



RESOLUTION No. 22-143

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING EXECUTION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES CONTRACT WITH NEVADA COUNTY HOUSING DEVELOPMENT CORPORATION (NCHDC) FOR SERVICES RELATED TO BEHAVIORAL HEALTH'S COMMUNITY-BASED HOUSING PROJECTS AND HOUSING FOR RESIDENTS WITH A MENTAL HEALTH DISABILITY FOR AUTHORIZED PROGRAM PARTICIPANTS TO INCREASE THE MAXIMUM CONTRACT PRICE FROM \$405,760 TO \$1,305,760 (AN INCREASE OF \$900,000), REVISE EXHIBIT "A", SCHEDULE OF SERVICES TO REFLECT THE ADDITION OF FUNDING TO PURCHASE PERMANENT SUPPORTIVE HOUSING AND REVISE EXHIBIT "B", SCHEDULE OF CHARGES AND PAYMENTS TO REFLECT THE INCREASE IN THE MAXIMUM CONTRACT PRICE FOR THE TERM OF JULY 1, 2021 THROUGH JUNE 30, 2022 AND DIRECTS THE AUDITOR-CONTROLLER TO AMEND THE BEHAVIORAL HEALTH BUDGET FOR FISCAL YEAR 2021/22 (4/5 AFFIRMATIVE VOTE REQUIRED) (RES. 21-288) (RES. 21-508)

WHEREAS, on July 13, 2021, per Resolution No 21-288, the Nevada County Board of Supervisors authorized the execution of the Professional Services Contract with the Nevada County Housing Development Corporation (NCHDC) pertaining to Mental Health Services Act dollars and Proposition 47 grant dollars for funding the development of long-term, community-based housing and supportive services for homeless persons with disabilities, as part of a local Continuum of Care Strategy, which was subsequently amended on December 14, 2021 per Resolution 21-288; and

WHEREAS, according to the National Alliance to End Homelessness, approximately half of the people experiencing homelessness suffer from a mental health issue, and mental and physical health problems are often exacerbated by living on the streets and/or homeless shelters; and

WHEREAS, stable housing environments with supportive services have proven critical to helping individuals move from homelessness toward recovery; and

WHEREAS, the amendment with NCHDC is to continue services related to Behavioral Health's community-based housing projects targeted to reduce homelessness for residents with a mental health disability, to help obtain and maintain housing for residents with a mental health disability, and to reimburse the Contractor for costs associated with lease/rental agreements for authorized program participants; and

WHEREAS, the increase in contract price is for NCHDC to purchase real property; and

WHEREAS, Notice of Intent to Purchase and Interest in Real Property will be provided for identified site(s); and

WHEREAS, the parties wish to amend the contract to increase the Maximum Contract Price from \$405,760 to \$1,305,760 (an increase of \$900,000); revise Exhibit "A" Schedule of Services to reflect the addition of funding to purchase permanent supportive housing, and revise Exhibit "B" Schedule of Charges and Payments to reflect the increase in the maximum contract price.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Nevada, State of California, that Amendment No. 2 to the Professional Services Contract by and between the County of Nevada and the NCHDC, pertaining to services related to Behavioral Health, increasing the maximum contract amount, revising Exhibit "A" and Exhibit "B", be and hereby is approved in substantially the form attached hereto, and that the Chair of the Board of Supervisors be and is hereby authorized to execute the Contract on behalf of the County of Nevada and authorizes and directs the Auditor-Controller to release \$900,000 from fund balance in Fund 1512 and amend Behavioral Health's budget as follows:

Fiscal Year 2021/22

Expenditure: 1512 40110 493 1000 / 521520 \$900,000

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 22nd day of March, 2022, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Susan K. Hoek and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER
Clerk of the Board of Supervisors

By: 


Susan K. Hoek, Chair

3/22/2022 cc: Housing*
AC*
NCHDC*

**AMENDMENT #2 TO THE AGREEMENT WITH THE NEVADA
COUNTY HOUSING DEVELOPMENT CORPORATION (RES. 21-288)
(RES. 21-508)**

THIS AMENDMENT is executed this March 22nd, 2022 by and between NEVADA COUNTY HOUSING DEVELOPMENT CORPORATION, hereinafter referred to as "Contractor" and COUNTY OF NEVADA, hereinafter referred to as "County." Said Amendment will amend the prior Professional Services Contract, executed on July 13, 2021, per Resolution 21-288 and subsequently amended on December 14, 2021 per Resolution No. 21-508; and

