



MARIPOSA COUNTY

Human Services/Employment and Community Service



RESOLUTION - ACTION REQUESTED 2016-665

MEETING: December 20, 2016

TO: The Board of Supervisors

FROM: Chevon Kothari, Human Services Director

RE: Alliance for Community Transformations Agreement to Manage Leased Units for the CoC Grant

RECOMMENDATION AND JUSTIFICATION:

Approve an Agreement with the Alliance for Community Transformations to locate and manage leased housing units and to provide client supportive services in an amount not to exceed \$57,240; and authorize the Board of Supervisors Chair to sign the Agreement.

The Human Services Department wishes to contract with the Alliance for Community Transformations (Alliance) to assist with the implementation of the "Mariposa County Human Services Housing Program," a new program funded by a Department of Housing and Urban Development (HUD) Continuum of Care Grant.

Under this Agreement, Alliance will locate and manage the leased housing units, actively participate on the supportive services team, and provide supportive services from their existing programs, when applicable to a participant's needs. The Alliance provides a variety of services including: domestic and sexual violence services (including emergency shelter and transitional housing), substance use recovery support, offender services, and a Wellness Center for individuals experiencing mental illness, substance abuse and homelessness.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Department has requested that the Board Approve the Acceptance of HUD Continuum of Care Grant to fund this Agreement on the December 20, 2016 agenda (MinuteTraq item 6445)

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

If this Agreement is not approved, Mariposa County will be unable to fully comply with the Continuum of Care grant terms and may forfeit the opportunity to receive funding for the new project that could provide permanent supportive housing to persons with mental or physical disabilities.

FINANCIAL IMPACT:

This costs for this contract will be paid by \$62,240 in grant funds (budget 352-0505) and \$13,500 in matching funds from the MHSA Innovation fund (410-0439). The grant award was anticipated and contract expenses were included in the FY16-17 budget line 352-0505-665.04-21. There is no impact to the County General Fund.

ATTACHMENTS:

Alliance for Community Transformations Continuum of Care Svcs 2017 (PDF)

CAO RECOMMENDATION

Requested Action Recommended


Mary Hodson, CAO 12/14/2016

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]

MOVER: Marshall Long, District III Supervisor

SECONDER: Rosemarie Smallcombe, District I Supervisor

AYES: Smallcombe, Jones, Long, Cann, Carrier

CONTRACT FOR SERVICES

This Contract made this 20th day of December, 2016 between:

COUNTY: MARIPOSA COUNTY
Human Services
5362 Lemee Lane
P.O. Box 99
Mariposa, CA 95338

and

CONTRACTOR:
Alliance for Community Transformations
P.O. Box 2075
Mariposa, CA 95338

ARTICLE I. TERM OF CONTRACT

- 1.01** Contract Term: This Contract shall become effective as of January 1, 2017 and shall terminate on December 31, 2017 unless terminated in accordance with the provisions of Article 7 of this Contract.

ARTICLE 2. INDEPENDENT CONTRACTOR STATUS

- 2.01** Independent Contractor: It is the expressed intention of the parties that Contractor is an independent Contractor and not an employee, agent, joint venturer or partner of County. Nothing in this Contract shall be interpreted or construed as creating or establishing the relationship of employer and employee between County and Contractor or any employee or agent of Contractor. Both parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall retain the right to perform services for others during the term of this Contract.
- 2.02** Contractor Qualifications: Contractor warrants that Contractor has the necessary experience and technical skills to provide services under this Contract.
- 2.03** Contract Management: Contractor shall report to the Human Services Director (Department Head) who will review the activities and performance of the Contractor and administer this Contract.

ARTICLE 3. SERVICES TO BE PERFORMED BY CONTRACTOR

- 3.01** Scope of Services: Contractor agrees to furnish the following services: Contractor shall provide the services described in Exhibit A "Statement of Work" attached hereto.

No additional services shall be performed by Contractor unless approved in advance in writing by the County stating the dollar value of the services, the method of payment, and any adjustment in contract time. All such services are to be coordinated with County and the results of the work shall be monitored by the Director of Human Services or his/her designee. However, the means by which the work is accomplished shall be the sole responsibility of the Contractor.

