

10) **Approval of Community Development Block Grant (CDBG) Supplemental Agreement
2024 - 2025 Program Year**

Approve and authorize the Mayor to execute the Supplemental Agreement between the County of Riverside and the City of Lake Elsinore for the Use of 2024 – 2025 Community Development Block Grant Funds.



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Brendan Rafferty, Assistant Administrative Services Director

Date: November 12, 2024

Subject: Approval of Community Development Block Grant (CDBG) Supplemental Agreement 2024 - 2025 Program Year

Recommendation

Approve and authorize the Mayor to execute the Supplemental Agreement between the County of Riverside and the City of Lake Elsinore for the Use of 2024 – 2025 Community Development Block Grant Funds.

Background

At its meeting on November 14, 2023, the City Council approved the Community Development Block Grant (CDBG) projects for the fiscal year 2024 – 2025. At that time, the City Council decided to allocate FY 2024 – 2025 CDBG funds for the following:

- City of Lake Elsinore
- Assistance League of Temecula Valley
- Boys & Girls Club Scholarship Program
- HOPE Pantry Program
- Michelle's Place
- Vista Community Clinic

Discussion

On September 27, 2024, the City received a “Supplemental Agreement for using 2024-2025 Community Development Block Grant Funds” (Agreement).

Executed copies of the Agreement must be returned to the County of Riverside Housing, Homelessness Prevention, and Workforce Solutions (HHPWS) no later than November 26, 2024, for the Board of Supervisors to approve, after which a fully executed agreement will be

CDBG Supplemental Agreement 2024-2025 Program Year

forwarded to the City along with the “authorization to incur costs.” When staff receives the authorization, we can release funds to the approved projects with the assurance of reimbursement from the County of Riverside to the City of Lake Elsinore.

The City of Lake Elsinore requested \$595,254 for the program year 2024-2025; however, HHPWS notified staff that this year’s total amount decreased to \$587,974. Of the \$587,974, thirteen percent (13%) is used for the Riverside County Administrative costs. The Remaining \$511,537 is allocated to public service programs and capital improvement.

The approved allocation is as follows:

| | | |
|--------------|------------------------------------------|------------------|
| 2. LE. 88-24 | ADA Sidewalk Improvement Project | \$382,179 |
| | ADA Sidewalk Improvement Project Admin * | \$41,158 |
| 2.LE.89-24 | Vista Community Clinic | \$20,840 |
| 2.LE90-24 | Boys & Girls Club Scholarship Program | \$7,840 |
| 0.264-24 | HOPE Pantry Program | \$28,840 |
| 0.265-24 | Operation School Bell | \$25,840 |
| 0.266-24 | Cancer Support Services | \$4,840 |
| Total | | \$511,537 |

* Approved by the County to be allocated upon receipt of funds from HUD.

Fiscal Impact

There is no fiscal impact to the 2024-2025 General Fund. Projects are paid through the CDBG reimbursement process once the “authorization to incur costs” has been issued by the County of Riverside.

Attachments

Attachment 1 - Supplemental Agreement

Attachment 2 - Original Agreement

**SUPPLEMENTAL AGREEMENT FOR THE USE OF
2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

This Supplemental Agreement ("Agreement") is entered into by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, herein called, "COUNTY," and the CITY OF LAKE ELSINORE, a political subdivision of the State of California, herein called "CITY." COUNTY and CITY are collectively referred to as "Parties" and individually as "Party."

The COUNTY and CITY mutually agree as follows:

1. GENERAL. COUNTY and CITY have executed a Cooperation Agreement, dated August 4, 2023 ("Cooperation Agreement"), whereby CITY elected to participate with COUNTY, which has qualified as an "Urban County" for purposes of receiving Community Development Block Grant (CDBG) funds ("CDBG"), and to assist and undertake essential community development and housing assistance activities pursuant to the Housing and Community Development Act of 1974, Title 1, as amended, Public Law 93-383 hereinafter referred to as "Act." Said Cooperation Agreement, dated August 4, 2023, is incorporated herein by reference and made a part of this Agreement as if each and every provision was set forth herein.

2. PURPOSE. CITY has been allocated \$470,379 in CDBG Entitlement funds for the 2024-2025 CDBG program year. CITY promises and agrees to undertake and assist with the community development activities, within its jurisdiction, by utilizing the sum of \$410,859 CDBG Entitlement Funds, as specifically identified in Exhibit(s) A, B, C, D, E, and F, attached hereto, and are incorporated herein by this reference, for the following project(s) (collectively, the "Projects"):

A) 2.LE.88-24 ADA Sidewalk Improvement Project, \$382,179.

B) 2.LE.89-24 Vista Community Clinic \$20,840.

C) 2.LE.90-24 Boys and Girls Club Scholarship Program, \$7,840.

CITY has allocated the remaining \$59,520 from its 2024-2025 CDBG allocation to certain activities identified below, hereinafter referred to as "County-wide Activities," that will be directly administered by COUNTY:

1 **D) 0.264-24 H.O.P.E. Pantry Program, \$28,840.**

2 **E) 0.265-24 Operation School Bell, \$25,840.**

3 **F) 0.266-24 Cancer Support Services, \$4,840.**

4
5 3. TERM OF AGREEMENT. The term of this Agreement for the implementation of the
6 Project(s) shall be for a period of one (1) year from July 1, 2024, to termination on June 30, 2025.

7 4. COMPLETION SCHEDULE. CITY shall proceed consistent with the completion schedule
8 set forth in Exhibit(s) A, B, C, D, E, and F, attached hereto and incorporated herein.

9 5. EXTENSION OF TIME. In the event the Project(s) are not substantially completed by the
10 time set forth in the applicable completion schedule(s) due to a force majeure event (See Section 40
11 below), the COUNTY may consider extending the schedule for the completion of the project(s). Times
12 of performance for other activities may also be extended in writing by COUNTY. If substantial progress
13 toward completion in conformance with the completion schedule, as determined by COUNTY in its
14 discretion, of the project(s) not made during the term of this Supplemental Agreement, COUNTY may
15 suspend or terminate this Supplemental Agreement pursuant to the termination procedures set forth in
16 the section titled "Termination," and the entitlement funds associated with the Project(s) may be
17 reprogrammed by the COUNTY after appropriate notice is provided to the City.

18 6. LETTER TO PROCEED. CITY shall not initiate nor incur expenses for the CDBG-
19 funded Projects or activities covered under the terms of this Supplemental Agreement as set forth in
20 Exhibit(s) A, B, C, D, E, and F attached hereto, prior to receiving written authorization from COUNTY
21 to proceed.

22 7. NOTICES. Each notice, request, demand, consent, approval or other communication
23 (hereinafter in this Section referred to collectively as "notices" and referred to singly as a "notice") which
24 the CITY or COUNTY is required or permitted to give to the other party pursuant to this Agreement
25 shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally
26 delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received
27 at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier)
28 designating early morning delivery (any notice so delivered shall be deemed to have been received on
the next Business Day following receipt by the courier); or (c) sent by United States registered or certified

mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the United States), addressed to the respective parties as follows:

| <u>COUNTY</u> | <u>CITY</u> |
|--------------------------|-----------------------------|
| Heidi Marshall, Director | Jason Simpson, City Manager |
| Riverside County HWS | City of Lake Elsinore |
| P.O. Box 1528 | 130 S. Main Street |
| Riverside, CA 92502 | Lake Elsinore, CA 92530 |

8. DISBURSEMENT OF FUNDS.

A. COUNTY's Board of Supervisors shall determine the final disposition and distribution of all funds received by COUNTY under the Act consistent with Sections 2 and 3 of this Supplemental Agreement. COUNTY, through its Department of Housing and Workforce Solutions, shall make payment of the CDBG funds to CITY as set forth in the attached Exhibit(s) A, B, C, D, E and F. It is the CITY's responsibility to monitor all project activities set forth in the attached Exhibit(s) A, B, C, D, E, and F, and to ensure compliance with applicable federal regulations and the terms of this Supplemental Agreement.

B. CITY shall comply with timely drawdown of CDBG Entitlement funding by expeditiously implementing and completing the COUNTY-approved, CDBG-funded Projects. CITY acknowledges that CITY's drawdown performance directly impacts the COUNTY's overall program drawdown rate. If the CITY's unobligated CDBG fund balance, as of January 31, 2025, exceeds one hundred and seventy-five percent (175%) of the CITY's 2024-2025 CDBG allocation, the COUNTY may, in its sole discretion, take the necessary administrative actions to reduce the CITY's CDBG fund balance. Necessary actions include, but are not limited to, reprogramming the excess CDBG fund balance to other eligible activities as selected by COUNTY. COUNTY may, in its sole and absolute discretion, authorize CITY in writing, prior to January 31, 2025, to exceed the CDBG fund balance requirement.

C. CITY shall comply with timely drawdown of CDBG funds by submitting monthly requests for reimbursement or other COUNTY approved reimbursement schedules. All disbursements

of CDBG funds will be on a reimbursement basis and made within thirty (30) days after the COUNTY has received the CITY's reimbursement request including documentation supporting expenditures.

D. All authorized obligations incurred in the performance of the Supplemental Agreement for projects eligible under the following CDBG regulations must be reported in writing to COUNTY no later than June 1, 2025:

1. Acquisition [24 Code of Federal Regulations (CFR) 570.201 (a)]
2. Clearance Activities [24 CFR 570.201 (d)]
3. Interim Assistance [24 CFR 570.201 (f)]
4. Code Enforcement [24 CFR 570.202 (c)]

All public service activities [24 CFR 570.201 (e)] and other eligible activities under this Supplemental Agreement must be implemented, completed, and obligations reported in writing to the COUNTY by the CITY no later than the completion schedules set forth in the attached Exhibits to this Supplemental Agreement. "CFR" as used herein refers to the Code of Federal Regulations.

9. RECORDS AND INSPECTIONS.

A. CITY shall establish and maintain financial, programmatic, statistical, and other supporting records of its operations and financial activities in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), and 24 CFR Section 570.502 (a), as they relate to the acceptance and use of federal funds under this Agreement. Said records shall be retained for a period of four (4) years from the date that the activity or program funded with the CDBG Grant is closed out by the COUNTY and reported as complete in the Comprehensive Annual Performance and Evaluation Report (CAPER). Exceptions to the four (4) year retention period requirement, pursuant to 2 CFR 200.333 include, but not limited to, the following:

- i. if any litigation, claim, or audit is started prior to the expiration of the four (4) year period;
- ii. when the CITY is notified in writing by the COUNTY, HUD, or other Federal agency to extend the retention period;
- iii. records for real property and equipment acquired with CDBG funds must be retained for four (4) years after final disposition;

1 iv. when the records are transferred by the CITY to the COUNTY, HUD, or
2 other Federal agency, the four (4) year period is not applicable.

3 B. CITY shall obtain an external audit in accordance with the Uniform
4 Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR
5 Section 200.500). Audits shall usually be performed annually but not less frequently than every two
6 years. Nonprofit institutions and government agencies that expend less than \$750,000 a year in Federal
7 awards are exempt from Federal audit requirements, but records must be available for review by
8 appropriate officials of the Federal grantor agency or subgranting entity. The audit report shall be
9 submitted to the COUNTY within 180 days after the end of the COUNTY'S fiscal year.

10 C. CITY shall maintain a separate account for the CITY'S CDBG Entitlement funds
11 received as set forth in Exhibit(s) A, B, C, D, E, and F attached hereto.