WHEREAS, Contractor provides services related to the Nevada-Placer Continuum of Care (CoC) including development and submission of the annual application for the McKinney-Vento Homeless Assistance Funds; and

WHEREAS, the parties desire to amend their Agreement to increase the contract price from \$405,760 to \$1,305,760 (an increase of \$900,000) revise Exhibit "A" Schedule of Services to incorporate funding to purchase permanent supportive housing and amend Exhibit "B" Schedule of Charges and Payments to reflect the increase in the maximum contract price.

NOW, THEREFORE, the parties hereto agree as follows:

1. That Amendment #2 shall be effective as of 2/15/22.
2. That Exhibit "A", "Schedule of Services", shall be revised to the amended Exhibit "A" as attached hereto and incorporated herein.
3. That the maximum Agreement price will be increased from \$405,760 to \$1,305,760 (an increase of \$900,000).
4. That Exhibit "B", "Schedule of Charges and Payments", shall be revised to the amended Exhibit "B" as attached hereto and incorporated herein.
5. That in all other respects the prior agreement of the parties shall remain in full force and effect except as amended herein.

COUNTY OF NEVADA:

By: *Susan Hoek*
Susan Hoek (Mar 22, 2022 14:28 PDT)

Susan Hoek
Chair of the Board of Supervisors
County of Nevada

ATTEST:

By: *Julie Patterson-Hunter*

Julie Patterson-Hunter
Clerk of the Board of Supervisors

CONTRACTOR:

By: *Suzi deFosset, MA*
Suzi deFosset, MA (Mar 7, 2022 13:50 PST)

Nevada County Housing
Development Corporation
PO Box 5216
Auburn, CA 95604

EXHIBIT “A”
SCHEDULE OF SERVICES

NEVADA COUNTY HOUSING DEVELOPMENT CORPORATION

Nevada County Behavioral Health hereinafter referred to as “County”, and Nevada County Housing Development Corporation (NCHDC)/AMI Housing (AMIH) hereinafter referred to as “Contractor”, agree to enter into a specific contract for services related to Behavioral Health’s community-based housing programs

- Bridges 2 Housing (B2H) interim low barrier housing designed to provide short term stability for individuals transitioning from or between other community settings and into permanent housing.
- Prop 47 Bridgeport House – transitional housing (up to 24 months) for mentally ill individuals with high levels of recidivism in jails or a high degree of law enforcement contact
- Permanent Supportive Housing – permanent housing and wrap around supportive services for chronically homeless individuals living with disabilities
- Project Home Key – interim housing and navigation services for individuals experiencing homelessness.

These programs target vulnerable county residents who are homeless and who are living with a mental health disabilities, substance use and/or co-occurring disorders Contractor costs associated with providing specific supportive services as described in the scope of work for authorized program participants. The Contractor costs associated with providing supportive services to housing program participants will be reimbursed upon successful administration of services outlines in the description of services.

Background:

Approximately half of the people experiencing homelessness suffers from a mental health issue, according to the National Alliance to End Homelessness. Mental and physical health problems are often exacerbated by living on the streets and / or in homeless shelters. In 2010, the Nevada County Homeless Coordinating Council and the Placer Consortium on Homelessness agreed to merge. This organization is now a non-profit, Homeless Resource Council of the Sierras (HRCS). HRCS works to achieve improved coordination of services, more efficient resource allocation and regional planning to address homelessness. AMI Housing (formerly NCHDC) is a charter member of HRCS.

Over the last several years, Nevada County, in partnership with HRCS and AMI Housing, has been able to expand housing opportunities services for the chronically homeless through grants awarded by Housing and Urban Development (HUD). These grants support three Permanent Supportive Housing (PSH) programs (Winters Haven, Summers Haven, and Home Anew) by

providing rental subsidies to over 30 individuals. These individuals are also provided with supportive housing services through Behavioral Health and other contracted providers. Supportive housing enables this special needs population to live as independently as possible in permanent housing.