- 3.02** Method of Performing Services: Contractor will determine the method, details, and means of performing the above-described services including measures to protect the safety of the traveling public and Contractor's employees. County shall not have the right to, and shall not, control the manner or determine the method of accomplishing Contractor's services.

- 3.03** Employment of Assistants: Contractor may, at the Contractor's own expense, employ such assistants as Contractor deems necessary to perform the services required of Contractor by this Contract. County may not control, direct, or supervise Contractor's assistants or employees in the performance of those services.

Contractor assumes full and sole responsibility for the payment of all compensation and expenses of these assistants and for all state and federal income tax, unemployment insurance, Social Security, disability insurance and other applicable withholdings.

ARTICLE 4. COMPENSATION

- 4.01** Compensation: In consideration for the services to be performed by Contractor, County agrees to pay Contractor in proportion to the services satisfactorily performed in the not to exceed amount of fifty-seven thousand two hundred forty dollars (\$57,240). The total sum to be paid to Contractor includes all labor, materials, travel and other expenses to be incurred by Contractor in the performance of the services described herein. Payment shall be made upon submission of a formal claim approved by the appropriate official of the County as follows:

Total sum to be paid upon completion of services.

or

Incremental payments based on the following schedule: Contractor will submit invoices as described in Exhibit A, not to exceed a total cost of \$57,240.

- 4.02** Invoices: Contractor shall submit detailed monthly invoices for all services being rendered from the Contractor to the County.
- 4.03** Date for Payment of Compensation: County will endeavor to make payment within 45 days of invoices being submitted from the Contractor to the County, and approval and acceptance of the work by the County.
- 4.04** Expenses: Contractor shall be responsible for all costs and expenses incident to the performance of services for County, including but not limited to, all costs of materials, equipment, all fees, fines, licenses, bonds or taxes required of or imposed against Contractor and all other of Contractor's costs of doing business. County shall not be responsible for any expense incurred by Contractor in performing services for County.

ARTICLE 5. OBLIGATIONS OF CONTRACTOR

- 5.01** Tools and Instrumentalities: Contractor will supply all tools and instrumentalities required to perform the services under this Contract. Contractor is not required to purchase or rent any tools, equipment or services from County. County shall not provide working space, supplies, materials or other such support to Contractor in the performance of the services and tasks as described herein.
- 5.02** Indemnification: Contractor shall indemnify and hold County harmless against any and all liability imposed or claimed, including attorney's fees and other legal expenses, arising directly or indirectly from any act or failure of Contractor or Contractor's assistants, employees or agents, including all claims relating to the injury or death of any person or damage to any property. Contractor agrees to maintain a policy of liability insurance in the minimum amount of One Million Dollars (\$1,000,000) to cover such claims or in an amount determined appropriate by the County Risk Manager. Contractor shall furnish a certificate of insurance evidencing such insurance and naming the County as an additional insured for the above-cited liability coverage prior to commencing work. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by County of insurance certificates and endorsements required under this Contract does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Contract, Contractor acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.
- 5.03** General Liability and Automobile Insurance: During the term of this Contract Contractor shall obtain and keep in full force and effect a commercial, general liability and automobile policy or policies of at least \$1,000,000 combined limit for bodily injury and property damage; provided that the County, its officers, employees, volunteers and agents are to be named additional insureds under the policies, and that the policies shall stipulate that this insurance will operate as primary insurance for work performed by

Contractor and its sub-contractors, and that no other insurance effected by County or other named insureds will be called on to cover a loss covered thereunder. The General Liability insurance shall be provided by an ISO Commercial General Liability policy, with edition dates of 1985, 1988, or 1990. The County will be named as an additional insured using ISO form CG 2010 1185 or the same form with an edition date no later than 1990, or in other form satisfactory to County.

