3 Financial Assistance Administration

Contractor may provide flexible financial assistance, including but not limited to:

- Rental arrears, future rent, or rent gap payments.
- Security deposits, utility deposits, and utility assistance (shut-off prevention or reconnection).
- Move-in costs, application fees, storage or transportation expenses.
- Short-term emergency hotel/motel stays only when no other safe option is available.
- Mediation or legal assistance to prevent eviction or forced displacement.

Financial assistance must:

- Follow County-approved **Budget Table & Exhibit B requirements**.
 - Be issued directly to landlords, utility providers, or vendors—**never as cash to participants**.
 - Be documented with invoices, receipts, ledgers, W-9s, and proof of payment.
 - Be entered accurately into financial reports and HMIS.
-

2.4 Case Management & Diversion Services

Contractor shall:

- Provide **light-touch case management or housing-focused casework** to all enrolled participants.
- Offer mediation with landlords, family members, roommates, or others to divert households from shelters or homelessness.
- Work with the **Public Defender's Office and Court Mediation services** when eviction or unlawful detainer cases exist.
- Assist with applications for income, benefits, employment, CalWORKs, CalFresh, Medi-Cal, SSI/SSDI, or workforce programs.
- Provide follow-up for **at least 30–90 days** post-assistance to confirm housing is stable.

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2.5 Collaboration & System Coordination

Contractor shall:

- Participate in the **Lake County Coordinated Entry System (CES)** and refer or receive referrals using CES protocols.
 - Enter all clients into **HMIS within five (5) business days** of service initiation.
 - Attain or maintain MOUs with the CES operator and Public Defender's Office if providing eviction diversion services.
 - Attend County/CoC case conferencing meetings, grant monitoring meetings, and performance reviews as required.
-

2.6 Reporting & Documentation

Contractor shall:

- Maintain client files including intake forms, income verification, landlord ledgers, assistance provided, housing plan, receipts, and case notes.
 - Submit **Quarterly Performance Reports** that include:
 - Number of households served and type of assistance provided
 - Demographics (age, race, gender, disability status)
 - Number of households diverted from eviction or homelessness
 - Number of households stabilized in permanent housing
 - Number of returns to homelessness (if known)
 - Submit **Quarterly Financial Expenditure Reports and Invoices** in compliance with Exhibit B.
 - Report deaths, serious incidents, or critical safety concerns within **three (3) business days**.
-

2.7 Compliance and Audit Requirements

Contractor agrees to:

- Comply with **HHAP, HHIP, HCD, HUD ESG, 2 CFR 200, Housing First**, and all County contract terms.
- Maintain financial and participant records for a minimum of **five (5) years** after the end of the contract.

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- Permit County, State, or Federal representatives to review program files, financial records, or conduct site visits upon request.
- Repay any funds determined to be ineligible or improperly expended.

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EXHIBIT B – FISCAL PROVISIONS

1. **CONTRACTOR’S FINANCIAL RECORDS.** Contractor shall keep financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget’s Cost Principles.
2. **INVOICES.**
 - 2.1 Contractor’s invoices shall be submitted for the initial amount above upon execution of this contract. Subsequent invoices, in accordance to 2.1 above and upon the LCCOC determining the above requirements have been met. Invoices shall be itemized and formatted to the satisfaction of the County.
 - 2.2 Contractor’s invoices shall be submitted electronically by email to LCBHS_Fiscal@Lakecountyca.gov.
 - 2.3 County shall make payment within 20 business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Contractor and approved by the Assistant Purchasing Agent.
 - 2.4 County shall not be obligated to pay Contractor for services provided which are the subject of any bill if Contractor submits such bill to County more than fifteen days (15) after the date Contractor provides the services, or more than fifteen (15) days after this Agreement terminates, whichever is earlier.
 - 2.5 Contractor and County shall each appoint one responsible representative for the purpose of resolving any billing questions or disputes which may arise during the term of this Agreement. Should such issues arise, County shall still be obligated to pay Contractor on a timely basis for those amounts and/or services which are not in dispute or with respect to which there are no questions. Questioned amounts, once adjusted (if necessary) as agreed by the two representatives, shall be paid to Contractor immediately after the Agreement is reached by the two representatives.

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3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS.

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

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

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

PAYMENT TERMS – HHAP/HHIP Funding

The Lake County Continuum of Care (LCCoC) has allocated **Four Hundred Thousand Dollars (\$400,000.00)** from the **Homeless Housing, Assistance and Prevention (HHAP) Round 3 Program** and the **Housing and Homelessness Incentive Program (HHIP)** for the purpose of operating the Homelessness Prevention and Diversion Program under this Agreement.

Contractor shall expend funds only on allowable costs in accordance with **HHAP Program Guidelines, HHIP Program Requirements, Welfare & Institutions Code §50217 et seq., and 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards**, where applicable.

Allowable uses of HHAP/HHIP funds under this Agreement include, but are not limited to:

- **Financial assistance** to prevent homelessness (rental arrears, deposits, utilities, relocation)
- **Diversion services**, including mediation, housing problem-solving, and emergency stabilization
- **Case management, housing navigation, and CES participation activities**
- **Program operations including staffing, administration, technology, HMIS, mileage, supplies**
- **Indirect/administrative costs**, not to exceed the percentage allowed under HHAP/HHIP guidelines

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Contractor shall not use HHAP/HHIP funds for the following prohibited costs:

- Acquisition of property or buildings
- Capital construction or major renovation unless specifically authorized in writing by HCD
- Supplanting existing funding or paying costs unrelated to homelessness prevention/diversion
- Direct cash payments to clients

Contractor shall maintain **detailed fiscal documentation, invoices, bank records, receipts, landlord ledgers, and financial tracking** to demonstrate compliance with State and Federal funding requirements. All fiscal records must be retained for **five (5) years after final payment** and be available for review by the County, State of California (HCD), or Federal agencies upon request.