In 2018, Nevada County worked to build on the success of the PSH program and the experience of the Contractor's delivery of similar services to implement a Housing First pilot project to expand housing opportunities for individuals experiencing chronic homelessness and co-occurring mental health and substance use disorders. The County provided funding to the Contractor to master lease a minimum of 12 bed units of housing. The Contractor located 3 houses at scattered sites in the community.

In 2019, the County received additional funding from state and federal sources to acquire housing units and provide rental assistance to homeless and chronically homeless individuals with mental illness and substance abuse issues. To coordinate across multiple funding sources and manage grants and contracts across multiple departments, HHSA staff a weekly Homeless Taskforce meeting. These meetings established the need for clearer communications and delineation of contracted activities when multiple county departments are contracting with a single provider with similar services. The Homeless Taskforce agreed to approach FY 2020 contracts with a new found sense of clarity on the roles of each department in providing housing and services to highly vulnerable homeless residents of Nevada County. Housing and Community Services (HCS) will administer one contract covering only activities related to acquiring and maintaining housing and Behavioral Health will administer a separate contract related to services provided to individuals and families who reside in the housing units.

Overview of Program:

Nevada County Behavioral Health's housing programs target individuals with a mental health disability. Supportive housing enables this special need population to live as independently as possible in permanent housing. The primary objective of the Nevada County Mental Health Services Act (MHSA) Housing Program and Nevada County supported housing programs (SHP-Summer's Haven, Home Anew and Winters' Haven) is to support individuals with mental health disabilities in acquiring and maintaining their housing.

The Supportive Housing Programs through grant agreements with HUD are designed to promote, as part of a local Continuum of Care Strategy, the development of long-term, community-based housing and supportive services for MHSA eligible homeless persons with mental health disabilities.

The goal of the Proposition 47 Homeless & Justice involved project is to reduce recidivism and conserve community resources by diverting justice involved, homeless individuals with behavioral health needs from jail into mental health and substance use disorder treatment using targeted housing supports; including low barrier, sober housing, and rental assistance, among other tools.

Permanent Supportive Housing (PSH) Program:

- AMI staffing to include Program Manager (1.0 FTE), Housing Administrator (1.0 FTE) and House Liaisons (Penn Valley, Prop 47, and Purdon) to provide the following services in support of the PSH program as well as other programs identified below
- Provide Housing Coordinator services to include administrative and supportive services.
- Provide assistance to potential tenants in completing their housing applications, which may include driving potential tenants to community-based organizations to pick up documents, or to sign up for benefits, etc.
- Determine applicant's eligibility for Mental Health Services Act (MHSA) Housing Programs, including SHP Programs based on the following criteria and in accordance with HUD Program applicable rules and regulations:
 1. Homelessness
 2. Disability
 3. Income
 4. Resources
 5. Resident Rental share based on income
- Negotiate and enter a minimum of seventeen (17) rooms with Master Leases, which will be limited to HUD Fair Market Rates and/or Public Housing Authority Rent Payment Standards, with landlords for properties to be sublet to tenants with HUD vouchers.
- Assist potential tenants to negotiate and enter a minimum of two rental agreements with landlords.
- Sublet master-leased units to mental health clients.
- Assist tenants to identify furnishing and household item needs and coordinate with County Behavioral Health staff for approval and purchasing.
- Organize social activities for housing clients and provide transportation to and from activities
- Support clients in identifying vocational, educational, and recreational activities
- Support clients in life skills development including meal planning, budgeting, cooking, bill paying, and household maintenance
- Assist tenants year-round on meeting their housing program goals so that they may remain in permanent housing. Assistance may include:
 1. Helping participants increase skills and/or income
 2. Working with Behavioral Health and Contractor staff to help participants achieve greater self-determination to live independently as possible.
 3. Assisting participants in applying for other state and federal programs such as SSI, Housing Choice Vouchers, General Assistance, Food Stamps, etc.
- Serve as the Housing Coordinator liaison between landlords, tenants, and the County.