- 5.04** Certificate of Insurance: Contractor shall complete and file with the County prior to engaging in any operation or activity set forth in this Contract, certificates of insurance evidencing coverage as set forth in paragraphs 5.02 and 5.03 above and which shall provide that no cancellation or expiration by the insurance company will be made during the term of this Contract, without thirty (30) days written notice to County prior to the effective date of such cancellation.
- 5.05** Workers' Compensation: During the term of this Contract Contractor agrees to provide workers' compensation insurance for Contractor's employees and agents and agrees to hold harmless and indemnify County for any and all claims arising out of any injury, disability, or death of any of Contractor's employees or agents.
- 5.06** Public Employees Retirement System (CalPERS): In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Contract is determined by a court of competent jurisdiction or the Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of the County, Contractor shall indemnify, defend, and hold harmless County for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of County.
- 5.07** State and Federal Taxes: As Contractor is not County's employee; Contractor is responsible for paying all required state and federal taxes. In particular:
- a. County will not withhold FICA (Social Security) from Contractor's payments;
 - b. County will not make state or federal unemployment insurance contributions on behalf of Contractor;
 - c. County will not withhold state or federal income tax from payment to Contractor;
 - d. County will not make disability insurance contributions on behalf of Contractor;
 - e. County will not obtain workers' compensation insurance on behalf of Contractor.
- 5.08** Records: It is understood and agreed that all plans, studies, specifications, data magnetically or otherwise recorded on computer or computer diskettes, records, files, reports, etc., in possession of the Contractor relating to the matters covered by this

Contract shall be the property of the County, and Contractor hereby agrees to deliver the same to the County upon request. It is understood and agreed that the documents and other materials including but not limited to those set forth hereinabove, prepared pursuant to this Contract are prepared specifically for the County and are not necessarily suitable for any future or other use.

- 5.09** Contractor's Books and Records: Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the County for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Contractor. Any records or documents required to be maintained shall be made available for inspection, audit and/or copying at any time during regular business hours, upon oral or written request of the County.
- 5.10** Assignability of Contract: It is understood and agreed that this Contract contemplates personal performance by the Contractor and is based upon a determination of its unique personal competence and experience and upon its specialized personal knowledge. Assignments of any or all rights, duties or obligations of the Contractor under this Contract will be permitted only with the express written consent of the County.

ARTICLE 6. OBLIGATIONS OF COUNTY

- 6.01** Cooperation of County: County agrees to comply with all reasonable requests of Contractor and to provide access to all documents as permitted by law necessary to the performance of Contractor's duties under this Contract.
- 6.02** Assignment: Neither this Contract nor any duties or obligations under this Contract may be assigned by County without the prior written consent of Contractor.

ARTICLE 7. TERMINATION OF CONTRACT

- 7.01** Termination on Occurrence of Stated Events: This Contract shall terminate automatically on the occurrence of any of the following events:
1. Bankruptcy or insolvency of Contractor;
 2. Death of Contractor.
- 7.02** Termination by County for Default of Contractor: Should Contractor default in the performance of this Contract or materially breach any of its provisions, County, at County's option, may terminate this Contract by giving written notification to Contractor.

- 7.03** Termination for Convenience of County: County may terminate this Contract at any time by providing a notice in writing to Contractor that the Contract is terminated. Said Contract shall then be deemed terminated and no further work shall be performed by Contractor. If the Contract is so terminated, the Contractor shall be paid for that percentage of the phase of work actually completed, based on a pro rata portion of the compensation for said phase satisfactorily completed at the time the notice of termination is received.
- 7.04** Termination of Funding: The parties acknowledge that the nature of government finance is unpredictable and that the rights and obligations set forth in this Contract are necessarily contingent upon the receipt and/or appropriation of the necessary funds. In the event that funding is terminated, in whole or in part, for any reason, at any time, this Contract and all obligations of County arising from this Contract shall be immediately discharged. County agrees to inform Contractor no later than thirty (30) calendar days after County determines, in its sole judgment, that funding will be terminated and the final date for which funding will be available.

ARTICLE 8. GENERAL PROVISIONS

- 8.01** Notices: Any notices to be given hereunder by either party to the other may be effected either by personal delivery in writing or by mail, registered or certified, postage prepaid and return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing in the introductory paragraph of this Contract, but each party may change the address by written notice in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of two (2) days after mailing.
- 8.02** Entire Agreement of the Parties: This Contract supersedes any and all contracts, either oral or written, between the Parties hereto with respect to the rendering of services by Contractor for County and contains all the covenants and contracts between the Parties with respect to the rendering of such services in any manner whatsoever. Each Party to this Contract acknowledges that no representatives, inducements, promises, or contracts, orally or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein, and that no other contract, statement, or promise not contained in this Contract shall be valid or binding. Any modification of this Contract will be effective only if it is in writing signed by the Party to be charged and approved by the County as provided herein or as otherwise required by law.
- 8.03** Partial Invalidity: If any provision in this Contract is held by a court or competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
- 8.04** Attorney's Fees: If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Contract, the prevailing

Party will be entitled to reasonable attorney's fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that Party may be entitled.