The County will distribute the funding in accordance to the parameters set forth by the California Department of Housing and Community Development (HCD)

4.1 Any Grant funds which have not been expended by the Expenditure Deadline must be returned to County with accrued interest.

All funds disbursed under this Agreement are from the Homeless Housing, Assistance and Prevention (HHAP) Round 3 and Housing and Homelessness Incentive Program (HHIP) funding sources administered by the County of Lake. Contractor shall comply with all applicable HCD HHAP and HHIP regulations, grant conditions, and reporting requirements.

Eligible costs under this Agreement include only those allowable under the HHAP/HHIP funding categories, which may include:

- **Personnel and staffing** directly related to Prevention and Diversion operations, outreach, and housing navigation
- **Site operations and participant services**, including sanitation, utilities, security, hygiene facilities, and participant engagement activities
- **Case management and housing-focused services** that support navigation to permanent or interim housing
- **Administrative costs**, not to exceed the percentage allowed by HCD for indirect or administrative charges

Contractor shall not use HHAP/HHIP funds for prohibited costs, including but not limited to: purchase of land or buildings unless expressly approved by HCD, capital development outside the approved budget, supplanting existing funding, or any expenditure not directly related to Prevention and Diversion operations.

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Contractor shall maintain adequate financial documentation to demonstrate HHAP/HHIP-eligible expenditures and shall make such documentation available to County, HCD, or State auditors upon request.

5. **BUDGET.** Contractor has submitted the following budget within their accepted proposal. Contractor shall be compensated only for expenses included in the approved budget. Modification to the budget must be approved in advance by the county.



Lake County Homelessness Prevention & Diversion Proposed Budget	
January 2026 - June 2027	18 Month Budget
<i>Personnel</i>	
Case Manager (1.0 FTE)	\$ 85,032.00
Program Manager (0.30 FTE)	\$ 32,778.00
Director of Housing & Community Connection (0.20 FTE)	\$ 31,194.00
Benefits	\$ 44,701.00
Total- Personnel	\$ 193,705.00
<i>Operating</i>	
Financial Assistance	\$ 160,319.00
IT Fixed Costs	\$ 450.00
Computer Equipment and Supplies	\$ 1,800.00
ETO/HMIS Fees	\$ 1,224.00
Subscriptions (DocuSign, SmartSheets, etc.)	\$ 810.00
Program Supplies (Office, housekeeping, etc.)	\$ 360.00
Telecommunications	\$ 1,332.00
Total- Operating	\$ 166,295.00
Indirect (10%)	\$ 40,000.00
TOTAL	\$ 400,000.00

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EXHIBIT C – COMPLIANCE PROVISIONS

1. INFORMATION INTEGRITY AND SECURITY. Contractor shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Contractor's work under this Agreement.
2. NON-DISCRIMINATION. During the performance of this Agreement, Contractor shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., title. 2, §11105.)
3. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS.
 - 3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:

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- A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and
- D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.

3.2 Contractor shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor's subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.

4. AGREEMENTS IN EXCESS OF \$100,000. Contractor shall comply with all applicable orders or requirements issued under the following laws:

- 4.1 Clean Air Act, as amended (42 USC 1857).
- 4.2 Clean Water Act, as amended (33 USC 1368).
- 4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)
- 4.4 Environmental Protection Agency Regulations (40 CFR and Executive Order 11738).

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

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unless such damages, loss, injury or death is caused solely by the negligence of County.
Contractor's obligations under this Section.

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

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

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

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

9. INSURANCE.

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

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

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9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in connection with Contractor's business in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence.

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

9.5 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the County of Lake as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor

shall not allow any subcontractor to commence work until the required insurances have been obtained.

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

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

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

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

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

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

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

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

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

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

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

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

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

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14. OWNERSHIP OF DOCUMENTS. All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of County.
15. SEVERABILITY. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.
16. ADHERENCE TO APPLICABLE DISABILITY LAW. Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.
17. SAFETY RESPONSIBILITIES. Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.
18. JURISDICTION AND VENUE. This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.
19. RESIDENCY. All independent contractors providing services to County for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.
20. NO THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.
21. UNUSUAL OCCURRENCE REPORTING. Contractor is required to have procedures for reporting unusual occurrences relating to health and safety issues. Contractor shall report to County any unusual events, accidents, or injuries requiring medical treatment for clients, staff, or members of the community. An unusual

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occurrence shall be reported to the County in writing (or electronic mail) as soon as possible but no later than three (3) working days of the Contractor's knowledge of the event. An unusual occurrence is subject to investigation by Lake County Behavioral Health Services; and upon a request, a copy of the County's investigation shall be made available to the State Department of Behavioral Health, which may subsequently conduct its own investigation.

22. OVERSIGHT. Lake County Behavioral Health Services shall conduct oversight and impose sanctions on the Contractor for violations of the terms of this Agreement, and applicable federal and state law and regulations, in accordance with Welfare & Institutions Code 14712(c)(3) and CCR, Title 9, Section 1810.380 and 1810.385.

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EXHIBIT D - BUSINESS ASSOCIATE AGREEMENT

THIS HIPAA BUSINESS ASSOCIATE AGREEMENT (the "Agreement") is entered into effective July 1, 2026 (the "Effective Date"), by and between Catholic Charities of Northwest California ("Business Associate") and County of Lake (the "Covered Entity").

Business Associate and Covered Entity have a business relationship (the "Relationship" or the "Agreement") in which Business Associate may perform functions or activities on behalf of Covered Entity involving the use and/or disclosure of protected health information received from, or created or received by, Business Associate on behalf of Covered Entity. ("PHI"). Therefore, if Business Associate is functioning as a business associate to Covered Entity, Business Associate agrees to the following terms and conditions set forth in this HIPAA Business Associate Agreement.