Permanent Supportive Housing Acquisition:

This project is funded through one-time Mental Health Services Act (MHSA) Project-Based Housing funds. Contractor agrees to the following:

- Contractor will be responsible for identifying and purchasing property/properties, including the selection of any independent real estate agent. Contractor will consult with County on property selection.

Contractor will work with County to meet requirements for notice of purchase of real property pursuant to Government Code section 25350.

- Contractor will require as a condition of sale that the property meets inspection requirements, including compliance with County and Fire codes.
- The property/properties must be located in Nevada County
- Contractor will add County as an additional insured on the owner's property insurance which will be done at the close of escrow, and for renewals of owner's property insurance.
- Contractor shall be responsible for securing proper permits for the property(ies) and Contractor shall be responsible for any claims and costs associate with improper permitting. This responsibility includes financial responsibility.
- For each property purchased, Contractor shall execute a 55-year Deed Restriction agreed to by Contractor and the County during or immediately after closing to allow for recording of the document. The preferred method is for Contractor to include the deed restriction as "Exhibit A" to the Grant Deed and provide it to the Title Company for it to be executed during the closing process. Contractor shall provide a Notary to obtain signature from Nevada County's Director of Health and Human Services, County Executive Officer, or other authorized representative, and shall then sign and execute it as part of the close of escrow. Once the Grant Deed has been finalized and recorded, Contractor will submit a certified copy to County.
- All properties acquired shall be utilized for permanent supportive housing (PSH) for individuals with serious mental illness, with supportive services provided by Contractor or other provider identified by County.
- Contractor shall coordinate with County and any identified service providers on housing related issues or concerns, including tenant selection and screening.
- Enter into Lease Agreements with eligible residents.
- Collect all necessary lease documentation and keep in accordance with all laws and regulations.
- Assure the property is maintained in good repair, and is in compliance with all federal, state, and local housing and building regulations including the federal Fair Housing Amendments Act of 1988, and the American with Disabilities Act.
- Inform COUNTY immediately of any housing vacancies.
- Notify, in writing, the referring program of any changes in participant's status. Inform client's service coordinators or Behavioral Health staff of any resident concerns that may result in notice to vacate or eviction.
- Calculate subsidies. Collect rents, deposits, and any other funds as appropriate.
- Maintain all fiscal records in accordance with County and State accounting practices.
- Maintain property management hours from 9-4, Monday-Friday, excluding holidays, and provide on-call after hours emergency phone service.
- Provide residents with Information Packet that includes: signed lease, house rules,

- important housing telephone numbers, move-in checklist, grievance process, and how to apply for a delay of payment plan. Review with residents these items and will include information about how to avoid evictions and how to maintain their housing.
- Collaborate with COUNTY and relevant community partners to help tenants maintain their housing.
- If issues and/or questions pertaining to the project arise, CONTRACTOR will be an active partner in providing answers and assisting with resolution.
- Participate in neighborhood and community associations and will inform COUNTY of community concerns.
- Maintain rents within Fair Market Rent ("FMR") or "rent reasonable" standards upon County approval. Per HUD's calculations, the FMR for units larger than four bedrooms is calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. The FMR for each bedroom would then equal the FMR for the house divided by the number of bedrooms. [For example, if the FMR for a four bedroom house is \$2,538, the FMR for a six bedroom house would be \$3,300 ($\$2,538 \times 1.3$). The FMR for each bedroom in the house would be \$550 ($\$3,300 \div 6$).]
- Maintain subsidies where tenants pay no more than 40% of their income towards their rent. Recertify tenant income annually or whenever there are significant changes to income (e.g., tenant receives SSI/SSDI, tenant loses employment, etc.).
- Inform COUNTY of any property or operation concerns.
- Work with COUNTY on an as-needed basis to modify policies, procedures, and practices to maximize tenant success.
- Actively participate in the Homeless Resource Council of the Sierras/Continuum of Care.
- Furnish household as needed

AMI Housing Program Manager (1.0 FTE):

- Provides oversight and leadership to the Nevada County Housing programs; implements and enforces AMIH's policies and procedures and ensures compliance with the landlord and tenant regulations; AMIH tenant agreements and house rules; formulates strategies and tactics to mitigate violations
- Oversees staff performing staff calculations and verification of incomes; move in and move out procedures;
- Guides AMIH staff in effectively resolving difficult tenant issues and disputes
- Leads, supervises, and directs AMIH's Nevada County housing team including Housing Coordinator, Prop 47 service coordinator, Peer Counselor, and House Liaisons.