12 D. Pursuant to 2 CFR 200.336, CITY shall, during the normal business hours, make
13 available to COUNTY, the U.S. Department of Housing and Urban Development (HUD), or other
14 authorized representative, for the examination and copying, all of its records and other materials with
15 respect to matters covered by this Agreement and provide reasonable access to CITY staff for the purpose
16 of interview and discussion related to the records and documents.

17 E. CITY shall not retain any program income as defined in 24 CFR 570.500. Said
18 program income shall be used only for the activities that are the subject of this Agreement. Further, all
19 provisions of this Agreement shall apply to such activities.

20 F. The CITY shall ensure that at least fifty-one percent (51%) of the persons
21 benefiting from all CDBG-funded activities or projects designated as serving limited clientele [24 CFR
22 570.208(a)(2)(i)] are of low and moderate-income and meet the applicable household income guidelines.
23 The CITY shall provide the required income certification and direct benefit documentation, in writing,
24 to the COUNTY pursuant to the reporting requirement of each activity as set forth in Exhibit(s) A, B, C,
25 D, E, and F, attached hereto. In the event that CITY engages the services of a sub-contractor to implement
26 CDBG-funded activities, the CITY must collect, in writing, all required income certification and direct
27 benefit documentation from subcontractors prior to submittal to the COUNTY pursuant to the reporting
28 requirement of each activity as set forth in Exhibit(s) A, B, C, D, E and F, attached hereto.

1 10. COMPLIANCE WITH LAWS. CITY shall comply with all applicable federal, state, and
2 local laws, regulations, and ordinances and any amendments thereto and the federal regulations and
3 guidelines now or hereafter enacted pursuant to the Act. More particularly, CITY is to comply with those
4 regulations found in the Uniform Administrative Requirements, Cost Principles, and Audit
5 Requirements for Federal Awards (2 CFR Part 200), and 24 CFR Part 570. CITY is to abide by the
6 provisions of the Community Development Block Grant Manual, prepared by COUNTY and cited in the
7 above-mentioned Cooperation Agreement. CITY shall comply, if applicable, with Section 3 of the
8 Housing & Urban Development Act of 1968 (12 U.S.C.A. Section 1701u), as amended, a copy of which
9 is attached hereto as Exhibit “S”, and incorporated herein by this reference. CITY shall adhere to the
10 regulations as set forth in Exhibit “R”, attached hereto and incorporated herein by this reference,
11 pertaining to inherently religious activities. CITY shall comply with the Additional Federal
12 Requirements, if applicable, attached hereto as Exhibit “AFR”, and incorporated herein by this reference.

13 11. COOPERATION WITH HOUSING ACTIVITIES. CITY shall cooperate with
14 COUNTY in undertaking essential community development and housing assistance activities,
15 specifically urban renewal and public assistance housing, and shall assist COUNTY in implementing
16 and undertaking the goals and strategies identified in the 2024-2029 Five Year Consolidated Plan,
17 pursuant to 24 CFR Part 91 and other requirements of the Community Development Block Grant
18 Program.

19 12. LEAD AGENCY FOR COMPLIANCE WITH THE CALIFORNIA
20 ENVIRONMENTAL QUALITY ACT (CEQA). Pursuant to Title 14 CCR Section 1501(d), the CITY
21 is designated as the lead agency for the projects that are the subject matter of this Supplemental
22 Agreement.

23 13. HOLD HARMLESS AND INDEMNIFICATION. In contemplation of the provisions of
24 Section 895.2 of the California Government Code imposing certain tort liability jointly upon public
25 entities solely by reason of such entities being parties to an agreement as defined by Section 895 of the
26 Code, the Parties hereto, pursuant to the authorization contained in Section 895.4 and 895.6 of the Code,
27 agree that each Party shall be liable for any damages including, but not limited to, claims, demands,
28 losses, liabilities, costs and expenses including reasonable attorneys’ fees, resulting from the negligent

1 or wrongful acts or omissions of their employees or agents in the performance of this Agreement, and
2 each Party shall indemnify, defend and hold harmless the other Parties from such claims, demands,
3 damages, losses or liabilities for their negligence.

4 The hold harmless and indemnification obligations set forth herein shall survive the termination
5 and expiration of this Agreement. In the event there is conflict between this clause and California Civil
6 Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation
7 shall not relieve the CITY from indemnifying the Indemnitees to the fullest extent allowed by law.

8 14. INSURANCE. Without limiting or diminishing the CITY's obligation to indemnify or
9 hold the COUNTY harmless, CITY shall procure and maintain or cause to be maintained, at its sole cost
10 and expense, the following insurance coverage's during the term of this Agreement. As respects to the
11 insurance section only, the COUNTY herein refers to the County of Riverside, its Agencies, Districts,
12 Special Districts, and Departments, their respective directors, officers, Board of COUNTY OF
13 RIVERSIDE Supervisors, employees, elected or appointed officials, agents, or representatives as
14 Additional Insureds

15 a. Workers' Compensation:

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

21 b. Commercial General Liability:

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

Sexual Abuse or Molestation (SAM) Liability:

1 If the work will include contact with minors, and the Commercial General Liability policy
2 is not endorsed to include affirmative coverage for sexual abuse or molestation, Vendor/Contractor shall
3 obtain and maintain a policy covering Sexual Abuse and Molestation with a limit no less than \$2,000,000
4 per occurrence or claim.

5 c. Vehicle Liability:

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

11 d. General Insurance Provisions - All lines:

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

17 (ii). The CITY must declare its insurance self-insured retentions. If such self-
18 insured retentions exceed \$500,000 per occurrence such retentions shall have the prior written consent
19 of the County Risk Manager before the commencement of operations under this Agreement. Upon
20 notification of self-insured retention unacceptable to the COUNTY, and at the election of the Country's
21 Risk Manager, CITY'S carriers shall either; 1) reduce or eliminate such self-insured retention as respects
22 this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and related
23 investigations, claims administration, and defense costs and expenses.

24 (iii). CITY shall cause CITY'S insurance carrier(s) to furnish the County of
25 Riverside with either 1) a properly executed original Certificate(s) of Insurance and certified original
26 copies of Endorsements effecting coverage as required herein, and 2) if requested to do so orally or in
27 writing by the County Risk Manager, provide original Certified copies of policies including all
28

1 Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further,
2 said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that
3 thirty (30) days written notice shall be given to the County of Riverside prior to any material
4 modification, cancellation, expiration or reduction in coverage of such insurance. In the event of a
5 material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate
6 forthwith, unless the County of Riverside receives, prior to such effective date, another properly executed
7 original Certificate of Insurance and original copies of endorsements or certified original policies,
8 including all endorsements and attachments thereto evidencing coverage's set forth herein and the
9 insurance required herein is in full force and effect. CITY shall not commence operations until the
10 COUNTY has been furnished original Certificate (s) of Insurance and certified original copies of
11 endorsements and if requested, certified original policies of insurance including all endorsements and
12 any and all other attachments as required in this Section. An individual authorized by the insurance
13 carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of
14 Insurance.

15 (iv). It is understood and agreed to by the parties hereto that the CITY'S
16 insurance shall be construed as primary insurance, and the COUNTY'S insurance and/or deductibles
17 and/or self-insured retention's or self-insured programs shall not be construed as contributory.

18 (v). If, during the term of this Agreement or any extension thereof, there is a
19 material change in the scope of services; or, there is a material change in the equipment to be used in the
20 performance of the scope of or, the term of this Agreement, including any extensions thereof, exceeds
21 five (5) years, the COUNTY reserves the right to adjust the types of insurance required under this
22 Agreement and the monetary limits of liability for the insurance coverage's currently required herein, if;
23 in the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the CITY
24 has become inadequate.

25 (vi). CITY shall pass down the insurance obligations contained herein to all
26 tiers of subcontractors working under this Agreement.

27 (vii). The insurance requirements contained in this Agreement may be met with
28

1 a program(s) of self-insurance acceptable to the COUNTY.

2 (viii). CITY agrees to notify COUNTY of any claim by a third party or any
3 incident or event that may give rise to a claim arising from the performance of this Agreement.

4 15. INDEPENDENT CONTRACTOR. The CITY is, for purposes relating to this
5 Supplemental Agreement, an independent contractor and shall not be deemed an employee of the
6 COUNTY. It is expressly understood and agreed that the CITY (including its employees, agents and
7 subcontractor's) shall in no event be entitled to any benefits to which the COUNTY employees are
8 entitled, including but not limited to overtime, any retirement benefits, worker's compensation benefits,
9 and injury leave or other leave benefits. There shall be no employer-employee relationship between the
10 parties; and the CITY shall hold the COUNTY harmless from any and all claims that may be made
11 against the COUNTY based upon any contention by a third party that an employer-employee relationship
12 exists by reason of this Supplemental Agreement. It is further understood and agreed by the parties that
13 the CITY in the performance of this Supplemental Agreement is subject to the control or direction of the
14 COUNTY merely as to the results to be accomplished and not as to the means and methods for
15 accomplishing the results.

16 16. NONDISCRIMINATION. CITY shall abide by 24 CFR Sections 570.601 and 570.602
17 of Title 24 of the Code of Federal Regulations which requires that no person in the United States shall
18 on the grounds of race, color, national origin, sex, sexual orientation, gender identity, or veterans status
19 be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any
20 program or activity funded in whole or in part with Community Development funds.

21 CITY shall abide by and include in any subcontracts to perform work under this Supplemental
22 Agreement, the following clause:

23 "During the performance of this Supplemental Agreement, CITY and its subcontractors shall not
24 unlawfully discriminate against any employee or applicant for employment because of race,
25 religion, color, national origin, ancestry, physical disability, medical condition, marital status,
26 veterans status, sexual orientation, gender identity, age (over 40) or sex. CITY and
27 subcontractors shall insure that the evaluation and treatment of their employees and applicants
28 for employment are free of such discrimination. CITY and subcontractors shall comply with the

provisions of the Fair Employment and Housing Act (California Government Code Section 12900 et seq.). The applicable regulations of the Fair Employment and Housing Commission are implementing California Government Code Section 12990 et seq., set forth in Chapter 1 of Division 4.1 of Title 2 of the California Administrative Code are incorporated into this Agreement by reference and made a part hereof as if set forth in full. CITY 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."

17. PROHIBITION AGAINST CONFLICTS OF INTEREST

A. CITY and its assigns, employees, agents, consultants, officers and elected and appointed officials shall become familiar with and shall comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200) and the CDBG regulations prohibiting conflicts of interest contained in 24 CFR 570.611.

B. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.

C. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

D. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

E. CITY understands and agrees that no waiver of exception can be granted to the prohibition against conflict of interest except upon written approval of HUD pursuant to 24 CFR

570.611(d). Any request by CITY for an exception shall first be reviewed by COUNTY to determine whether such request is appropriate for submission to HUD in the COUNTY'S sole and absolute discretion. In determining whether such request is appropriate for submission to HUD, COUNTY will consider the factors listed in 24 CFR 570.611(d)(2).

F. Prior to the distribution of any CDBG funding under this Supplemental Agreement, CITY shall provide COUNTY, in writing, a list of all employees, agents, consultants, officers and elected and appointed officials who are in a position to participate in a decision making process, exercise any functions or responsibilities, or gain inside information with respect to the CDBG activities funded under this Agreement. CITY shall also promptly disclose to COUNTY any potential conflict, including even the appearance of conflict that may arise with respect to the CDBG activities funded under this Supplemental Agreement.