Definitions. For purposes of this Agreement, the terms used herein, unless otherwise defined, shall have the same meanings as used in the Health Insurance Portability and Accountability Act of 1996, and any amendments or implementing regulations ("HIPAA"), or the Health Information Technology for Economic and Clinical Health Act (Title XIII of the American Recovery and Reinvestment Act of 2009), and any amendments or implementing regulations ("HITECH"). Additionally, for this agreement, Protected Health Information (PHI) includes electronic Protected Health Information (ePHI); Personally Identifiable Information (PII); and Personal Information (PI).

Compliance with Applicable Law. The parties acknowledge and agree that, beginning with the relevant effective dates, Business Associate shall comply with its obligations under this Agreement and with all obligations of a business associate under HIPAA, HITECH and other related laws, as they exist at the time this Agreement is executed and as they are amended, for so long as this Agreement is in place.

Permissible Use and Disclosure of Protected Health Information. Business Associate may use and disclose PHI to carry out its duties to Covered Entity

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pursuant to the terms of the Relationship. Business Associate may also use and disclose PHI (i) for its own proper management and administration, and (ii) to carry out its legal responsibilities. If Business Associate discloses Protected Health Information to a third party for either above reason, prior to making any such disclosure, Business Associate must obtain: (i) reasonable assurances from the receiving party that such PHI will be held confidential and be disclosed only as required by law or for the purposes for which it was disclosed to such receiving party; and (ii) an agreement from such receiving party to immediately notify Business Associate of any known breaches of the confidentiality of the PHI.

Limitations on Uses and Disclosures of PHI. Business Associate shall not, and shall ensure that its directors, officers, employees, and agents do not, use or disclose PHI in any manner that is not permitted or required by the Relationship, this Agreement, or required by law. All uses and disclosures of, and requests by Business Associate, for PHI are subject to the minimum necessary rule of the Privacy Standards and shall be limited to the information contained in a limited data set, to the extent practical, unless additional information is needed to accomplish the intended purpose, or as otherwise permitted in accordance with Section 13405(b) of HITECH and any implementing regulations.

Required Safeguards To Protect PHI. Business Associate agrees that it will implement appropriate safeguards in accordance with the Privacy Standards to prevent the use or disclosure of PHI other than pursuant to the terms and conditions of this Agreement.

Reporting of Improper Use and Disclosures of PHI. Business Associate shall report within 24 business hours to Covered Entity a use or disclosure of PHI not provided for in this Agreement by Business Associate, its officers, directors, employees, or agents, or by a third party to whom Business Associate disclosed PHI. Business Associate shall also report within 24 business hours to Covered Entity a breach of unsecured PHI, in accordance with 45 C.F.R. §§ 164.400-414, and any security incident of which it becomes aware. Report should be made to:

Compliance Officer

Lake County Behavioral Health Services 1-877-610-2355

Mitigation of Harmful Effects. Business Associate agrees to mitigate, to the extent practicable, any harmful effect of a use or disclosure of PHI by Business

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Associate in violation of the requirements of this Agreement, including, but not limited to, compliance with any state law or contractual data breach requirements. Business Associate shall cooperate with Covered Entity's breach notification and mitigation activities, and shall be responsible for all costs incurred by Covered Entity for those activities.

Agreements by Third Parties. Business Associate shall enter into an agreement with any agent or subcontractor of Business Associate that will have access to PHI. Pursuant to such agreement, the agent or subcontractor shall agree to be bound by the same restrictions, terms, and conditions that apply to Business Associate under this Agreement with respect to such PHI.

Access to Information. Within five (5) days of a request by Covered Entity for access to PHI about an individual contained in a Designated Record Set, Business Associate shall make available to Covered Entity such PHI for so long as such information is maintained by Business Associate in the Designated Record Set, as required by 45 C.F.R. § 164.524. In the event any individual delivers directly to Business Associate a request for access to PHI, Business Associate shall within two (2) days forward such request to Covered Entity.

Availability of PHI for Amendment. Within five (5) days of receipt of a request from Covered Entity for the amendment of an individual's PHI or a record regarding an individual contained in a Designated Record Set (for so long as the PHI is maintained in the Designated Record Set), Business Associate shall provide such information to Covered Entity for amendment and incorporate any such amendments in the PHI as required by 45 C.F.R. § 164.526. In the event any individual delivers directly to Business Associate a request for amendment to PHI, Business Associate shall within two (2) days forward such request to Covered Entity.

Documentation of Disclosures. Business Associate agrees to document disclosures of PHI and information related to such disclosures as would be required for Covered Entity to respond to a request by an individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. § 164.528.

Accounting of Disclosures. Within five (5) days of notice by Covered Entity to Business Associate that it has received a request for an accounting of disclosures of PHI regarding an individual during the six (6) years prior to the date on which the accounting was requested, Business Associate shall make available to

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Covered Entity information to permit Covered Entity to respond to the request for an accounting of disclosures of PHI, as required by 45 C.F.R. § 164.528. In the case of an electronic health record maintained or hosted by Business Associate on behalf of Covered Entity, the accounting period shall be three (3) years and the accounting shall include disclosures for treatment, payment and healthcare operations, in accordance with the applicable effective date of Section 13402(a) of HITECH. In the event the request for an accounting is delivered directly to Business Associate, Business Associate shall within two (2) days forward such request to Covered Entity.

Electronic PHI. To the extent that Business Associate creates, receives, maintains or transmits electronic PHI on behalf of Covered Entity, Business Associate shall:

Comply with 45 C.F.R. §§164.308, 312, and 316 in the same manner as such sections apply to Covered Entity, pursuant to Section 13401(a) of HITECH, and otherwise implement administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of electronic PHI;

Ensure that any agent to whom Business Associate provides electronic PHI agrees to implement reasonable and appropriate safeguards to protect it; and

Report to Covered Entity any security incident of which Business Associate becomes aware.