Housing Administrative Support (1 FTE)

- Ensure that HMIS data is collected and entered into HMIS database
- Coordinate all paperwork associated with PSH and B2H including leases and verification documents are complete and up to date; ensure that HUD documentation is complete and up to date

Project HomeKey (Empire Mine Courtyards)

The Contractor will collaborate with the County in the Empire Mine Courtyards program to provide interim “navigation” housing and services. In Phase II of the program, the Contractor will work with the County to convert the interim housing into permanent affordable housing to the residents of Nevada County. The Parties purpose in the project is to operate a “Navigation” model of interim housing during Phase One of the project, a model with a growing level of evidence to support its effectiveness in addressing chronic, street-based homelessness. In addition, the goal is to expand supportive housing during Phase Two, a nationally recognized evidence-based practice, and/or affordable housing for individuals, veterans, families, and seniors experiencing homelessness or at-risk of homelessness who live on a fixed income and are eligible for a rental subsidy program.

Service Coordinator (1.0 FTE Empire Mine Courtyards, EMC)

- Provide supportive services and linkages to services for residents at EMC
- Support and maintain a coordinated entry process with a centralized referral list of eligible individuals
- In collaboration with each tenant, ensure that onsite services are conducting needs assessments, developing recovery-focused service plans and establishing appropriate linkage to community-based services essential for achieving and maintaining independent living
- Hold daily morning check-in with residents
- Assist residents with applications for rental units and work with AMIH Housing Coordinators to locate appropriate housing within 90 days
- Work with HRT to review referrals for suitability
- Troubleshoot tenant relations/neighbor relations
- Coordinate services with County and community service providers
- Conduct crisis intervention as needed
- Provide necessary documents to households to be placed on waiting lists for affordable housing rental properties and subsidy programs; Provide housing counseling and budget training to help client prepare for housing; Assist households in meeting housing eligibility requirements
- Complete credit checks and connect with Legal Services of Northern California to resolve issues as needed

Onsite Property Manager (1.0 FTE Empire Mine Courtyards)

- **Live onsite and provide supervision of property/residents during the weekend and after hours**
- **Provide emergency support for repairs or crisis**
- **Report prohibited activities and ensure participants are following program rules after hours**

- Interact with residents and monitor their overall well being

Facilities Technician (.5 FTE Empire Mine Courtyards)

- Complete minor household repairs as needed
- Keep the property in good repair and ensure the property has curb appeal
- Keep up on all landscaping and habitability requirements
- Do regular inspections of each unit (monthly) to meet safety and habitability standards
- Coordinate with contractors for larger repairs
- Assist clients with move ins and move outs
- Provide moving assistance for clients moving into permanent placements

House Liaison (Purdon, Prop 47 and Penn Valley):

- Orient new residents to the home; assist with weekly meal planning and grocery shopping and other daily living skills
- Coordinate monthly social outings; provide transportation to activities
- Interact with residents and monitor their overall well being

Bridges to Housing Program (Purdon House) Contractor Responsibilities:

- Bridges 2 Housing (B2H) interim low barrier housing is designed to provide short term stability for individuals transitioning from or between other community settings and into permanent housing.
- Develop Purdon House policies and procedures; Purdon House Rules and Purdon House Client Agreement
- Enter all relevant intake, referral and discharge data in HMIS for Purdon House participants
- Provide daily check-ins and daily life skills/Recovery Groups
- Support tenants in increasing life skills and/or income, education
- Support Purdon House Liaison in their responsibilities as follows
 - Living onsite at the Purdon master-leased house
 - Help troubleshoot tenant relations issues
 - Participate in daily morning check-in with residents
 - Ensure residents' adherence to house rules, especially after hours
 - Check in with AMI Housing Program Manager at least weekly regarding house dynamics and tenants' adherence to house rules.