G. Any violation of this Section 17 shall be deemed a material breach of this Supplemental Agreement, and the Supplemental Agreement shall be immediately terminated by the COUNTY.

18. LOBBYING. CITY certifies to the best of its knowledge and belief, that:

a. No federally-appropriated funds have been paid or will be paid, by or on behalf of the CITY, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

b. If any funds other than federally-appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the CITY shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. CITY shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants,

1 loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.
2 This certification is a material representation of fact upon which reliance was placed when this
3 transaction was made or entered into.

4 19. TERMINATION.

5 A. CITY. CITY may not terminate this Agreement except upon express written
6 consent of COUNTY, pursuant to 2 CFR 200.339 (a)(3).

7 B. COUNTY. Notwithstanding the provisions of Paragraph 19a above, COUNTY
8 may suspend or terminate this Supplemental Agreement upon a ten (10) day written notice to CITY of
9 action being taken and the reason for such action including, but not limited to, the following reasons:

10 (1) In the event CITY fails to perform the covenants herein contained at such
11 times and in such manner as provided in this Supplemental Agreement; and

12 (2) In the event there is a conflict with any federal, state or local law,
13 ordinance, regulation or rule rendering any of the provisions of this Supplemental Agreement invalid or
14 untenable; or

15 (3) In the event the funding from the Department of Housing and Urban
16 Development referred to in Sections 1 and 2 above is terminated or otherwise becomes unavailable.

17 C. This Agreement may be terminated and/or funding suspended, in whole or in part,
18 for cause in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit
19 Requirements for Federal Awards (2 CFR 200.339). Cause shall be based on the failure of the CITY to
20 materially comply with either the terms or conditions of this Agreement. Upon suspension of funding,
21 the CITY agrees not to incur any costs related thereto, or connected with, any area of conflict from which
22 the COUNTY has determined that suspension of funds is necessary. CITY acknowledges that failure to
23 comply with Federal statutes, regulations, or the terms and conditions of this Agreement may be
24 considered by the COUNTY in evaluating future CDBG and non-CDBG funding applications submitted
25 by CITY.

26 D. Upon suspension or termination of this Supplemental Agreement, CITY shall
27 return any unencumbered funds which it has been provided by COUNTY. In accepting said funds,
28 COUNTY does not waive any claim or cause of action it may have against CITY for breach of this
Supplemental Agreement.

1 E. Reversion of Assets

2 1. Upon expiration or termination of this Supplemental Agreement, the
3 CITY shall transfer to the COUNTY any CDBG funds on hand at the time of expiration of the
4 Supplemental Agreement as well as any accounts receivable held by CITY which are attributable to the
5 use of CDBG funds awarded pursuant to this Supplemental Agreement.

6 2. Any real property under the CITY'S control that was acquired or improved
7 in whole or in part with CDBG funds (including CDBG funds provided to the CITY in the form of a
8 loan) in excess of \$25,000 is either:

9 (i) Used to meet one of the National Objectives pursuant to 24 CFR
10 570.208 until five years after expiration of this agreement, or for such longer period of time as determined
11 to be appropriate by the COUNTY; or

12 (ii) Not used in accordance with Clause (i) above, in which event the
13 CITY shall pay the COUNTY an amount equal to the current market value of the property less any
14 portion of the value attributable to expenditures of non-CDBG funds for the acquisition of, or
15 improvement to, the property.

16 20. PUBLICITY. Any publicity generated by CITY for the Projects funded pursuant to this
17 Supplemental Agreement will make reference to the contribution of the COUNTY, the Department of
18 Housing, and Workforce Solutions, and the Community Development Block Grant Program in making
19 the project possible.

20 21. PROGRAM MONITORING AND EVALUATION. CITY and its subcontractors shall
21 be monitored and evaluated in terms of its effectiveness and timely compliance with the provisions of
22 this Supplemental Agreement and the effective and efficient achievement of the CDBG National
23 Objectives as set forth in Exhibit(s)A, B, C, D, E, and F, attached hereto. Quarterly reports shall be due
24 on the last day of the month immediately following the end of the quarter being reported. The quarterly
25 written reports shall include, but shall not be limited to, the following data elements:

26 A. Title of program, listing of components, description of activities/operations.

27 B. The projected goals, indicated numerically, and also the goals achieved (for each
28 report period). In addition, identify by percentage and description, the progress achieved towards
meeting the specified goals and identify any problems encountered in meeting goals.

1 C. If the CDBG-funded activity meets a National Objective under 24 CFR 570.208
2 (a)(2)(i), CITY will report the following:

3 1) Total number of direct beneficiaries (clientele served) with median
4 household incomes (MHI) at:

- 5 • Above 80% MHI
- 6 • Between 50% and 80% MHI (Low-Income)
- 7 • Between 30% and 50% MHI (Very Low-Income)
- 8 • Less than 30% MHI (Extremely Low-Income)

9 2) Total number and percent (%) of the clientele served that have household
10 incomes at or below 80% MHI

11 3) Racial ethnicity of clientele

12 4) Number of Female-Headed Households

13 D. CITY shall report, in writing, and cause its subcontractors to report, in writing,
14 beneficiary statistics monthly to Housing and Workforce Solutions (HWS) on the pre-approved *Direct*
15 *Benefit Form* and *Self-Certification Form* (certifying income, family size, and racial ethnicity) as
16 required by HUD. Updated forms are to be provided to CITY by HWS should HUD implement changes
17 during the term of this Supplemental Agreement. CITY and subcontractors will collect and provide all
18 necessary data required by HUD pertaining to the Specific Outcome Indicators as identified in HUD's
19 Community Planning and Development (CPD) Outcome Performance Measurement System.

20 22. PRIOR AUTHORIZATION. CITY shall obtain COUNTY's written approval from
21 HWS prior to implementing the following "high risk" activities funded with CDBG assistance:

- 22 A. Construction of public facilities (project plans and specifications);
- 23 B. Acquisition of real property;
- 24 C. Historic Preservation;
- 25 D. Relocation; and
- 26 F. Economic Development

27 23. PRIOR COUNTY APPROVAL (CONSTRUCTION ACTIVITIES). CITY shall obtain
28 COUNTY's written approval, through its HWS, of the project plans, specifications, and construction

1 documents prior to CITY'S construction of same for all projects consisting of CDBG-funded
2 construction activities . The COUNTY neither undertakes nor assumes nor will have any responsibility
3 or duty to CITY or to any third party to review, inspect, supervise, pass judgment upon or inform CITY
4 or any third party of any matter in connection with the development or construction of the
5 improvements, whether regarding the quality, adequacy or suitability of the plans, any labor, service,
6 equipment or material furnished to the property, any person furnishing the same, or otherwise. CITY
7 and all third parties shall rely upon its or their own judgment regarding such matters, and any review,
8 inspection, supervision, exercise of judgment or information supplied to CITY or to any third party by
9 the COUNTY in connection with such matter is for the public purpose of assisting with a community
10 development and housing activity pursuant to the Act, and neither CITY (except for the purposes set
11 forth in this Agreement) nor any third party is entitled to rely thereon. The COUNTY shall not be
12 responsible for any of the work of construction, improvement, or development of the property.

13
14 It is the responsibility of CITY, without cost to COUNTY, to ensure that all applicable local
15 jurisdiction land use requirements will permit development of the property and construction of the
16 improvements and the use, operation, and maintenance of such Improvements in accordance with the
17 provisions of this Agreement. Nothing contained herein shall be deemed to entitle Sponsor to any
18 local jurisdiction or County permit or other local jurisdiction or County approval necessary for the
19 development of the Property, or waive any applicable local jurisdiction or County requirements
20 relating thereto. This Agreement does not (a) grant any land use entitlement to CITY, (b) supersede,
21 nullify, or amend any condition which may be imposed by the local jurisdiction in connection with
22 approval of the development described herein, (c) guarantee to CITY or any other party any profits
23 from the development of the Property, or (d) amend any local jurisdiction or County laws, codes or
24 rules.

25 City agrees and acknowledges that it is the responsibility of City to obtain a legal determination
26 at City's sole cost and expense, as to whether prevailing wages must be paid during construction of the
27 Project. If the Project is subject to prevailing wages, then City shall be solely responsible to pay its
28 contractors and subcontractors the required prevailing wage rate. City agrees to indemnify, defend,

1 and hold County harmless from and against any liability arising out of and related to City's failure to
2 comply with any and all Davis Bacon and or prevailing wage requirements.

3
4 24. PRIOR COUNTY APPROVAL (AQUISITION ACTIVITIES). CITY shall obtain
5 COUNTY's written approval and authorization to proceed, through HWS, of all CDBG-funded real
6 property acquisition activities.

7 25. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH
8 CDBG FUNDS. When CDBG funds are used, in whole or in part, by CITY to acquire real property or
9 to construct a public facility, CITY will comply with the Uniform Administrative Requirements, Cost
10 Principles, and Audit Requirements for Federal Awards (2 CFR Section 200.311); National
11 Environmental Policy Act of 1969 (42 U.S.C.A. §4321, et seq.); the California Environmental Quality
12 Act (Cal. Pub. Resources Code §21000, et seq.); the Uniform Relocation Assistance and Real Property
13 Acquisition Policies Act of 1970, as amended (42 U.S.C.A. §4630, et seq.); and the COUNTY's Five
14 Year Consolidated Plan. In addition, the following is to occur:

15 a. Title to the real property shall vest in CITY;

16 b. The real property will be held by CITY, or the constructed facility will be
17 maintained by the CITY, for a minimum period of five (5) years from the date the CDBG-funded
18 activity is closed-out and reported as complete by the COUNTY through the Comprehensive Annual
19 Performance and Evaluation Report (CAPER);

20 c. While held by CITY, the real property or the constructed facility is to be used
21 exclusively for the purposes for which acquisition or construction was originally approved by
22 COUNTY;

23 d. Written approval from COUNTY must be secured if the property or the facility is
24 to be put to an alternate use that is consistent with the COUNTY'S Five-Year Consolidated Plan or the
25 applicable federal regulations governing CDBG funds;

26 e. Should CITY desire to use the real property or the constructed facility, prior to
27 the completion of the mandatory five-year period, for a purpose not consistent with applicable federal
28

1 regulations governing CDBG funds or to sell the real property or facility, then:

2 (1) If CITY desires to retain title, CITY will reimburse COUNTY the amount
3 that represents the percentage of current fair market value that is identical to the percentage that CDBG
4 funds initially comprised of monies paid to acquire the property or construct the facility; or

5 (2) If CITY sells the property or facility or is required to sell the property or
6 facility, CITY shall reimburse COUNTY the amount that represents the percentage of proceeds
7 realized by the sale that is identical to the percentage that CDBG funds initially comprised of monies
8 paid to acquire the property or construct the facility. This percentage amount will be calculated after
9 deducting all actual and reasonable cost of sale from the sale proceeds.

10 26. ENTIRE AGREEMENT. This Supplemental Agreement, including any attachments or
11 exhibits hereto constitutes the entire Supplemental Agreement of the parties with respect to its subject
12 matter and supersedes all prior and contemporaneous representations, proposals, discussions and
13 communications, whether oral or in writing. No oral understanding or agreement not incorporated herein
14 shall be binding on any of the parties hereto. Each of the attachments and exhibits attached hereto is
15 incorporated herein by this reference.