Judicial and Administrative Proceedings. In the event Business Associate receives a subpoena, court or administrative order or other discovery request or mandate for release of PHI, Covered Entity shall have the right to control Business Associate's response to such request. Business Associate shall notify Covered Entity of the request as soon as reasonably practicable, but in any event within two (2) days of receipt of such request.

Availability of Books and Records. Business Associate shall make its internal practices, books, and records relating to the use and disclosure and privacy protection of PHI received from Covered Entity, or created, maintained or received by Business Associate on behalf of the Covered Entity, available to the Covered Entity, the State of California, and the Secretary of the Department of Health and Human Services, in the time and manner designated by the Covered Entity, State or Secretary, for purposes of determining Covered Entity's compliance with the Privacy Standards. Business Associate shall notify the

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Covered Entity upon receipt of such a request for access by the State or Secretary, and shall provide the Covered Entity with a copy of the request as well as a copy of all materials disclosed.

Breach of Contract by Business Associate. In addition to any other rights Covered Entity may have in the Relationship, this Agreement or by operation of law or in equity, Covered Entity may i) immediately terminate the Relationship if Covered Entity determines that Business Associate has violated a material term of this Agreement, or ii) at Covered Entity's option, permit Business Associate to cure or end any such violation within the time specified by Covered Entity. Covered Entity's option to have cured a breach of this Agreement shall not be construed as a waiver of any other rights Covered Entity has in the Relationship, this Agreement or by operation of law or in equity.

Effect of Termination of Relationship. Upon the termination of the Relationship or this Agreement for any reason, Business Associate shall return to Covered Entity or, at Covered Entity's direction, destroy all PHI received from Covered Entity that Business Associate maintains in any form, recorded on any medium, or stored in any storage system, unless said information has been de-identified and is no longer PHI. This provision shall apply to PHI that is in the possession of Business Associates or agents of Business Associate. Business Associate shall retain no copies of the PHI. Business Associate shall remain bound by the provisions of this Agreement, even after termination of the Relationship or the Agreement, until such time as all PHI has been returned, de-identified or otherwise destroyed as provided in this Section.

Injunctive Relief. Business Associate stipulates that its unauthorized use or disclosure of PHI while performing services pursuant to this Agreement would cause irreparable harm to Covered Entity, and in such event, Covered Entity shall be entitled to institute proceedings in any court of competent jurisdiction to obtain damages and injunctive relief.

Indemnification. Business Associate shall indemnify and hold harmless Covered Entity and its officers, trustees, employees, and agents from any and all claims, penalties, fines, costs, liabilities or damages, including but not limited to reasonable attorney fees, incurred by Covered Entity arising from a violation by Business Associate of its obligations under this Agreement.

Exclusion from Limitation of Liability. To the extent that Business Associate has limited its liability under the terms of the Relationship, whether with a maximum

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recovery for direct damages or a disclaimer against any consequential, indirect or punitive damages, or other such limitations, all limitations shall exclude any damages to Covered Entity arising from Business Associate's breach of its obligations relating to the use and disclosure of PHI.

Owner of PHI. Under no circumstances shall Business Associate be deemed in any respect to be the owner of any PHI used or disclosed by or to Business Associate by Covered Entity.

Third Party Rights. The terms of this Agreement do not grant any rights to any parties other than Business Associate and Covered Entity.

Independent Contractor Status. For the purposed of this Agreement, Business Associate is an independent contractor of Covered Entity, and shall not be considered an agent of Covered Entity.

Changes in the Law. The parties shall amend this Agreement to conform to any new or revised legislation, rules and regulations to which Covered Entity is subject now or In the future including, without limitation, HIPAA, HITECH, the Privacy Standards, Security Standards or Transactions Standards.

IN WITNESS WHEREOF, each Party hereby executes this Agreement as of the Effective Date.

COUNTY OF LAKE

Catholic Charities of Northwest California

Chair
Board of Supervisors

Tawni Saiz

Date: _____

Date: _____

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This Agreement is made and entered into by and between the County of Lake, hereinafter referred to as “County,” and Catholic Charities of Northwest California, hereinafter referred to as “Contractor,” collectively referred to as the “parties.”

WHEREAS, the Lake County Continuum of Care (“LCCoC”), in partnership with the County of Lake Behavioral Health Services Department (“County”), issued a Request for Proposals (RFP) under the State of California Encampment Resolution Funding (ERF) program to select a qualified agency to operate a Safe Parking Program to address vehicular homelessness and reduce encampments; and

WHEREAS, Catholic Charities of Northwest California (“Contractor”) submitted a proposal in response to the RFP outlining the design, budget, scope of services, performance outcomes, and compliance requirements for operating a Safe Parking Program in Lake County; and

WHEREAS, Contractor's proposal was evaluated and selected through the RFP process as the agency best qualified to implement the Safe Parking Program based on organizational capacity, experience operating Safe Parking programs, demonstrated Housing First practices, and ability to meet performance requirements; and

WHEREAS, the Safe Parking Program is a housing-focused, low-barrier intervention intended to provide individuals and families experiencing vehicular homelessness with a safe overnight location from 8:00 PM to 8:00 AM, while connecting them to housing navigation, case management, healthcare, behavioral health, income supports, and Coordinated Entry System services; and

WHEREAS, following competitive scoring, interview, and review, the Lake County Continuum of Care Executive Committee awarded funds to **Catholic Charities of Northwest California** and authorized issuance of a **Letter of Intent to Contract** for services through June 30, 2027; and

WHEREAS, County desires to contract with Contractor to carry out the Safe Parking Program in accordance with the RFP, Contractor’s proposal, Encampment Resolution Funding requirements, Housing First principles, and all applicable laws and County policies; and

NOW, THEREFORE, based on the forgoing recitals, the parties hereto agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to County the services described in the “Scope of Services” attached hereto and incorporated herein as Exhibit A at the time and place and in the

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manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibits A/B/C/D, the Agreement shall prevail.