8.05 Conformance to Applicable Laws: Contractor shall comply with the standard of care regarding all applicable federal, state and county laws, rules and ordinances. No discrimination shall be made by Contractor in the employment of persons who work under this contract because of race, color, national origin, ancestry, disability, sex or religion of such person.

8.06 Waiver: In the event that either County or Contractor shall at any time or times waive any breach of this Contract by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Contract, whether of the same or any other covenant, condition or obligation.

8.07 Governing Law: This Contract and all matters relating to it shall be governed by the laws of the State of California and County of Mariposa and any action brought relating to this Contract shall be held exclusively in a state court in the County of Mariposa.


Executed in Mariposa, California, on the date and year first above written.

CONTRACTOR:

COUNTY:

Alliance for Community Transformations

County of Mariposa

By:  12.12.16
(signature) (date)

By:  12-20-16
John Carrier, Chair (date)
Mariposa County Board of Supervisors

Alison Tudor
(printed name)

APPROVED AS TO FORM:

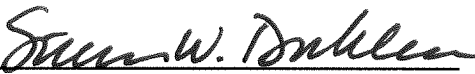
By: 
Steven W. Dahlem
County Counsel

Exhibit A

A. Mariposa County Human Services Department shall provide:

1. Processes and forms for referrals, screening, and data collection for required tracking, grant reporting and quality improvement;
2. Identification of individuals for program participation through screening and regular team meetings with Program/Agency staff involved;
3. Coordination of weekly team meetings among staff at Human Services and Alliance to ensure successful outcomes of program requirements. As the program develops and grows, the frequency of these meetings may be reduced, but will occur monthly at a minimum
4. Perform case management activities through programs including:
 - Mental Health
 - Substance Abuse
 - Employment & Training
 - Social Services – Medi-Cal, CalFresh, IHSS, APS, General Assistance and Social Security Advocacy
 - Energy Assistance
5. Services which will include but not be limited to:
 - Potential attainment of income
 - Counseling / Therapy Services
 - Case Management
 - Life Skills training and classes
 - Supportive Services
 - Additional Housing Supports when deemed necessary
6. Signed participant releases that will ensure Human Services and Alliance can coordinate their services. Both parties agree that refusal of this requirement will result in the participants' ineligibility to participate in the Permanent Supportive Housing Program;
7. Additional rental rates for homes rented if the rental rate is agreed upon by Human Services prior to the lease being signed;
8. Payment for maintenance and repairs of leased homes if repairs exceed the amount allocated in the budget;

Exhibit A

9. An upfront payment to Alliance in the amount of \$5,000 to account for start-up costs and thereafter provide monthly payments as invoiced for contractual costs

B. Alliance for Community Transformations shall:

1. Locate and lease suitable housing units and provide copies of said documents to the Human Services Department. If no suitable housing units can be located after diligent search, Alliance may request in writing to be released from this contract, and the County shall notify Alliance in writing of the termination.
2. Allow a representative from Human Services to accompany Alliance staff for the pre-inspection of the home before the lease is signed and schedule quarterly inspections of the homes that Human Services program specific staff, including maintenance staff, will accompany Alliance staff on. The first visit will consist of a formal site visit and the 3 additional visits will consist of maintenance inspections. All visits will be scheduled with 30 days advance notice of deliverable requirements and date of site visit.
3. Provide payment for deposit, monthly rent, utilities and furnishings for the homes.
4. Maintain and manage houses secured through this program, including home repairs, yard maintenance, property tax and insurance payments, replacement or repair of any damages, provision and maintenance of major appliances, windows, carpets, flooring, furnishings, etc.
5. Provide supportive services from their existing funded programs.
6. Ensure that the participants are meeting goals set to maintain housing stability and cohesiveness. If goals are not being met, consult with the participant's Case Management team.
7. Provide monthly fiscal reports on items such as program income received (for example, any share of housing cost received from participants), expenditures for maintenance, utilities, lease payment, tax and insurance payments.
8. Collect data necessary to meet HUD's basic data collection requirements as outlined in the grant agreement and submit reports on a monthly basis to Human Services.