16 27. SEVERABILITY. Each section, paragraph and provision of this Supplemental
17 Agreement is severable from each other provision, and if any provision or part thereof is declared invalid,
18 the remaining provisions shall remain in full force and effect.

19 28. EMPLOYMENT OPPORTUNITIES TO BE CAUSED BY PROJECT. CITY agrees to
20 notify in writing, and to cause any subcontractor implementing CDBG-funded Projects to notify, in
21 writing, the Riverside County Workforce Development Center of any and all job openings that are caused
22 by the CDBG-funded Projects under this Supplemental Agreement.

23 29. MINISTERIAL ACTS. The Director of Housing and Workforce Solutions or designee(s)
24 are authorized to take such ministerial actions as may be necessary or appropriate to implement the terms,
25 provisions, and conditions of this Supplemental Agreement as it may be amended from time-to-time by
26 COUNTY.

27 30. PROJECT ELIGIBILITY. As to CITY or its claimants, COUNTY shall bear no liability
28 for any later determination by the United States Government, the U.S. Department of Housing and Urban

Development, or any other person or entity that CITY is or is not eligible under 24 CFR Part 570 to receive CDBG entitlement funds from the COUNTY.

31. SOURCE OF FUNDING. CITY acknowledges that the source of funding pursuant to this Supplemental Agreement is Community Development Block Grant funds (CFDA 14.218), and the Grant Award Number is B-24-UC-06-0506.

32. ASSIGNMENT. The CITY shall not make any assignment or transfer in any form with respect to this Supplemental Agreement, without prior written approval of the COUNTY.

33. INTERPRETATION AND GOVERNING LAW. This Supplemental Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This Supplemental Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Supplemental Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

34. WAIVER. Failure by a party to insist upon the strict performance of any of the provisions of this Supplemental Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's rights to insist and demand strict compliance by the other party with the terms of this Supplemental Agreement thereafter.

35. JURISDICTION AND VENUE: Any action at law or in equity arising under this Supplemental Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Supplemental Agreement shall be filed only in the Superior Court of the State of California, located in Riverside, California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction

36. USE OF PROPERTY. Whenever federal CDBG funds or program income are used, in whole or in part, for the purchase of equipment or personal property, the property shall not be transferred from its originally funded use, by CITY or the CITY'S subcontractor implementing the CDBG-funded activity, for a period of five (5) years from the close-out date of the grant from which CDBG assistance was provided. The CITY shall maintain a current inventory for COUNTY monitoring and review.

37. AUTHORITY TO EXECUTE. The persons executing this Supplemental Agreement or

exhibits attached hereto on behalf of the parties to this Supplemental Agreement hereby warrant and represent that they have the authority to execute this Supplemental Agreement and warrant and represent that they have the authority to bind the respective parties to this Supplemental Agreement to the performance of its obligations hereunder.

38. EFFECTIVE DATE. The effective date of this Supplemental Agreement is the date the parties sign the Supplemental Agreement. If the parties sign the Supplemental Agreement on more than one date, then the last date the Supplemental Agreement is signed by a party shall be the effective date.

39. COUNTERPARTS. This Supplemental Agreement may be signed by the different parties hereto in counterparts, each of which shall be an original but all of which together shall constitute one and the same agreement.

40. FORCE MAJEURE.

A. Performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, pandemic, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, delays of any contractor, sub-contractor or supplier, acts of the other party, acts or failure to act of a public or governmental agency or entity, or any causes beyond the control or without the fault of the party claiming an extension of time to perform.

B. An extension of time for any such cause (a "Force Majeure Delay") shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) calendar days of knowledge of the commencement of the cause. Notwithstanding the foregoing, none of the foregoing events shall constitute a Force Majeure Delay unless and until the party claiming such delay and interference delivers to the other party written notice describing the event, its cause, when and how such party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. Any party claiming a Force Majeure Delay shall deliver such written notice within thirty (30) calendar days after it obtains knowledge of the event.

41. MODIFICATION OF AGREEMENT. This Supplemental Agreement may be modified or amended only by a writing signed by the duly authorized and empowered representative of COUNTY

1 and CITY respectively.

2 42. DIGITAL AND ELECTRONIC SIGNATURES. The parties agrees to the use of electronic
3 signatures, such as digital signatures that meet the requirements of the California Uniform Electronic
4 Transactions Act ((“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17). The parties further agree that the
5 electronic signatures of the parties included in this Agreement are intended to authenticate this writing
6 and to have the same force and effect as manual signatures. Electronic signature means an electronic
7 sound, symbol, or process attached to or logically associated with an electronic record and executed or
8 adopted by a person with the intent to sign the electronic record pursuant to CUETA as amended from
9 time to time. Digital signature means an electronic identifier, created by computer, intended by the party
10 using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied
11 upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature"
12 as defined in subdivision (i) of Section 1633.2 of the Civil Code.
13
14

15 [Remainder of Page Intentionally Blank]

16 [Signatures on Following Page]
17
18
19
20
21
22
23
24
25
26
27
28

1 IN WITNESS WHEREOF, the COUNTY and the CITY have executed this Agreement as of the
2 dates set forth below.

3
4 COUNTY OF RIVERSIDE,
a political subdivision of the
5 State of California

CITY OF LAKE ELSINORE,
A general law city

6
7 BY: _____
Juan Garcia,
8 Deputy Director

BY: _____
Name: _____
Title: _____

9
10 Date: _____

Date: _____

11
12
13 APPROVED AS TO FORM:

ATTEST:

14 MINH C. TRAN

15 COUNTY COUNSEL

16
17 By: _____
Paula S. Salcido,
18 Deputy County Counsel

BY: _____
City Clerk

19 APPROVED AS TO FORM:

20
21 BY: _____
City Attorney

EXHIBIT "R"

24 C.F.R. § 5.109

Equal participation of faith-based organizations in HUD programs and activities.

Effective: May 4, 2016

(a) Purpose.

Consistent with [Executive Order 13279](#) (issued on December 12, 2002, [67 FR 77141](#)), entitled “Equal Protection of the Laws for Faith-Based and Community Organizations,” as amended by [Executive Order 13559](#) (issued on November 17, 2010, [75 FR 71319](#)), entitled “Fundamental Principles and Policymaking Criteria for Partnerships With Faith-Based and Other Neighborhood Organizations,” and further amended by Executive Order 13831 (issued on May 3, 2018, 83 FR 20715) entitled “Establishment of a White House Faith and Opportunity Initiative,” this section describes requirements for ensuring the equal participation of faith-based organizations in HUD programs and activities. These requirements apply to all HUD programs and activities, including all of HUD’s Native American Programs, except as may be otherwise noted in the respective program regulations in title 24 of the Code of Federal Regulations (CFR), or unless inconsistent with certain HUD program authorizing statutes.

b) Definitions. The following definitions apply to this section:

Direct Federal financial assistance means Federal financial assistance provided when a Federal Government agency or an intermediary, as defined in this section, selects the provider and either purchases services from that provider (i.e., via a contract) or awards funds to that provider to carry out an activity (e.g., via grant, sub-grant, sub-award, or cooperative agreement). The recipients of sub-grants or sub-awards that receive Federal financial assistance through State-administered programs (e.g., flow-through programs) are considered recipients of direct Federal financial assistance. In general, Federal financial assistance shall be treated as direct, unless it meets the definition of indirect Federal financial assistance.

Federal financial assistance means assistance that non-Federal entities receive or administer in the forms of grants, contracts, loans, loan guarantees, property, cooperative agreements, food commodities, direct appropriations, or other assistance, but does not include a tax credit, deduction, or exemption.

Indirect Federal financial assistance means Federal financial assistance provided when the choice of the provider is placed in the hands of the beneficiary, and the cost of that service is paid through a voucher, certificate, or other similar means of Government-funded payment. Federal financial assistance provided to an organization is considered indirect when the Government program through which the beneficiary receives the voucher, certificate, or other similar means of Government-funded payment is neutral toward religion meaning that it is [available](#) to providers without regard to the religious or non-religious nature of the institution and there are no program incentives that deliberately skew for or against religious or secular providers; and the organization receives the assistance as a result of a genuine, independent choice of the beneficiary.

Intermediary means an entity, including a nongovernmental organization, acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that accepts Federal financial assistance and distributes that assistance to other entities that, in turn, carry out activities under HUD programs.

(c) Equal participation of faith-based organizations in HUD programs and activities.

Faith-based organizations are eligible, on the same basis as any other organization, to participate in any HUD program or activity, considering any permissible accommodations, particularly under the Religious Freedom Restoration Act. Neither the Federal Government, nor a State, tribal or local government, nor any other entity that administers any HUD program or activity, shall discriminate against an organization on the basis of the organization's religious character, affiliation, or lack thereof, or on the basis of the organization's religious exercise. For purposes of this part, to discriminate against an organization on the basis of the organization's religious exercise means to disfavor an organization, including by failing to select an organization, disqualifying an organization, or imposing any condition or selection criterion that otherwise disfavors or penalizes an organization in the selection process or has such an effect:

- (1) Because of conduct that would not be considered grounds to disfavor a secular organization;
- (2) Because of conduct that must or could be granted an appropriate accommodation in a manner consistent with RFRA ([42 U.S.C. 2000bb](#) through [2000bb-4](#)) or the Religion Clauses of the [First Amendment](#) to the Constitution; or
- (3) Because of the actual or suspected religious motivation of the organization's religious exercise.
- (4) In addition, decisions about awards of [Federal financial assistance](#) must be free from political interference or even the appearance of such interference and must be made on the basis of merit, not based on the organization's religious character, affiliation, or lack thereof, or based on the organization's religious exercise. Notices of funding availability, grant agreements, and cooperative agreements shall include language substantially similar to that in appendix A to this subpart, where faith-based organizations are eligible for such opportunities.

(d) Independence and identity of faith-based organizations.

(1) A faith-based organization that applies for, or participates in, a HUD program or activity supported with Federal financial assistance retains its autonomy, right of expression, religious character, authority over its governance, and independence, and may continue to carry out its mission, including the definition, development, practice, and expression of its religious beliefs. A faith-based organization that receives Federal financial assistance from HUD does not lose the protections of law.

(2) A faith-based organization that receives direct Federal financial assistance may use space (including a sanctuary, chapel, prayer hall, or other space) in its facilities (including a temple, synagogue, church, mosque, or other place of worship) to carry out activities under a HUD program without concealing, altering, or removing religious art, icons, scriptures, or other religious symbols. In addition, a faith-based organization participating in a HUD program or activity retains its authority over its internal governance, and may retain religious terms in its organization's name, select its board members and employees on the basis of their acceptance of or adherence to the religious tenets of the organization consistent with paragraph (i) of this section), and include religious references in its organization's mission statements and other governing documents.

(e) Explicitly religious activities.

If an organization engages in explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), the explicitly religious activities must be offered separately, in time or location, from the programs or activities supported by direct Federal financial assistance and participation must be voluntary for the beneficiaries of the programs or activities that receive direct Federal financial assistance. The use of indirect Federal financial assistance is not subject to this restriction. Nothing in this part restricts HUD's authority under applicable Federal law to fund activities, that can be directly funded by the Government consistent with the Establishment Clause of the U.S. Constitution.

(f) Intermediary responsibilities to ensure equal participation of faith-based organizations in HUD programs.