2. TERM. This Agreement shall commence immediately after an applicant has been given a letter of intention, and shall terminate on June 30, 2027, unless earlier terminated as hereinafter provided. In the event County desires to temporarily continue services after the expiration of this Agreement, such continuation shall be deemed on a month-to-month basis, subject to the same terms, covenants, and conditions contained herein.

3. COMPENSATION. Contractor has been selected by County to provide the services described hereunder in Exhibit A, titled, "Scope of Services." Compensation to Contractor shall not exceed Four Hundred Thousand Dollars. (\$400,000.00).

The County shall compensate Contractor for services rendered, in accordance with the provisions set forth in Exhibit B, titled "Fiscal Provisions" attached hereto and incorporated herein, provided that Contractor is not in default under any provisions of this Agreement.

4. TERMINATION. This Agreement may be terminated by mutual consent of the parties or by County upon 14 days written notice to Contractor.

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

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

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

6. NOTICES. All notices that are required to be given by one party to the other under this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited with the United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses, unless such addresses are changed by notice, in writing, to the other party.

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County of Lake

Catholic Charities of Northwest California

Lake County Behavioral Health Services

PO Box 1024

6302 Thirteenth Avenue

Lucerne, CA 95458-1024

Attn: Elise Jones

Attn: Tawni Saiz

Behavioral Health Services Director

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

Exhibit A - Scope of Services

Exhibit B - Fiscal Provisions

Exhibit C - Compliance Provisions

Exhibit D – Business Associate – Qualified Service Organization Agreement

8. TERMS AND CONDITIONS. Contractor warrants and agrees that it shall comply with all terms and conditions of this Agreement including Exhibit A, Exhibit B, and Exhibit C, titled, “Compliance Provisions,” Exhibit D, titled, “Business Associate – Qualified Service Organization Agreement” attached hereto and incorporated herein in addition to all other applicable federal, state and local laws, regulations and policies and all standards stated in federal, state and local Notice of Available Funding, Notice of Funding Opportunity and Request for Proposals.

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

County and Contractor have executed this Agreement on the day and year first written above.

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COUNTY OF LAKE

CATHOLIC CHARITIES OF
NORTHWEST CALIFORNIA

Chair
Board of Supervisors

Tawni Saiz

Date: _____

Date: _____

APPROVED AS TO FORM:
LLOYD GUINTIVANO
County Counsel

ATTEST:
SUSAN PARKER
Clerk to the Board of Supervisors

By: _____
Date: _____

By: _____
Date: _____

AGREEMENT BETWEEN COUNTY OF LAKE AND LAKE COUNTY BEHAVIORAL HEALTH SERVICES AS LEAD AGENCY FOR THE LAKE COUNTY CONTINUUM OF CARE AND CATHOLIC CHARITIES OF NORTHWEST CALIFORNIA

EXHIBIT A – SCOPE OF SERVICES

1. PROGRAM OVERVIEW

The Contractor shall operate a Safe Parking Program to provide individuals and families experiencing vehicular homelessness with a safe, managed location to park overnight from 8:00 PM to 8:00 AM. The program shall follow a Housing First and low-barrier model, serving a minimum of 20 households during the contract term. The program aligns with Encampment Resolution Funding (ERF) guidelines and Lake County Continuum of Care (LCCoC) requirements.

The Safe Parking Program is a core component of Lake County's Encampment Resolution Strategy. Contractor shall accept referrals from County and outreach teams who are engaging residents living in encampments, high-visibility public areas, or vehicular homelessness. Contractor shall prioritize entry for eligible individuals and households displaced from encampments and provide a safe relocation site while permanent or interim housing is secured.

2. CONTRACTOR RESPONSIBILITIES

2.1 Safe Parking Site Operations

- Operate at least one designated Safe Parking site approved by the County.
- Provide a minimum of 8:00 PM to 8:00 AM daily operational hours.
- Ensure the site includes restrooms, handwashing stations, potable water, trash disposal, lighting, fencing, and marked parking spaces.
- Maintain ADA compliance, sanitation, environmental health, and fire safety standards.

2.2 Staffing Requirements

Contractor shall maintain the following staffing levels:

- 2.30 FTE Safety Advocates (overnight monitoring and support)
- 0.40 FTE Site Supervisor/Navigator
- 0.10 FTE Program Manager
- 0.05 FTE Director

2.3 Participant Support Services

- Conduct intake and enrollment into the Coordinated Entry System (CES).
- Ensure at least 75% of participants engage in case management services.
- Develop individualized Housing Stability Plans.

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- Provide access to referrals for behavioral health, medical care, substance use treatment, public benefits, and employment services.

3. DATA, REPORTING AND DOCUMENTATION

- Enter 100% of participant data into the Homeless Management Information System (HMIS) within five (5) business days.
- Maintain internal documentation through Efforts to Outcomes (ETO) database.
- Submit quarterly program reports and financial expenditure reports to the County.
- Submit incident reports within three (3) business days of occurrence.

4. PERFORMANCE MEASURES

The Contractor shall meet or exceed the following measurable outcomes:

- Serve a minimum of 20 unduplicated households.
- Ensure at least 75% of participants engage in case management.
- Ensure a minimum of 25% of exiting households move into permanent housing.
- Ensure at least 15% of exiting households transition to temporary housing (e.g., shelter or transitional housing).
- Ensure at least 30% of participants increase or retain income.
- Maintain a return-to-homelessness rate below 5%.