Proposition 47 Program

- Continue to provide six (6) low barrier housing units (5 plus House Liaison) with master leases for those experiencing homelessness who are chronically involved in the criminal justice system, according to Nevada County's Proposition 47 grant

- agreement. This house will be considered long-term transitional housing with a maximum stay of two years.
- Provide Service Coordinator and House Liaison services according to Nevada County's Proposition 47 grant agreement.
 - Develop policies and procedures, including tenant housing agreement, for the master-leased Prop 47 House
 - Enter all relevant referral, intake, and discharge data into HMIS for Prop 47 tenants
 - The Prop 47 Service Coordinator (1.0 FTE) responsibilities include:
 - Serve as the lead case manager for all residents of the master-leased house, including developing and/or reviewing case plans with residents
 - Provide supportive services and linkages to services
 - Provide life skills group three times per week to residents of the house
 - Provide recovery groups and/or life skills education groups one day per week
 - Hold daily morning check-in with residents
 - Assist with longer term housing searches and placements for residents
 - Meet twice a month with the Prop 47 Personal Services Coordinator (PSC) embedded in the Public Defender's office
 - Work with Housing Team and Prop 47 PSC to review referrals for suitability
 - Troubleshoot tenant relations issues
 - The Prop 47 House Liaison responsibilities include:
 - Living onsite at the Prop 47 master-leased house
 - Help troubleshoot tenant relations issues
 - Participate in daily morning check-in with residents
 - Ensure residents' adherence to house rules, especially after hours
 - Check in with Prop 47 Service Coordinator at least weekly regarding house dynamics and tenants' adherence to house rules.

Reporting Requirements

- Number housed per program (Prop 47, Bridges to Housing, Permanent Supportive Housing)
- Number discharged and housing outcomes of discharged clients
- Average length of stay for each program
- For Prop 47 Program:
 - Number housed in Prop 47 master-leased house
 - Case management and service engagement reporting for all clients served by the Prop 47 Service Coordinator.
 - Attendance logs for various groups and check-ins with residents
- Provide Quarterly and Annual Reports as required by MHSA. MHSA quarterly reports are due on April 30th, July 30th, October 30th and January 30th. The MHSA Annual

report is due on July 30th of each year.

- Provide data for Quarterly Reports as required by Proposition 47. Progress report periods are August 15, 2019 to December 31, 2019, January 1, 2020 to March 31, 2020, and April 1, 2020 to June 30, 2020.
- Provide the Annual Progress Report for the SHP (Summer's Haven, Winters' Haven and Home Anew) by the required due dates as identified by HUD.
- Perform quarterly reviews and update the housing case files to keep documentation current.
- Update MHSA Steering Committee, Mental Health Board and other stakeholders regarding MHSA Housing Programs.
- Continue to participate in and support the HRCS.

Homeless Outreach

The Tahoe/Truckee Homeless Outreach Coordinator is the only position of its kind in the region, thereby providing a unique and targeted service to the population experiencing homelessness. In addition to promoting safety, forming relationships, learning common language construction, facilitating and supporting change, and forming cultural and ecological considerations, the Coordinator has provided participants with many needed items, such as camping supplies, blankets, warm clothes, hygiene bags, food vouchers, gas vouchers, and local bus passes. They support and assist individuals to utilize warming shelters, as they are available, and educate individuals experiencing homelessness about mental health and substance abuse issues and resources. If an individual experiencing homelessness is severely mentally ill, the Coordinator refers them to treatment and assists them in attending treatment services. The Coordinator supports the individual with their first appointment and/or until the individual is comfortable with the service provider. The Coordinator also assists individuals and/or families to connect to housing, to the CalWORKs One Stop Office, and/or apply for mainstream benefits (e.g., SSI, CalWORKs, CalFresh, Medi-Cal, General Assistance, etc.).

The Tahoe/Truckee Homeless Outreach Coordinator will:

- Provide outreach to homeless people where they are located
- Go to remote outlying areas, as needed.
- Provide essential needed items: socks, sleeping bags, blankets, jackets, clothes, personal hygiene items, etc. as these items are available (based on funding).
- Support and assist individuals to utilize warming shelters, as they are available. Connecting individuals to hotel rooms for emergency situations and as funding is available through other sources.
- Ask the homeless individuals what services they need and work together to connect with service providers.
- Create relevant goals jointly with homeless individuals.
- Educate the homeless on mental health and substance abuse issues and resources.
- Refer severely mentally ill homeless population to treatment and assist the homeless individual to engage in treatment services.
- Support individual with their first appointment to service providers and/or until the individual is comfortable with the service provider.