If an intermediary - acting under a contract, grant, or other agreement with the Federal Government or with a State, tribal or local government that is administering a program supported by Federal financial assistance - is

given the authority to select a nongovernmental organization to receive Federal financial assistance under a contract, grant, sub-grant, sub-award, or cooperative agreement, the intermediary must ensure that such organization complies with the requirements of this section. If the intermediary is a nongovernmental organization, it retains all other rights of a nongovernmental organization under the program's statutory and regulatory provisions.

(g) Nondiscrimination requirements.

Any organization that receives [Federal financial assistance](#) under a [HUD](#) program or activity shall not, in providing services with such assistance or carrying out activities with such assistance, discriminate against a beneficiary or prospective beneficiary on the basis of religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. However, an organization that participates in a program funded by indirect Federal financial assistance need not modify its program or activities to accommodate a beneficiary who chooses to expend the indirect aid on the organization's program and may require attendance at all activities that are fundamental to the program.

(h) No additional assurances from faith-based organizations.

A faith-based organization is not rendered ineligible by its religious nature to access and participate in [HUD](#) programs. Absent regulatory or statutory authority, no notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by [HUD](#) or a recipient or [intermediary](#) in administering [Federal financial assistance](#) from [HUD](#) shall require otherwise eligible faith-based organizations to provide assurances or notices where they are not required of similarly situated secular organizations. All organizations that participate in [HUD](#) programs or activities, including organizations with religious character or affiliations, must carry out eligible activities in accordance with all program requirements, subject to any required or appropriate accommodation, particularly under the Religious Freedom Restoration [Act](#), and other applicable requirements governing the conduct of [HUD](#)-funded activities, including those prohibiting the use of direct financial assistance to engage in explicitly religious activities. No notice of funding availability, grant agreement, cooperative agreement, covenant, memorandum of understanding, policy, or regulation that is used by [HUD](#) or a recipient or [intermediary](#) in administering financial assistance from [HUD](#) shall disqualify otherwise eligible faith-based organizations from participating in [HUD](#)'s programs or activities because such organization is motivated or influenced by religious faith to provide such programs and activities, or because of its religious character or affiliation, or on grounds that discriminate against an organization on the basis of the organization's religious exercise, as defined in this part.

(i) Exemption from Title VII employment discrimination requirements.

A religious organization's exemption from the Federal prohibition on employment discrimination on the basis of religion, set forth in section 702(a) of the Civil Rights Act of 1964 ([42 U.S.C. 2000e-1](#)), is not forfeited when the organization participates in a HUD program. Some HUD programs, however, contain independent statutory provisions that impose certain nondiscrimination requirements on all grantees. Accordingly, grantees should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(j) Acquisition, construction, and rehabilitation of structures.

Direct Federal financial assistance may be used for the acquisition, construction, or rehabilitation of structures only to the extent that those structures are used for conducting eligible activities under a HUD program or activity. Where a structure is used for both eligible and explicitly religious activities (including activities that involve overt religious content such as worship, religious instruction, or proselytization), direct Federal financial assistance may not exceed the cost of the share of acquisition, construction, or rehabilitation attributable to eligible activities in accordance with the cost accounting requirements applicable to the HUD program or activity. However,

acquisition, construction, or rehabilitation of sanctuaries, chapels, or other rooms that a HUD-funded faith-based organization uses as its principal place of worship, may not be paid with direct Federal financial assistance. Disposition of real property by a faith-based organization after its use for an authorized purpose, or any change in use of the property from an authorized purpose, is subject to Government-wide regulations governing real property disposition (2 CFR part 200, subpart D) and the HUD program regulations, as directed by HUD.

(k) Commingling of Federal and State, tribal, and local funds.

If a State, tribal, or local government voluntarily contributes its own funds to supplement direct Federal financial assistance for an activity, the State, tribal or local government has the option to segregate those funds or commingle them with the direct Federal financial assistance. However, if the funds are commingled, the requirements of this section apply to all of the commingled funds. Further, if a State, tribal, or local government is required to contribute matching funds to supplement direct Federal financial assistance for an activity, the matching funds are considered commingled with the direct Federal financial assistance and, therefore, subject to the requirements of this section. Some HUD programs' requirements govern any activity assisted under those programs. Accordingly, recipients should consult with the appropriate HUD program office to determine the scope of applicable requirements.

(l) Tax exempt organizations.

In general, [HUD](#) does not require that a recipient, including a faith-based organization, obtain tax-exempt status under section 501(c)(3) of the [Internal Revenue Code](#) to be eligible for funding under [HUD](#) programs. Many grant programs, however, do require an organization to be a nonprofit organization in order to be eligible for funding. Notices of funding availability that require organizations to have nonprofit status will specifically so indicate in the eligibility section of the notice of funding availability. In addition, if any notice of funding availability requires an organization to maintain tax-exempt status, it will expressly [state](#) the statutory authority for requiring such status. [Applicants](#) should consult with the appropriate [HUD](#) program office to determine the scope of any applicable requirements. In [HUD](#) programs in which an [applicant](#) must show that it is a nonprofit organization but this is not statutorily defined, the [applicant](#) may do so by any of the following means:

- (1) Proof that the Internal Revenue Service currently recognizes the [applicant](#) as an organization to which contributions are tax deductible under section 501(c)(3) of the [Internal Revenue Code](#);
- (2) A statement from a [State](#) or other governmental taxing body or the [State secretary](#) of [State](#) certifying that -
 - (i) The organization is a nonprofit organization operating within the [State](#); and
 - (ii) No part of its net earnings may benefit any private shareholder or individual;
- (3) A certified copy of the [applicant](#)'s certificate of incorporation or similar document that clearly establishes the nonprofit status of the [applicant](#);
- (4) Any item described in paragraphs (1)(1) through (3) of this section, if that item applies to a State of national parents organization, together with a statement by the State of parent organization that the applicant is a local nonprofit affiliate; or
- (5) For an entity that holds a sincerely held religious belief that it cannot apply for a determination as an entity that is tax-exempt under section 501(c)(3) of the Internal Revenue Code, evidence sufficient to establish that the entity would otherwise qualify as a nonprofit organization under paragraphs (1)(1) through (4) of this section.

(m) Rule of construction.

Neither [HUD](#) nor any recipient or other [intermediary](#) receiving funds under any [HUD](#) program or activity shall construe these provisions in such a way as to advantage or disadvantage faith-based organizations [affiliated](#) with historic or well-established religions or sects in comparison with other religions or sects.

Credits

[[69 FR 41717](#), July 9, 2004; [80 FR 75934](#), Dec. 7, 2015; [81 FR 19416](#), April 4, 2016; 85 FR 82315, Dec 17, 2020]

SOURCE: [61 FR 5202](#), Feb. 9, 1996; [61 FR 9041](#), March 6, 1996; [61 FR 9537](#), March 8, 1996; [61 FR 11113](#), March 18, 1996; [61 FR 13616](#), March 27, 1996; [61 FR 54498](#), Oct. 18, 1996; [70 FR 77743](#), Dec. 30, 2005; [73 FR 72340](#), Nov. 28, 2008; [75 FR 66258](#), Oct. 27, 2010; [77 FR 5674](#), Feb. 3, 2012; [80 FR 42352](#), July 16, 2015; [81 FR 19416](#), April 4, 2016; [81 FR 80798](#), Nov. 16, 2016; [81 FR 90657](#), Dec. 14, 2016, unless otherwise noted.

AUTHORITY: [12 U.S.C. 1701x](#); [42 U.S.C. 1437a](#), [1437c](#), [1437d](#), [1437f](#), [1437n](#), [3535\(d\)](#); Sec. 327, [Pub.L. 109–115](#), 119 Stat. 2936; Sec. 607, [Pub.L. 109–162](#), 119 Stat. 3051 (42 U.S.C. 14043e et seq.); [E.O. 13279](#), 67 FR 77141, 3 CFR, 2002 Comp., p. 258; and [E.O. 13559](#), 75 FR 71319, 3 CFR, 2010 Comp., p. 273.; [29 U.S.C. 794](#), [42 U.S.C. 1437a](#), [1437c](#), [1437c–1\(d\)](#), [1437d](#), [1437f](#), [1437n](#), [3535\(d\)](#), and Sec. 327, [Pub.L. 109–115](#), 119 Stat. 2936; 42 U.S.C. 3600–3620; [42 U.S.C. 5304\(b\)](#); [42 U.S.C. 12101 et seq.](#); [42 U.S.C. 12704–12708](#); [E.O. 11063](#), 27 FR 11527, 3 CFR, 1958–1963 Comp., p. 652; [E.O. 12892](#), 59 FR 2939, 3 CFR, 1994 Comp., p. 849.

**Economic Opportunities for Low- and Very Low-Income Persons
CONTRACT REQUIREMENTS
24 CFR Part 75**

RIVERSIDE COUNTY

Section 75.1 Purpose

This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

Section 75.3 Applicability

(a) General applicability. Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

(1) Public housing financial assistance. Public housing financial assistance means:

(i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);

(ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;

(iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and

(iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

(2) Section 3 projects. (i) Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs, as authorized by Sections 501 or 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 or 1701z-2), the Lead-Based Paint Poisoning Prevention Act (42 U.S.C 4801 et seq.); and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.). The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

(ii) The Secretary must update the thresholds provided in paragraph (a)(2)(i) of this section not less than once every 5 years based on a national construction cost inflation factor through Federal Register notice not subject to public comment. When the Secretary finds it is warranted to ensure compliance with Section 3, the Secretary may adjust, regardless of the national construction cost factor, such thresholds through Federal Register notice, subject to public comment.

(iii) The requirements in this part apply to an entire Section 3 project, regardless of whether the project is fully or partially assisted under HUD programs that provide housing and community development financial assistance.

(b) Contracts for materials. Section 3 requirements do not apply to material supply contracts.

(c) Indian and Tribal preferences. Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of this part.

(d) Other HUD assistance and other Federal assistance. Recipients that are not subject to Section 3 are encouraged to consider ways to support the purpose of Section 3.

Section 75. 5 Definitions.

The terms HUD, Public housing, and Public Housing Agency (PHA) are defined in 24 CFR part 5. The following definitions also apply to this part:

1937 Act means the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.

Contractor means any entity entering into a contract with:

(1) A recipient to perform work in connection with the expenditure of public housing financial assistance or for work in connection with a Section 3 project; or

(2) A subrecipient for work in connection with a Section 3 project.

Labor hours means the number of paid hours worked by persons on a Section 3 project or by persons employed with funds that include public housing financial assistance.

Low-income person means a person as defined in Section 3(b)(2) of the 1937 Act.

Material supply contracts means contracts for the purchase of products and materials, including, but not limited to, lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpets, and office supplies.

Professional services means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial

consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

Public housing financial assistance means assistance as defined in §75.3(a)(1).

Public housing project is defined in 24 CFR 905.108.

Recipient means any entity that receives directly from HUD public housing financial assistance or housing and community development assistance that funds Section 3 projects, including, but not limited to, any State, local government, instrumentality, PHA, or other public agency, public or private nonprofit organization.

Section 3 means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Section 3 business concern means:

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

- (i) It is at least 51 percent owned and controlled by low- or very low-income persons;
- (ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or
- (iii) It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

Section 3 project means a project defined in §75.3(a)(2).