5. COMPLIANCE AND COUNTY ACCESS

- Comply with Housing First principles, HIPAA standards, ADA accessibility, and all applicable federal, state, and local regulations.
- Allow the County reasonable access to observe program operations, review records, and evaluate performance.
- Maintain documentation for a minimum of five (5) years following final payment.

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EXHIBIT B – FISCAL PROVISIONS

1. **CONTRACTOR’S FINANCIAL RECORDS.** Contractor shall keep financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget’s Cost Principles.
2. **INVOICES.**
 - 2.1 Contractor’s invoices shall be submitted for the initial amount above upon execution of this contract. Subsequent invoices, in accordance to 2.1 above and upon the LCCOC determining the above requirements have been met. Invoices shall be itemized and formatted to the satisfaction of the County.
 - 2.2 Contractor’s invoices shall be submitted electronically by email to LCBHS_Fiscal@Lakecountyca.gov.
 - 2.3 County shall make payment within 20 business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Contractor and approved by the Assistant Purchasing Agent.
 - 2.4 County shall not be obligated to pay Contractor for services provided which are the subject of any bill if Contractor submits such bill to County more than fifteen days (15) after the date Contractor provides the services, or more than fifteen (15) days after this Agreement terminates, whichever is earlier.
 - 2.5 Contractor and County shall each appoint one responsible representative for the purpose of resolving any billing questions or disputes which may arise during the term of this Agreement. Should such issues arise, County shall still be obligated to pay Contractor on a timely basis for those amounts and/or services which are not in dispute or with respect to which there are no questions. Questioned amounts, once adjusted (if necessary) as agreed by the two representatives, shall be paid to Contractor immediately after the Agreement is reached by the two representatives.

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3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS.

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

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

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

4. PAYMENT TERMS. The LCCOC has determined that Written Dollar Amount (\$400,000.00) from the lake County Continuum of Care Encampment Resolution Funding Program, as administered by the County, has been allocated for Safe Parking Program, and for which Catholic Charities of Northwest California has been awarded. The County will distribute the funding in accordance to the parameters set forth by the California Department of Housing and Community Development (HCD)

4.1 Any Grant funds which have not been expended by the Expenditure Deadline must be returned to County with accrued interest.

All funds disbursed under this Agreement are Encampment Resolution Funding (ERF) administered by the California Department of Housing and Community Development (HCD). Contractor shall ensure that all expenditures comply with ERF program requirements, HCD Grant Guidelines, the executed Standard Agreement between County and HCD, and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.

Eligible costs under this Agreement include only those allowable under the ERF funding categories, which may include:

- **Personnel and staffing** directly related to Safe Parking operations, outreach, and housing navigation
- **Site operations and participant services**, including sanitation, utilities, security, hygiene facilities, and participant engagement activities
- **Case management and housing-focused services** that support navigation to permanent or interim housing

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- **Administrative costs**, not to exceed the percentage allowed by HCD for indirect or administrative charges

Contractor shall not use ERF funds for prohibited costs, including but not limited to: purchase of land or buildings unless expressly approved by HCD, capital development outside the approved budget, supplanting existing funding, or any expenditure not directly related to encampment resolution or Safe Parking operations.

Contractor shall maintain adequate financial documentation to demonstrate ERF-eligible expenditures and shall make such documentation available to County, HCD, or State auditors upon request.

5. BUDGET. Contractor has submitted the following budget within their accepted proposal. Contractor shall be compensated only for expenses included in the approved budget. Modification to the budget must be approved in advance by the county.



Lake County Safe Parking Budget Proposed	
January 2026 - June 2027	18 Month Budget
Personnel	
Safety Advocate (2.3 FTE)	\$ 164,892
Site Supervisor Navigator (0.40 FTE)	\$ 39,936
Program Manager (0.10 FTE)	\$ 10,998
Director (0.05 FTE)	\$ 7,800
Benefits	\$ 64,852
Total - Personnel	\$ 288,478
Operating	
Rent - Site	\$ 18,000
Utilities/Site Costs/Repairs/Mntc.	\$ 58,000
Travel/Mileage	\$ 7,500
Telecommunication/IT/HMIS/Electronic Records	\$ 18,000
Miscellaneous Program Supplies	\$ 10,022
Total - Operating	\$ 111,522
Indirect (10%)	\$ -
TOTAL	\$ 400,000

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EXHIBIT C – COMPLIANCE PROVISIONS

1. INFORMATION INTEGRITY AND SECURITY. Contractor shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Contractor's work under this Agreement.
2. NON-DISCRIMINATION. During the performance of this Agreement, Contractor shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., title. 2, §11105.)
3. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS.
 - 3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:

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- A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and
- D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.

3.2 Contractor shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor's subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.

4. AGREEMENTS IN EXCESS OF \$100,000. Contractor shall comply with all applicable orders or requirements issued under the following laws:

- 4.1 Clean Air Act, as amended (42 USC 1857).
- 4.2 Clean Water Act, as amended (33 USC 1368).
- 4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)
- 4.4 Environmental Protection Agency Regulations (40 CFR and Executive Order 11738).

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

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unless such damages, loss, injury or death is caused solely by the negligence of County.
Contractor's obligations under this Section.

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

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

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

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

9. INSURANCE.

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

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

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9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in connection with Contractor's business in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence.

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

9.5 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the County of Lake as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor

shall not allow any subcontractor to commence work until the required insurances have been obtained.