- Assist individuals and/or families to apply for Social Security Income and other mainstream benefits (CalWORKs, CalFresh, Medi-Cal, General Assistance, etc.).
- Assist individuals and/or families connect to housing.
- Assist individuals to connect to the CalWORKs One Stop office (employment services).
- Refer appropriate individuals and/or families to the Behavioral Health Access Team and/or other mental health service providers.
- Participate in the MHSA Steering Committee.
- Participate in the Nevada County Continuum of Care to End Homelessness Collaborative.
- Enter individual and/or family data and services provided into the Homeless Management Information System (HMIS)
- Ensure those served on the Coordinated Entry By-Name List have accurate Vulnerability Scores in HMIS and update score as needed.
- Work with Nevada County COC/Home Team workgroups that review By-name lists and triage vulnerable cases with the goal of transitioning someone into permanent housing

Homeless Outreach Outcomes:

- The number of homeless individuals and families served in Eastern Nevada County and Eastern Placer County
 - Homeless Outreach Coordinator will serve a minimum of 36 individuals or families per year.
- Number of Nevada County and Placer County residents served
- The number of homeless individuals and families that find stable permanent housing
- 90% of homeless will be referred to the Coordinated Entry HMIS system
- 90% of homeless and severely mentally ill individuals with no Social Security income (or other source of income) will be offered assistance with a referral to the Social Security office and/or an application for benefits so that the individual can receive Social Security income.
- 90% of homeless and severely mentally ill individuals will be referred to mental health services.
- 70% of individuals with a drug problem will be referred to drug treatment services.
- 70% of individuals who are referred engage in the referred service, defined as participating at least once in the service
- 25% of individuals and/or families served will secure stable housing.

Diversity, Equity, and Inclusion

Despite progress in addressing explicit discrimination, racial inequities continue to be deep, pervasive, and persistent across the country. Though we have made many strides toward racial equity, policies, practices, and implicit bias have created and still create disparate

results. Through partnerships with the community, Nevada County Behavioral Health strives to address these inequities and continue progress in moving forward.

Contractor is encouraged to hire a diverse and inclusive workforce that includes representation from the disparate communities served by our county. Contractor will be expected to think holistically about creating services, program sites and an employee culture that is welcoming and inclusive. Contractor should track metrics on Diversity, Equity, and Inclusion outcomes within their service delivery. Additional efforts should be made to identify and highlight growth opportunities for equitable outcomes, access to services, and other opportunities. Contractor should contact County contract manager about proposed metrics to track.

Services should be designed to meet clients' diverse needs. Contractor will be expected to participate in the NCBH Cultural Competency program, participate in trainings and tailor outreach efforts and marketing materials to engage a diverse population of community members. Given that Spanish is a threshold language in Nevada County, a special emphasis should be placed on engaging Latinx communities and providing services in Spanish.

EXHIBIT "B"

SCHEDULE OF CHARGES AND PAYMENTS NEVADA COUNTY HOUSING DEVELOPMENT CORPORATION

Subject to the satisfactory performance of services required of Contractor pursuant to this Agreement, and the terms and conditions set forth in this Agreement, the County shall pay Contractor a maximum amount not to exceed \$1,305,760 for the performance of all services to be provided under this Agreement.

The contract maximum is based on the following 21/22 estimated project budget:

	MHSA CSS	MHSA INN	Prop 47	Homekey	Homeless Outreach	PSH Acquisition	Total
Personnel							
Program Manager Housing	\$ -	\$ 13,520	\$ 13,520	\$ 27,040			\$ 54,080
Housing Administrator	\$ 16,640	\$ 10,400	\$ 4,160	\$ 10,400			\$ 41,600
House Liaisons	\$ 3,042	\$ 6,084	\$ 6,084	\$ -			\$ 15,210
Service Coordinator	\$ -	\$ 10,400	\$ -	\$ 31,200			\$ 41,600
Service Coordinator	\$ -	\$ -	\$ 41,600	\$ -	5,838		\$ 47,438
Maintenance	\$ 2,080	\$ 4,160	\$ 4,160	\$ 10,400			\$ 20,800
Onsite Property Manager	\$ -	\$ -	\$ -	\$ 37,440			\$ 37,440
Program Manager RRH/LR	\$ -	\$ -	\$ -	\$ -			\$ -
Housing Counselor	\$ -	\$ -	\$ -	\$ -			\$ -
Landlord Liaison	\$ -	\$ -	\$ -	\$ -			\$ -
Benefits	\$ 1,959	\$ 4,011	\$ 6,257	\$ 10,483	640		\$ 23,350
Taxes	\$ 2,829	\$ 5,793	\$ 9,038	\$ 15,142	922		\$ 33,725
Workers Comp	\$ 979	\$ 2,005	\$ 3,129	\$ 5,242	75		\$ 11,355
Subtotal Personnel	\$ 27,529	\$ 56,373	\$ 87,948	\$ 147,347	7,475	-	\$ 326,672
Mileage	\$ 3,000	\$ 4,500	\$ 6,600	\$ 7,500			\$ 21,600
Bus Passes	\$ 2,500	\$ -	\$ -	\$ -			\$ 2,500
Operating Expenses (cellphone, office supplies, travel, training, meetings)	\$ 3,700	\$ 3,300	\$ 1,100	\$ 10,000			\$ 18,100
Subtotal Operations	\$ 9,200	\$ 7,800	\$ 7,700	\$ 17,500	-	-	\$ 42,200
Housing Acquisition						900,000	\$ 900,000
Subtotal Housing Acquisition	\$ -	\$ -	\$ -	\$ -	-	900,000	\$ 900,000
Indirect/Admin	\$ 3,673	\$ 6,417	\$ 9,565	\$ 16,485	747	-	\$ 36,887
Total Projected Budget	\$ 40,402	\$ 70,591	\$ 105,213	\$ 181,332	8,222	900,000	\$ 1,305,760

Permanent Supportive Housing Acquisition:

This contract contains a maximum allocation of \$900,000 for the costs incurred in procuring permanent supportive housing property(ies) . Eligible expenses under this category include appraisals; required inspections including but not limited to pest, termite, and home inspections; pro-rated taxes and insurance; purchase price; title and escrow fees;; household furnishings; and any other miscellaneous fees listed on the HUD-1 form

at close of escrow. Notice requirements of Government Code section 25350 must be provided by the County for specific purchase of real property.

Upon documentation of estimated real estate transactional costs with a preliminary escrow closing statement, County will approve payment to the Title Company in the final agreed upon amount. Payment will be transferred via wire to the escrow account. Any additional costs incurred outside of escrow and as identified above may be submitted to the County as a request for reimbursement.

Billing and Payment:

County shall review the invoice and notify Contractor within fifteen (15) working days if an individual item or group of costs is questioned. Contractor has the option to remove the questioned cost(s) or delay payment pending resolution of the cost(s).

Contractor shall notify County immediately when a lease is terminated, and refund to County within thirty (30) days of receipt any payments made after termination.

Contract reimbursement will be based on actual salary/benefits of Contractor's assigned staff and program expenses. Contractor shall submit monthly invoices with an itemized breakdown by grant program listing:

- Date(s) and number(s) of hours of services performed,
- Mileage (at the approved IRS mileage rate),
- Office supplies
- Administrative costs calculated as 10% of the total of the month's expenses including all lease reimbursements due for that month (which are invoiced separately).

Contractor agrees to be responsible for the validity of all invoices and vouchers.

County shall review the invoice and notify Contractor within fifteen (15) working days if an individual item or group of costs is questioned. Contractor has the option to remove the questioned cost(s) or delay the entire invoice pending resolution of the cost(s). Payment of approved invoices shall be made within thirty (30) days of receipt of a complete, correct, and approved invoice. Contractor shall submit invoices, reports and documentation, and lease reimbursement vouchers to:

Nevada County Behavioral Health
Department Attn: Fiscal Staff
500 Crown Point Circle,
Suite 120
Grass Valley, California 95945