Section 3 worker means:

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

- (i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
- (ii) The worker is employed by a Section 3 business concern.
- (iii) The worker is a YouthBuild participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of the position to be filled.

Section 8-assisted housing refers to housing receiving project-based rental assistance or tenant-based assistance under Section 8 of the 1937 Act.

Service area or the neighborhood of the project means an area within one mile of the Section 3 project or, if fewer than 5,000 people live within one mile of a Section 3 project, within a circle centered on the Section 3 project that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census.

Small PHA means a public housing authority that manages or operates fewer than 250 public housing units.

Subcontractor means any entity that has a contract with a contractor to undertake a portion of the contractor's obligation to perform work in connection with the expenditure of public housing financial assistance or for a Section 3 project.

Subrecipient has the meaning provided in the applicable program regulations or in 2 CFR 200.93.

Targeted Section 3 worker has the meanings provided in §§75.11, 75.21, or 75.29, and does not exclude an individual that has a prior arrest or conviction.

Very low-income person means the definition for this term set forth in section 3(b)(2) of the 1937 Act.

YouthBuild programs refers to YouthBuild programs receiving assistance under the Workforce Innovation and Opportunity Act (29 U.S.C. 3226).

Subpart C—Additional Provisions for Housing and Community Development Financial Assistance

§75.19 Requirements.

(a) *Employment and training.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for opportunities and training described in paragraph (a)(1) of this section should be given to:

- (i) Section 3 workers residing within the service area or the neighborhood of the project, and
- (ii) Participants in YouthBuild programs.

(b) *Contracting.* (1) To the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart shall ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the project is located.

(2) Where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

(i) Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and

(ii) YouthBuild programs.

§75.21 Targeted Section 3 worker for housing and community development financial assistance.

(a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) Living within the service area or the neighborhood of the project, as defined in §75.5; or

(ii) A YouthBuild participant.

(b) [Reserved]

§75.23 Section 3 safe harbor.

(a) *General.* Recipients will be considered to have complied with requirements in this part, in the absence of evidence to the contrary if they:

(1) Certify that they have followed the prioritization of effort in §75.19; and

(2) Meet or exceed the applicable Section 3 benchmark as described in paragraph (b) of this section.

(b) *Establishing benchmarks.* (1) HUD will establish Section 3 benchmarks for Section 3 workers or Targeted Section 3 workers or both through a document published in the FEDERAL REGISTER. HUD may establish a single nationwide benchmark for Section 3 workers and a single nationwide

benchmark for Targeted Section 3 workers, or may establish multiple benchmarks based on geography, the nature of the Section 3 project, or other variables. HUD will update the benchmarks through a document published in the FEDERAL REGISTER, subject to public comment, not less frequently than once every 3 years. Such notice shall include aggregate data on labor hours and the proportion of recipients meeting benchmarks, as well as other metrics reported pursuant to §75.25 as deemed appropriate by HUD, for the 3 most recent reporting years.

(2) In establishing the Section 3 benchmarks, HUD may consider the industry averages for labor hours worked by specific categories of workers or in different localities or regions; averages for labor hours worked by Section 3 workers and Targeted Section 3 workers as reported by recipients pursuant to this section; and any other factors HUD deems important. In establishing the Section 3 benchmarks, HUD will exclude professional services from the total number of labor hours as such hours are excluded from the total number of labor hours to be reported per §75.25(a)(4).

(3) Section 3 benchmarks will consist of the following two ratios:

(i) The number of labor hours worked by Section 3 workers divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

(ii) The number of labor hours worked by Targeted Section 3 workers as defined in §75.21(a), divided by the total number of labor hours worked by all workers on a Section 3 project in the recipient's program year.

§75.25 Reporting.

(a) *Reporting of labor hours.* (1) For Section 3 projects, recipients must report in a manner prescribed by HUD:

(i) The total number of labor hours worked;

(ii) The total number of labor hours worked by Section 3 workers; and

(iii) The total number of labor hours worked by Targeted Section 3 workers.

(2) Section 3 workers' and Targeted Section 3 workers' labor hours may be counted for five years from when their status as a Section 3 worker or Targeted Section 3 worker is established pursuant to §75.31.

(3) The labor hours reported under paragraph (a)(1) of this section must include the total number of labor hours worked on a Section 3 project, including labor hours worked by any subrecipients, contractors and subcontractors that the recipient is required, or elects pursuant to paragraph (a)(4) of this section, to report.

(4) Recipients reporting under this section, as well as subrecipients, contractors and subcontractors who report to recipients, may report labor hours by Section 3 workers, under paragraph (a)(1)(ii) of this section, and labor hours by Targeted Section 3 workers, under paragraph (a)(1)(iii) of this section, from professional services without including labor hours from professional services in the

total number of labor hours worked under paragraph (a)(1)(i) of this section. If a contract covers both professional services and other work and the recipient or contractor or subcontractor chooses not to report labor hours from professional services, the labor hours under the contract that are not from professional services must still be reported.

(5) Recipients may report their own labor hours or that of a subrecipient, contractor, or subcontractor based on the employer's good faith assessment of the labor hours of a full-time or part-time employee informed by the employer's existing salary or time and attendance based payroll systems, unless the project or activity is otherwise subject to requirements specifying time and attendance reporting.

(b) *Additional reporting if Section 3 benchmarks are not met.* If the recipient's reporting under paragraph (a) of this section indicates that the recipient has not met the Section 3 benchmarks described in §75.23, the recipient must report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:

- (1) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.
- (2) Provided training or apprenticeship opportunities.
- (3) Provided technical assistance to help Section 3 workers compete for jobs (*e.g.*, resume assistance, coaching).
- (4) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.
- (5) Held one or more job fairs.
- (6) Provided or referred Section 3 workers to services supporting work readiness and retention (*e.g.*, work readiness activities, interview clothing, test fees, transportation, child care).
- (7) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.
- (8) Assisted Section 3 workers to obtain financial literacy training and/or coaching.
- (9) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.
- (10) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.
- (11) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.
- (12) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.

(13) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.

(14) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

(c) *Reporting frequency.* Unless otherwise provided, recipients must report annually to HUD under paragraph (a) of this section, and, where required, under paragraph (b) of this section, on all projects completed within the reporting year in a manner consistent with reporting requirements for the applicable HUD program.

§75.27 Contract provisions.

(a) Recipients must include language applying Section 3 requirements in any subrecipient agreement or contract for a Section 3 project.

(b) Recipients of Section 3 funding must require subrecipients, contractors, and subcontractors to meet the requirements of §75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

Subpart D—Provisions for Multiple Funding Sources, Recordkeeping, and Compliance

§75.29 Multiple funding sources.

(a) If a housing rehabilitation, housing construction or other public construction project is subject to Section 3 pursuant to §75.3(a)(1) and (2), the recipient must follow subpart B of this part for the public housing financial assistance and may follow either subpart B or C of this part for the housing and community development financial assistance. For such a project, the following applies:

(1) For housing and community development financial assistance, a Targeted Section 3 worker is any worker who meets the definition of a Targeted Section 3 worker in either subpart B or C of this part; and

(2) The recipients of both sources of funding shall report on the housing rehabilitation, housing construction, or other public construction project as a whole and shall identify the multiple associated recipients. PHAs and other recipients must report the following information:

- (i) The total number of labor hours worked on the project;
- (ii) The total number of labor hours worked by Section 3 workers on the project; and
- (iii) The total number of labor hours worked by Targeted Section 3 workers on the project.

(b) If a housing rehabilitation, housing construction, or other public construction project is subject to Section 3 because the project is assisted with funding from multiple sources of housing and community development assistance that exceed the thresholds in §75.3(a)(2), the recipient or recipients

must follow subpart C of this part, and must report to the applicable HUD program office, as prescribed by HUD.

§75.31 Recordkeeping.

(a) HUD shall have access to all records, reports, and other documents or items of the recipient that are maintained to demonstrate compliance with the requirements of this part, or that are maintained in accordance with the regulations governing the specific HUD program by which the Section 3 project is governed, or the public housing financial assistance is provided or otherwise made available to the recipient, subrecipient, contractor, or subcontractor.

(b) Recipients must maintain documentation, or ensure that a subrecipient, contractor, or subcontractor that employs the worker maintains documentation, to ensure that workers meet the definition of a Section 3 worker or Targeted Section 3 worker, at the time of hire or the first reporting period, as follows:

(1) For a worker to qualify as a Section 3 worker, one of the following must be maintained:

(i) A worker's self-certification that their income is below the income limit from the prior calendar year;

(ii) A worker's self-certification of participation in a means-tested program such as public housing or Section 8-assisted housing;

(iii) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(iv) An employer's certification that the worker's income from that employer is below the income limit when based on an employer's calculation of what the worker's wage rate would translate to if annualized on a full-time basis; or

(v) An employer's certification that the worker is employed by a Section 3 business concern.

(2) For a worker to qualify as a Targeted Section 3 worker, one of the following must be maintained:

(i) For a worker to qualify as a Targeted Section 3 worker under subpart B of this part:

(A) A worker's self-certification of participation in public housing or Section 8-assisted housing programs;

(B) Certification from a PHA, or the owner or property manager of project-based Section 8-assisted housing, or the administrator of tenant-based Section 8-assisted housing that the worker is a participant in one of their programs;

(C) An employer's certification that the worker is employed by a Section 3 business concern; or

(D) A worker's certification that the worker is a YouthBuild participant.

(ii) For a worker to qualify as a Targeted Section 3 worker under subpart C of this part:

(A) An employer's confirmation that a worker's residence is within one mile of the work site or, if fewer than 5,000 people live within one mile of a work site, within a circle centered on the work site that is sufficient to encompass a population of 5,000 people according to the most recent U.S. Census;

(B) An employer's certification that the worker is employed by a Section 3 business concern; or

(C) A worker's self-certification that the worker is a YouthBuild participant.

(c) The documentation described in paragraph (b) of this section must be maintained for the time period required for record retentions in accordance with applicable program regulations or, in the absence of applicable program regulations, in accordance with 2 CFR part 200.

(d) A PHA or recipient may report on Section 3 workers and Targeted Section 3 workers for five years from when their certification as a Section 3 worker or Targeted Section 3 worker is established.

§75.33 Compliance.

(a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 2 CFR part 200.

(b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.

(c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found

**JOINT RECIPIENT COOPERATION AGREEMENT
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT
FOR FISCAL YEARS 2024-25, 2025-26, 2026-27**

This Joint Recipient Cooperation Agreement for the Community Development Block Grant for Fiscal Years 2024-25, 2025-26, 2026-27, hereinafter referred to as "Agreement" is made and entered into this 4th day of August 2023, by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and CITY OF LAKE ELSINORE, an incorporated municipality within the geographical boundaries of the COUNTY, hereinafter referred to as "CITY." City and County individually referred to herein as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Housing and Community Development Act of 1974, as amended (42 U.S.C.A. § 5301 et seq.) (Public Law 93-383), hereinafter called "ACT", provides that Community Development Block Grant funds hereinafter referred to as "CDBG", may be used for the support of activities that provide decent housing, suitable living environments, and expanded economic opportunities principally for persons of low and moderate-income; and

WHEREAS, CDBG regulations require counties to re-qualify as an Urban County under the CDBG program every three years; and

WHEREAS, the CITY has attained Metropolitan City status under the "ACT" and has elected to accept its "Entitlement" status and participate in the COUNTY's Urban County program as a joint recipient;

WHEREAS, the execution of this Agreement is necessary to include CITY as a Metropolitan City under COUNTY's Urban County CDBG program.