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

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

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

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

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

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

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

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

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

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

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

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

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

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14. OWNERSHIP OF DOCUMENTS. All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of County.
15. SEVERABILITY. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.
16. ADHERENCE TO APPLICABLE DISABILITY LAW. Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.
17. SAFETY RESPONSIBILITIES. Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.
18. JURISDICTION AND VENUE. This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.
19. RESIDENCY. All independent contractors providing services to County for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.
20. NO THIRD-PARTY BENEFICIARIES. Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.
21. UNUSUAL OCCURRENCE REPORTING. Contractor is required to have procedures for reporting unusual occurrences relating to health and safety issues. Contractor shall report to County any unusual events, accidents, or injuries requiring medical treatment for clients, staff, or members of the community. An unusual

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occurrence shall be reported to the County in writing (or electronic mail) as soon as possible but no later than three (3) working days of the Contractor's knowledge of the event. An unusual occurrence is subject to investigation by Lake County Behavioral Health Services; and upon a request, a copy of the County's investigation shall be made available to the State Department of Behavioral Health, which may subsequently conduct its own investigation.

22. OVERSIGHT. Lake County Behavioral Health Services shall conduct oversight and impose sanctions on the Contractor for violations of the terms of this Agreement, and applicable federal and state law and regulations, in accordance with Welfare & Institutions Code 14712(c)(3) and CCR, Title 9, Section 1810.380 and 1810.385.

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EXHIBIT D - BUSINESS ASSOCIATE AGREEMENT

THIS HIPAA BUSINESS ASSOCIATE AGREEMENT (the "Agreement") is entered into effective July 1, 2026 (the "Effective Date"), by and between Catholic Charities of Northwest California ("Business Associate") and County of Lake (the "Covered Entity").

Business Associate and Covered Entity have a business relationship (the "Relationship" or the "Agreement") in which Business Associate may perform functions or activities on behalf of Covered Entity involving the use and/or disclosure of protected health information received from, or created or received by, Business Associate on behalf of Covered Entity. ("PHI"). Therefore, if Business Associate is functioning as a business associate to Covered Entity, Business Associate agrees to the following terms and conditions set forth in this HIPAA Business Associate Agreement.

Definitions. For purposes of this Agreement, the terms used herein, unless otherwise defined, shall have the same meanings as used in the Health Insurance Portability and Accountability Act of 1996, and any amendments or implementing regulations ("HIPAA"), or the Health Information Technology for Economic and Clinical Health Act (Title XIII of the American Recovery and Reinvestment Act of 2009), and any amendments or implementing regulations ("HITECH"). Additionally, for this agreement, Protected Health Information (PHI) includes electronic Protected Health Information (ePHI); Personally Identifiable Information (PII); and Personal Information (PI).

Compliance with Applicable Law. The parties acknowledge and agree that, beginning with the relevant effective dates, Business Associate shall comply with its obligations under this Agreement and with all obligations of a business associate under HIPAA, HITECH and other related laws, as they exist at the time this Agreement is executed and as they are amended, for so long as this Agreement is in place.

Permissible Use and Disclosure of Protected Health Information. Business Associate may use and disclose PHI to carry out its duties to Covered Entity

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pursuant to the terms of the Relationship. Business Associate may also use and disclose PHI (i) for its own proper management and administration, and (ii) to carry out its legal responsibilities. If Business Associate discloses Protected Health Information to a third party for either above reason, prior to making any such disclosure, Business Associate must obtain: (i) reasonable assurances from the receiving party that such PHI will be held confidential and be disclosed only as required by law or for the purposes for which it was disclosed to such receiving party; and (ii) an agreement from such receiving party to immediately notify Business Associate of any known breaches of the confidentiality of the PHI.

Limitations on Uses and Disclosures of PHI. Business Associate shall not, and shall ensure that its directors, officers, employees, and agents do not, use or disclose PHI in any manner that is not permitted or required by the Relationship, this Agreement, or required by law. All uses and disclosures of, and requests by Business Associate, for PHI are subject to the minimum necessary rule of the Privacy Standards and shall be limited to the information contained in a limited data set, to the extent practical, unless additional information is needed to accomplish the intended purpose, or as otherwise permitted in accordance with Section 13405(b) of HITECH and any implementing regulations.

Required Safeguards To Protect PHI. Business Associate agrees that it will implement appropriate safeguards in accordance with the Privacy Standards to prevent the use or disclosure of PHI other than pursuant to the terms and conditions of this Agreement.

Reporting of Improper Use and Disclosures of PHI. Business Associate shall report within 24 business hours to Covered Entity a use or disclosure of PHI not provided for in this Agreement by Business Associate, its officers, directors, employees, or agents, or by a third party to whom Business Associate disclosed PHI. Business Associate shall also report within 24 business hours to Covered Entity a breach of unsecured PHI, in accordance with 45 C.F.R. §§ 164.400-414, and any security incident of which it becomes aware. Report should be made to:

Compliance Officer

Lake County Behavioral Health Services 1-877-610-2355

Mitigation of Harmful Effects. Business Associate agrees to mitigate, to the extent practicable, any harmful effect of a use or disclosure of PHI by Business

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Associate in violation of the requirements of this Agreement, including, but not limited to, compliance with any state law or contractual data breach requirements. Business Associate shall cooperate with Covered Entity's breach notification and mitigation activities, and shall be responsible for all costs incurred by Covered Entity for those activities.

Agreements by Third Parties. Business Associate shall enter into an agreement with any agent or subcontractor of Business Associate that will have access to PHI. Pursuant to such agreement, the agent or subcontractor shall agree to be bound by the same restrictions, terms, and conditions that apply to Business Associate under this Agreement with respect to such PHI.

Access to Information. Within five (5) days of a request by Covered Entity for access to PHI about an individual contained in a Designated Record Set, Business Associate shall make available to Covered Entity such PHI for so long as such information is maintained by Business Associate in the Designated Record Set, as required by 45 C.F.R. § 164.524. In the event any individual delivers directly to Business Associate a request for access to PHI, Business Associate shall within two (2) days forward such request to Covered Entity.

Availability of PHI for Amendment. Within five (5) days of receipt of a request from Covered Entity for the amendment of an individual's PHI or a record regarding an individual contained in a Designated Record Set (for so long as the PHI is maintained in the Designated Record Set), Business Associate shall provide such information to Covered Entity for amendment and incorporate any such amendments in the PHI as required by 45 C.F.R. § 164.526. In the event any individual delivers directly to Business Associate a request for amendment to PHI, Business Associate shall within two (2) days forward such request to Covered Entity.

Documentation of Disclosures. Business Associate agrees to document disclosures of PHI and information related to such disclosures as would be required for Covered Entity to respond to a request by an individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. § 164.528.

Accounting of Disclosures. Within five (5) days of notice by Covered Entity to Business Associate that it has received a request for an accounting of disclosures of PHI regarding an individual during the six (6) years prior to the date on which the accounting was requested, Business Associate shall make available to

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Covered Entity information to permit Covered Entity to respond to the request for an accounting of disclosures of PHI, as required by 45 C.F.R. § 164.528. In the case of an electronic health record maintained or hosted by Business Associate on behalf of Covered Entity, the accounting period shall be three (3) years and the accounting shall include disclosures for treatment, payment and healthcare operations, in accordance with the applicable effective date of Section 13402(a) of HITECH. In the event the request for an accounting is delivered directly to Business Associate, Business Associate shall within two (2) days forward such request to Covered Entity.

Electronic PHI. To the extent that Business Associate creates, receives, maintains or transmits electronic PHI on behalf of Covered Entity, Business Associate shall:

Comply with 45 C.F.R. §§164.308, 312, and 316 in the same manner as such sections apply to Covered Entity, pursuant to Section 13401(a) of HITECH, and otherwise implement administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of electronic PHI;

Ensure that any agent to whom Business Associate provides electronic PHI agrees to implement reasonable and appropriate safeguards to protect it; and

Report to Covered Entity any security incident of which Business Associate becomes aware.

Judicial and Administrative Proceedings. In the event Business Associate receives a subpoena, court or administrative order or other discovery request or mandate for release of PHI, Covered Entity shall have the right to control Business Associate's response to such request. Business Associate shall notify Covered Entity of the request as soon as reasonably practicable, but in any event within two (2) days of receipt of such request.

Availability of Books and Records. Business Associate shall make its internal practices, books, and records relating to the use and disclosure and privacy protection of PHI received from Covered Entity, or created, maintained or received by Business Associate on behalf of the Covered Entity, available to the Covered Entity, the State of California, and the Secretary of the Department of Health and Human Services, in the time and manner designated by the Covered Entity, State or Secretary, for purposes of determining Covered Entity's compliance with the Privacy Standards. Business Associate shall notify the

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Covered Entity upon receipt of such a request for access by the State or Secretary, and shall provide the Covered Entity with a copy of the request as well as a copy of all materials disclosed.

Breach of Contract by Business Associate. In addition to any other rights Covered Entity may have in the Relationship, this Agreement or by operation of law or in equity, Covered Entity may i) immediately terminate the Relationship if Covered Entity determines that Business Associate has violated a material term of this Agreement, or ii) at Covered Entity's option, permit Business Associate to cure or end any such violation within the time specified by Covered Entity. Covered Entity's option to have cured a breach of this Agreement shall not be construed as a waiver of any other rights Covered Entity has in the Relationship, this Agreement or by operation of law or in equity.

Effect of Termination of Relationship. Upon the termination of the Relationship or this Agreement for any reason, Business Associate shall return to Covered Entity or, at Covered Entity's direction, destroy all PHI received from Covered Entity that Business Associate maintains in any form, recorded on any medium, or stored in any storage system, unless said information has been de-identified and is no longer PHI. This provision shall apply to PHI that is in the possession of Business Associates or agents of Business Associate. Business Associate shall retain no copies of the PHI. Business Associate shall remain bound by the provisions of this Agreement, even after termination of the Relationship or the Agreement, until such time as all PHI has been returned, de-identified or otherwise destroyed as provided in this Section.

Injunctive Relief. Business Associate stipulates that its unauthorized use or disclosure of PHI while performing services pursuant to this Agreement would cause irreparable harm to Covered Entity, and in such event, Covered Entity shall be entitled to institute proceedings in any court of competent jurisdiction to obtain damages and injunctive relief.

Indemnification. Business Associate shall indemnify and hold harmless Covered Entity and its officers, trustees, employees, and agents from any and all claims, penalties, fines, costs, liabilities or damages, including but not limited to reasonable attorney fees, incurred by Covered Entity arising from a violation by Business Associate of its obligations under this Agreement.

Exclusion from Limitation of Liability. To the extent that Business Associate has limited its liability under the terms of the Relationship, whether with a maximum

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recovery for direct damages or a disclaimer against any consequential, indirect or punitive damages, or other such limitations, all limitations shall exclude any damages to Covered Entity arising from Business Associate's breach of its obligations relating to the use and disclosure of PHI.

Owner of PHI. Under no circumstances shall Business Associate be deemed in any respect to be the owner of any PHI used or disclosed by or to Business Associate by Covered Entity.

Third Party Rights. The terms of this Agreement do not grant any rights to any parties other than Business Associate and Covered Entity.

Independent Contractor Status. For the purposed of this Agreement, Business Associate is an independent contractor of Covered Entity, and shall not be considered an agent of Covered Entity.

Changes in the Law. The parties shall amend this Agreement to conform to any new or revised legislation, rules and regulations to which Covered Entity is subject now or In the future including, without limitation, HIPAA, HITECH, the Privacy Standards, Security Standards or Transactions Standards.

IN WITNESS WHEREOF, each Party hereby executes this Agreement as of the Effective Date.

COUNTY OF LAKE

Catholic Charities of Northwest California

Chair
Board of Supervisors

Tawni Saiz

Date: _____

Date: _____