NOW THEREFORE, in consideration of the mutual covenants herein set forth and the mutual benefits to be derived there from, the parties agree as follows:

1. GENERAL.

(a). This Agreement gives COUNTY authority to undertake, or assist in undertaking, activities for Fiscal Years 2024-25, 2025-26, and 2026-27, that will be funded from

1 the CDBG Entitlement program and from any program income generated from the expenditure of
2 such funds. COUNTY and CITY agree to cooperate, to undertake, or to assist in undertaking,
3 community renewal and lower-income housing assistance activities.

4 (b). COUNTY is qualified as an "Urban County" under the ACT. CITY, by
5 executing this Agreement, hereby gives notice of its election to participate in an Urban County
6 Community Development Block Grant program, hereinafter referred to as "CDBG program" or
7 "Urban County Program."

8 (c). By executing this Agreement, CITY understands that it may not apply for
9 grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during
10 the period in which it participates in the Urban County's CDBG program.

11 (d). By executing this Agreement, CITY understands, acknowledges, and agrees
12 that it will receive no formula HOME fund allocation from the COUNTY'S Urban County
13 Program. Pursuant to 24 CFR 92.101, the CITY may elect to form a HOME Investment Partnership
14 Act (HOME) Consortium with the COUNTY in order to be considered for HOME funding through
15 the COUNTY. CITY may apply for HOME funds from the State of California, if permitted by the
16 State.

17 (e). By executing this Agreement, CITY understands, acknowledges, and agrees
18 that it will receive no formula Emergency Solutions Grant (ESG) funds from the COUNTY'S
19 Urban County Program but may apply for ESG funds from the State of California, if permitted by
20 the State.

21 2. TERM.

22 The term of this Agreement shall be for three (3) years commencing on July 1,
23 2024, and expiring on June 30, 2027, unless an earlier date of termination is fixed by U.S.
24 Department of Housing and Urban Development, hereinafter called HUD, pursuant to ACT. This
25 Agreement shall automatically renew for participation in successive three-year qualification
26 periods, unless COUNTY and CITY provide written notice it elects not to participate in a new
27 qualification period. In the event of termination, a notice shall be sent to the HUD Field Office.
28

1 Notwithstanding the above, the Parties agree that each Party shall adopt amendments to the
2 Agreement incorporating changes necessary to meet the requirement for cooperation agreements
3 set forth in an Urban County Qualification Notice that is applicable for any subsequent three-year
4 urban qualification period and shall submit such amendment to HUD as provide in the Urban
5 County Qualification Notice. The Parties agree that failure to comply shall void the automatic
6 renewal for such qualification periods.

7 During the term and any successive qualification periods should this Agreement
8 automatically renew, the terms of this Agreement shall remain in effect until the CDBG funds and
9 program income received with respect to activities carried out during the three-year qualification
10 period are expended and the funded activities completed. Furthermore, neither the COUNTY nor
11 the CITY may terminate or withdraw from this Agreement while it remains in effect.

12 3. PREPARATION OF FEDERALLY REQUIRED FUNDING
13 APPLICATIONS.

14 The County of Riverside Housing and Workforce Solutions, subject to approval of
15 COUNTY's Board of Supervisors, shall be responsible for preparing and submitting to the U.S.
16 Department of Housing and Urban Development (HUD), in a timely manner, all reports and
17 statements required by the ACT and the Federal regulations promulgated by HUD to secure
18 entitlement grant funding under the CDBG, HOME, and ESG programs. This duty shall include
19 the preparation and processing of COUNTY Housing, Community, and Economic Development
20 Needs Identification Report, Citizen Participation Plan, the County Five-Year Consolidated Plan,
21 One-Year Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and
22 other related programs which satisfy the application requirements of ACT and its regulations.

23 4. COMPLIANCE WITH FEDERAL STATUTES, REGULATIONS AND
24 OTHER APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.

25 (a) COUNTY and CITY will comply with the applicable provisions of the
26 ACT and those Federal regulations promulgated by HUD pursuant thereto, as the same currently
27 exists or may hereafter be amended.
28

1 (b) The COUNTY and CITY are hereby obligated to take all actions
2 necessary to assure compliance with COUNTY's certification regarding affirmatively furthering
3 fair housing pursuant to Section 104 (b) of Title I of ACT, as amended.

4 (c) The COUNTY and CITY are hereby obligated to take all actions
5 necessary to assure compliance with Section 504 of the Rehabilitation Act of 1973 and the Age
6 Discrimination Act of 1975.

7 (d) COUNTY and CITY will comply with the applicable provisions of
8 the following: National Environmental Policy Act of 1969; Title VI of the Civil Rights Act of 1964
9 and Title VIII of the Civil Rights Act of 1968; the Fair Housing Act; Title 24 Code of Federal
10 Regulations part 570; Cranston-Gonzales National Affordable housing Act (Public Law 101-625);
11 Executive Order 11063, as amended by Executive Order 12259; Executive Order 11988; the
12 Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42
13 U.S.C. §4630, et. seq.); Section 109 of Title I of the ACT and implementing regulations at 24 CFR
14 part 6; the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities
15 Act; the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975; the
16 implementing regulations at 24 CFR part 136, and Section 3 of the Civil Rights Act of 1963, as
17 amended; and other Federal or state statute or regulation applicable to the use of CDBG, HOME
18 Investment Partnerships Act (enacted as Title II of the National Affordable Housing Act of 1990),
19 and Emergency Solutions Grant funds.

20 (e) CITY agrees that the Urban County Program funding for activities in, or in
21 support of, the CITY are prohibited if CITY does not affirmatively further fair housing within
22 CITY'S jurisdiction or impedes COUNTY actions to comply with its fair housing certification.

23 (f) CITY and COUNTY shall meet the citizen participation requirements of 24
24 CFR 570.301 and provide Urban County Program citizens with all of the following:

25 i. The estimate of the amount of CDBG funds proposed to be used for
26 activities that will benefit persons of low and moderate-income;
27
28

1 ii. A plan for minimizing displacement of persons as a result of
2 activities assisted with CDBG funds and to assist persons actually displaced as a result of such
3 activities;

4 iii. A plan that provides for and encourages citizen participation, with
5 particular emphasis on participation by persons of low and moderate-incomes, residents of slum
6 and blighted areas, and of areas in which funds are proposed to be used, and provides for
7 participation of residents in low and moderate-income neighborhoods;

8 iv. Reasonable and timely access to local meetings, information, and
9 records relating to the grantee's proposed use of funds, as required by the regulations of the
10 Secretary, and relating to the actual use of funds under the ACT;

11 v. Provide for public meetings to obtain citizen views and to respond
12 to proposals and questions at all stages of the community development program, including at least
13 the development of needs, the review of proposed activities and review of program performance.
14 Meeting shall be held after adequate notice, at times and locations convenient to potential or actual
15 beneficiaries, and with accommodation for the disabled.

16 (g). CITY shall develop a community development plan, for the period of this
17 Agreement, which identifies community development and housing needs and specifies both short
18 and long-term community development objectives.

19 (h). CITY certifies, to the best of its knowledge and belief, that:

20 i. No Federal appropriated funds have been paid or will be paid, by or
21 on behalf of the CITY, to any person influencing or attempting to influence an officer or employee
22 of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a
23 Member of Congress, in connection with the awarding of any Federal contract, the making of any
24 Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and
25 the extension, continuation, renewal, amendment or modification of any Federal contract, grant,
26 loan or cooperative agreement.

27 ii. If any funds other than Federally-appropriated funds have been paid
28 or will be paid to any person for influencing or attempting to influence an officer or employee of

any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

iii. The CITY shall require that the language provided in Sections 4(e)(i) and 4(e)(ii) of this Agreement be included in the award documents for all sub-awards at all tiers (including subcontracts, sub- grants and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

(iv). In accordance with Section 519 of Public Law 101-144, (the 1990 HUD Appropriations Act), the CITY certifies that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and that it has adopted and is enforcing applicable State and local laws against physically barring entrance to, or exit from, a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

5. COMPLIANCE WITH POLICY AND PROGRAM OBJECTIVES.

The COUNTY's Board of Supervisors have adopted policies and procedures to ensure efficient and effective administration of the CDBG program. COUNTY will provide these policies and procedures to CITY within a reasonable time after this Agreement's commencement date. COUNTY and City agree to comply with these said policies and program objectives and to take no actions to obstruct implementation of the approved 2024-2029 Five Year Consolidated Plan and the subsequent Five Year Consolidated Plan.

6. OTHER AGREEMENTS.

Pursuant to Federal regulations at 24 CFR 570.501(b), CITY is subject to the same requirements applicable to sub-recipients, including the requirement of a written agreement set forth in Federal regulations at 24 CFR 570.503. For each fiscal year during the term of this

1 Agreement, COUNTY and CITY shall enter into an additional agreement, commonly known as a
2 Metropolitan City Supplemental Agreement, that will have a term coinciding with a CDBG
3 Program Year and enumerate the project(s) CITY will implement with its entitlement funds. Said
4 Supplemental Agreement will set forth the time schedule for completion of said project(s) and any
5 funding sources, in addition to entitlement funds, that will be used in completing the project(s). If
6 substantial compliance with the completion schedule, due to unforeseen or uncontrollable
7 circumstances, cannot be met by CITY, the schedule for the project(s) may be extended by
8 COUNTY. If COUNTY determines that substantial progress toward drawdown of funds is not
9 made during the term of the Supplemental Agreement, the entitlement funds associated with the
10 project(s) may be reprogrammed by COUNTY, to other activities as determined by COUNTY,
11 after COUNTY provides appropriate written notice to CITY. COUNTY's decision not to extend
12 the completion schedule associated with the project(s), or to reprogram the entitlement funds
13 associated with the project(s), will not excuse CITY from complying with terms of this Agreement.

14 7. DETERMINATION OF PROJECTS TO BE FUNDED AND
15 DISTRIBUTION OF ENTITLEMENT FUNDS.

16 CITY agrees to submit to COUNTY in writing, no later than the date specified by
17 COUNTY prior to each program year, the activities that the CITY desires to implement with its
18 entitlement funds, said designation to comply with statutory and regulatory provisions governing
19 citizen's participation. Said designation is to be reviewed by the COUNTY's Housing and
20 Workforce Solutions to determine that the projects are eligible under Federal regulations for
21 funding and inclusion in the One Year Action Plan of the County's Five-Year Consolidated Plan
22 and consistent with both Federal and COUNTY policy governing use of Community Development
23 Block Grant (CDBG) funds.

24 In the event that CITY fails to submit to COUNTY the identified activities that the
25 CITY desires to implement with its entitlement funds by the date specified prior to each program
26 year, the COUNTY may determine the activities to be funded, without consent of the CITY,
27 consistent with both Federal and COUNTY policy governing use of Community Development
28 Block Grant (CDBG) funds.

1 Consistent with Sections 3, 4, 5, 6, and 7 of this Agreement, COUNTY's Board of
2 Supervisors will make the final determination of the distribution and disposition of all CDBG
3 funds received by COUNTY pursuant to the Act.

4 8. COMMUNITY DEVELOPMENT BLOCK GRANT MANUAL.

5 CITY warrants that those officers, employees, and agents, retained by it and
6 responsible for implementing projects funded with CDBG have received, reviewed, and will
7 follow the Community Development Block Grant Manual that has been prepared and amended by
8 COUNTY, which Manual is incorporated herein and made a part hereof by this reference.

9 9. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY
10 CONSTRUCTED WITH CDBG FUNDS.

11 When CDBG funds are used, in whole or in part, by CITY to acquire real property
12 or to construct a public facility, CITY shall comply with the National Environmental Policy Act
13 of 1969 (42 U.S.C. § 4321, et seq.), the California Environmental Quality Act (Cal. Pub. Resources
14 Code § 21000, et seq.), the Uniform Relocation Assistance and Real Property Acquisition Policies
15 Act of 1970 (42 U.S.C. § 4630, et seq.), and California Government Code Sections 7260 et seq.,
16 as those laws may be amended from time-to-time and any Federal or state regulations issued to
17 implement the aforementioned laws.

18 In addition, the following is to occur:

19 (a) Title to the real property shall vest in CITY;

20 (b) The real property title will be held by or the constructed facility will be
21 maintained by the CITY for the approved use until five years after the date that the project is
22 reported as "Completed" within the annual Consolidated Annual Performance and Evaluation
23 Report.

24 (c) While held by CITY, the real property or the constructed facility is to be
25 used exclusively for the purpose for which acquisition or construction was originally approved by
26 COUNTY;

27 (d) CITY shall provide timely written notice to COUNTY of any action which
28 would result in a modification or change in the use of the real property purchased or improved, in

1 whole or in part, with CDBG or HOME funds from that planned at the time of acquisition or
2 improvement, including disposition.

3 (e) CITY shall provide timely written notice to citizens and opportunity to
4 comment on any proposed modification or change;

5 (f) Written approval from COUNTY must be secured if the property or the
6 facility is to be put to an alternate use that is or is not consistent with Federal regulations governing
7 CDBG funds;

8 (g) Should CITY desire during the five (5) year period to use the real property
9 or the constructed facility for a purpose not consistent with applicable Federal regulations
10 governing CDBG funds or to sell the real property or facility, then:

11 (i) If CITY desires to retain title, it will have to reimburse either COUNTY
12 or the Federal government an amount that represents the percentage of current fair market value
13 that is identical to the percentage that CDBG funds initially comprised to when the property was
14 acquired or the facility was constructed;

15 (ii) If CITY sells the property or facility, or is required to sell the property
16 or facility, CITY is to reimburse the COUNTY an amount that represents the percentage of
17 proceeds realized by the sale that is identical to the percentage that CDBG funds comprised of the
18 monies paid to initially acquire the property or construct the facility. This percentage amount will
19 be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

20 10. DISPOSITION OF INCOME GENERATED BY THE EXPENDITURE
21 OF CDBG FUNDS.

22 CITY shall inform COUNTY in writing of any income generated by the
23 expenditure of CDBG funds received by CITY from COUNTY. CITY may retain program income
24 so generated and may only be used for eligible activities, as determined by the COUNTY, in
25 accordance with all CDBG requirements, including all requirements for citizen participation.

26 The COUNTY is required by HUD to monitor and report the receipt and use of all
27 program income. CITY is required to track, monitor, and report any and all program income as
28 requested by COUNTY.

11. TERMINATION.

Except as provided for in Section 2, CITY and COUNTY cannot terminate or withdraw from this Agreement while it remains in effect.

12. NOTICES.

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two days after their deposit in the United States mail, postage prepaid:

COUNTY OF RIVERSIDE

Heidi Marshall, Director

County of Riverside HWS

P.O. Box 1528

Riverside, CA 92502

CITY OF

Jason Simpson, City Manager

City of Lake Elsinore

130 South Main Street

Lake Elsinore, CA 92530

13. AGREEMENT ADMINISTRATION.

The City Manager in the case of the City of Lake Elsinore, and the Director of Housing and Workforce Solutions, in the case of the County of Riverside, or their designee, shall administer the terms and conditions of this Agreement for their respective city or county.

14. COOPERATION; FURTHER ACT.

The PARTIES shall cooperate fully with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purpose of the Agreement.

15. NO THIRD-PARTY BENEFICIARIES.

1 This Agreement is made and entered into for the sole protection and benefit of the
2 PARTIES hereto and shall not create any rights in any third parties. No other person or entity shall
3 have any right or action based upon the provisions of the Agreement.

4 16. SECTION HEADINGS.

5 The Section headings herein are for the convenience of the PARTIES only and shall
6 not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the
7 provisions or language of this Agreement.

8 17. FORMER AGREEMENTS UTILIZING COMMUNITY
9 DEVELOPMENT BLOCK GRANT FUNDS BETWEEN COUNTY AND CITY.

10 All agreements between CITY and COUNTY regarding the use of CDBG funds for
11 fiscal years 1975-76 through fiscal years 2023-2024, and any Supplemental Agreements there
12 under, shall remain in full force and effect. If the language of this Agreement is in conflict or
13 inconsistent with the terms of any prior said agreements between CITY and COUNTY, the
14 language of this Agreement will be controlling.

15 18. INDEMNIFICATION

16 CITY agrees to indemnify, defend, and hold harmless COUNTY and its authorized
17 officers, employees, agents, and volunteers from any and all claims, actions, losses, damages,
18 and/or liability arising from CITY acts, errors or omissions and for any costs or expenses incurred
19 by COUNTY on account of any claim therefore, except where such indemnifications is prohibited
20 by law. CITY shall promptly notify COUNTY in writing of the occurrence of any such claims,
21 actions, losses, damages, and/or liability.

22 CITY shall indemnify and hold harmless COUNTY against any liability, claims,
23 losses, demands, and actions incurred by COUNTY as a result of the determination by HUD or its
24 successor that activities undertaken by CITY under the program(s) fail to comply with any laws,
25 regulations, or policies applicable thereto or that any funds billed by and disbursed to CITY under
26 this Agreement were improperly expended.

27 19. COMPLIANCE WITH LAWS AND REGULATIONS.
28

1 By executing this Agreement, the Parties hereby certify that they will adhere to and
2 comply with all Federal, state and local laws, regulations and ordinances.

3 20. ENTIRE AGREEMENT.

4 It is expressly agreed that this Agreement embodies the entire agreement of the
5 Parties in relation to the subject matter hereof, and that no other agreement or understanding,
6 verbal or otherwise, relative to this subject matter, exists between the Parties at the time of
7 execution.

8 21. SEVERABILITY.

9 Each paragraph and provision of this Agreement is severable from each other
10 provision and in the event any provision in this Agreement is held by a court of competent
11 jurisdiction to be invalid, void, or unenforceable, the remaining provision will never the less
12 continue in full force without being impaired or invalidated in any way.

13 22. ASSIGNMENT.

14 CITY shall not make any sale, assignment, conveyance or lease of any trust or
15 power, or transfer in any other form with respect to this Agreement, or delegate or assign any
16 interest in this Agreement without prior written approval of the County.

17 23. INTERPRETATION AND GOVERNING LAW.

18 This Agreement and any dispute arising hereunder shall be governed by and
19 interpreted in accordance with the laws of the State of California. This Agreement shall be
20 construed as a whole according to its fair language and common meaning to achieve the objectives
21 and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are
22 to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all
23 Parties having been represented by counsel in the negotiation and preparation hereof.

24 24. WAIVER.

25 Failure by a Party to insist upon the strict performance of any of the provisions of
26 this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default
27 of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict
28 compliance by the other Party with the terms of this Agreement thereafter.

1 25. JURISDICTION AND VENUE.

2 Any action at law or in equity arising under this Agreement or brought by a Party
3 hereto for the purpose of enforcing, construing or determining the validity of any provision of this
4 Agreement shall be filed in the Superior Court of California, County of Riverside, State of
5 California, and the Parties hereto waive all provisions of law providing for the filing, removal or
6 change of venue to any other court or jurisdiction.

7 26. AMENDMENTS

8 No change, amendment, or modification to the Agreement shall be valid or binding
9 upon CITY or COUNTY unless such change, amendment, or modification is in writing and duly
10 executed. CITY and COUNTY agree to adopt any necessary amendments to this Agreement to
11 incorporate changes required by HUD as set forth in the Urban County Qualification Notice.
12 Amendments must be submitted to HUD as provided in the Urban County Qualification Notice
13 and failure to do so will void the automatic renewal for such qualification period.

14 27. SPECIAL PROVISIONS FOR METROPOLITAIN CITY/URBAN
15 COUNTY JOINT RECIPIENT:

16 (a) The CITY is part of the Urban County Program for purposes of planning
17 and implementation for the entire period of the Urban County Qualification for program years
18 2024-25, 2025-26, and 2026-27 under the CDBG program.

19 (b) HUD will consider the CITY as a unit of general local government that is
20 part of the COUNTY's Urban County program.

21 (c) HUD shall determine the annual amount of CDBG allocation to which the
22 CITY is entitled, and the COUNTY will be the grant recipient.

23 (d) The CITY's allocation will be that portion of the total annual allocation as
24 specified by written notice from HUD, less thirteen (13%) to be retained by the COUNTY for
25 administration of the Urban County CDBG program.

26 (e) In the event that the COUNTY receives supplemental CDBG funding from
27 HUD, pursuant to a national emergency, disaster, or economic recovery, the CITY will receive
28 its allocation of said supplemental CDBG funding if HUD has determined the CITY's portion of

1 **IN WITNESS WHEREOF**, the COUNTY and CITY have executed this Agreement on
2 the date shown below.

3
4 Date: 8/4/2023

5
6 COUNTY OF RIVERSIDE,
7 a political subdivision of the
8 State of California

9
10 BY: Heidi Marshall
11 Heidi Marshall, Director
12 Housing and Workforce Solutions

CITY OF LAKE ELSINORE,
a general law city

BY: Yolanda
Mayor

13
14 APPROVED AS TO FORM:
15 Minh C. Tran, County Counsel

16
17 By: Paula S. Salcido
18 Paula S. Salcido, Deputy County Counsel

ATTEST:

19
20 BY: [Signature]
21 City Clerk

22 APPROVED AS TO FORM:

23 BY: Barbara Fialdo
24 City Attorney

COUNTY COUNSEL CERTIFICATION

The Office of County Counsel of the County of Riverside hereby certifies that the terms and provisions of this Agreement are fully authorized under state and local law and that the Agreement provides full legal authority for the COUNTY to undertake, or assist in undertaking, essential community development and housing assistance activities specifically urban renewal and publicly assisted housing.

Minh C. Tran
County Counsel

By: Deputy, Paula S. Salcido



HWS HOUSING AND WORKFORCE SOLUTIONS

ENGAGE. ENCOURAGE. EQUIP.

August 7, 2023

Jason Simpson, City Manager
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

**SUBJECT: Executed Cooperation Agreement for Fiscal Years 2024, 2025,
and 2026 Urban County Qualification**
Community Development Block Grant, HOME Investment
Partnerships Program, and Emergency Solutions Grant.

Dear Ms. Simpson,

For your records, please find enclosed a fully executed copy of the Cooperation Agreement between your City and the County of Riverside.

This Cooperation Agreement becomes effective July 1, 2024, for the 2024-2025, 2025-2026, and 2026-2027 program years.

If you have any questions, please contact Susana Orozco at 951-955-5933.

Sincerely,

Susana Orozco
HWS Principal Development Specialist - CDBG/ESG Programs

Enclosure: Executed Cooperation Agreement