

**COUNTY OF MENDOCINO
STANDARD SERVICES AGREEMENT**

This Agreement is by and between the COUNTY OF MENDOCINO, hereinafter referred to as the "COUNTY", and **Mendocino Coast Hospitality Center**, hereinafter referred to as the "CONTRACTOR".

WITNESSETH

WHEREAS, pursuant to Government Code Section 31000, COUNTY may retain independent contractors to perform special services to or for COUNTY or any department thereof; and,

WHEREAS, COUNTY desires to obtain CONTRACTOR for its emergency shelter and resource services to the General Assistance and indigent population in Fort Bragg and the Mendocino Coast region; and,

WHEREAS, CONTRACTOR is willing to provide such services on the terms and conditions set forth in this AGREEMENT and is willing to provide same to COUNTY.

NOW, THEREFORE it is agreed that COUNTY does hereby retain CONTRACTOR to provide the services described in Exhibit "A", and CONTRACTOR accepts such engagement, on the General Terms and Conditions hereinafter specified in this Agreement, the Additional Provisions attached hereto, and the following described exhibits, all of which are incorporated into this Agreement by this reference:

Exhibit A	Definition of Services
Exhibit B	Payment Terms
Exhibit C	Insurance Requirements
Exhibit D	Assurance of Compliance with Nondiscrimination in State and Federally Assisted Programs
Appendix A	Certification Regarding Debarment, Suspension, and Other Responsibility Matters -- Lower Tier Covered Transactions
Attachment 1	Invoice and Reports
Attachment 2	Resource Allocation Priorities by Cohorts
Attachment 3	City of Fort Bragg Use Permit 9-03/17

The term of this Agreement shall be from July 1, 2019 (the "Effective Date"), and shall continue through June 30, 2020.

The compensation payable to CONTRACTOR hereunder shall not exceed Ninety-Five Thousand Thirty-Nine Dollars (\$95,039) for the term of this Agreement.

IN WITNESS WHEREOF

DEPARTMENT FISCAL REVIEW:

By: Tammy Moss Chandler
Tammy Moss Chandler, HHSA Director

Date: 9/25/19

Budgeted: ☒ Yes ☐ No

Budget Unit: 5190

Line Item: 86-3112

Org/Object Code: GR

Grant: ☐ Yes ☒ No

Grant No.:

COUNTY OF MENDOCINO

By: Carre Brown
CARRE BROWN, Chair
BOARD OF SUPERVISORS

Date: OCT 07 2019

ATTEST:

CARMEL J. ANGELO, Clerk of said Board

By: Karla VantHagen
Deputy OCT 07 2019

I hereby certify that according to the provisions of Government Code section 25103, delivery of this document has been made.

CARMEL J. ANGELO, Clerk of said Board

By: Karla VantHagen
Deputy OCT 07 2019

INSURANCE REVIEW:

By: Carmel J. Angelo
Risk Management

Date: 9/30/19

CONTRACTOR/COMPANY NAME

By: Carla Harris
Carla Harris, Executive Director

Date: 9/26/19

NAME AND ADDRESS OF CONTRACTOR:

Mendocino Coast Hospitality Center
PO Box 2168
Fort Bragg, CA 95437
707-961-0172; carla@mendocinochc.org

By signing above, signatory warrants and represents that he/she executed this Agreement in his/her authorized capacity and that by his/her signature on this Agreement, he/she or the entity upon behalf of which he/she acted, executed this Agreement

COUNTY COUNSEL REVIEW:

APPROVED AS TO FORM:

KATHARINE L. ELLIOTT,
County Counsel

By: Charlotte Scott
Deputy

Date: 9/27/19

EXECUTIVE OFFICE/FISCAL REVIEW:

By: Darcie Antle
Deputy CEO

Date: 9/30/19

Signatory Authority: \$0-25,000 Department; \$25,001- 50,000 Purchasing Agent; \$50,001+ Board of Supervisors

Exception to Bid Process Required/Completed ☒ EB# 18-189

Mendocino County Business License: Valid ☐

Exempt Pursuant to MCC Section: _____

GENERAL TERMS AND CONDITIONS

1. **INDEPENDENT CONTRACTOR:** No relationship of employer and employee is created by this Agreement; it being understood and agreed that CONTRACTOR is an Independent Contractor. CONTRACTOR is not the agent or employee of the COUNTY in any capacity whatsoever, and COUNTY shall not be liable for any acts or omissions by CONTRACTOR nor for any obligations or liabilities incurred by CONTRACTOR.

CONTRACTOR shall have no claim under this Agreement or otherwise, for seniority, vacation time, vacation pay, sick leave, personal time off, overtime, health insurance medical care, hospital care, retirement benefits, social security, disability, Workers' Compensation, or unemployment insurance benefits, civil service protection, or employee benefits of any kind.

CONTRACTOR shall be solely liable for and obligated to pay directly all applicable payroll taxes (including federal and state income taxes) or contributions for unemployment insurance or old age pensions or annuities which are imposed by any governmental entity in connection with the labor used or which are measured by wages, salaries or other remuneration paid to its officers, agents or employees and agrees to indemnify and hold COUNTY harmless from any and all liability which COUNTY may incur because of CONTRACTOR's failure to pay such amounts.

In carrying out the work contemplated herein, CONTRACTOR shall comply with all applicable federal and state workers' compensation and liability laws and regulations with respect to the officers, agents and/or employees conducting and participating in the work; and agrees that such officers, agents, and/or employees will be considered as Independent Contractors and shall not be treated or considered in any way as officers, agents and/or employees of COUNTY.

CONTRACTOR does, by this Agreement, agree to perform his/her said work and functions at all times in strict accordance with all applicable federal, state and COUNTY laws, including but not limited to prevailing wage laws, ordinances, regulations, titles, departmental procedures and currently approved methods and practices in his/her field and that the sole interest of COUNTY is to ensure that said service shall be performed and rendered in a competent, efficient, timely and satisfactory manner and in accordance with the standards required by the COUNTY agency concerned.

Notwithstanding the foregoing, if the COUNTY determines that pursuant to state and federal law CONTRACTOR is an employee for purposes of income tax withholding, COUNTY may upon two (2) week's written notice to CONTRACTOR, withhold from payments to CONTRACTOR hereunder federal and state income taxes and pay said sums to the federal and state governments.

2. **INDEMNIFICATION:** To the furthest extent permitted by law (including without limitation California Civil Code sections 2782 and 2782.8, if applicable), CONTRACTOR shall assume the defense of, indemnify, and hold harmless the COUNTY, its officers, agents, and employees, from and against any and all claims, demands, damages, costs, liabilities, and losses whatsoever alleged to be occurring or resulting in connection with the CONTRACTOR'S performance or its obligations under this AGREEMENT, unless arising out of the sole negligence or willful misconduct of COUNTY. "CONTRACTOR'S performance" includes CONTRACTOR'S action or inaction and the action or inaction of CONTRACTOR'S officers, employees, agents and subcontractors.
3. **INSURANCE AND BOND:** CONTRACTOR shall at all times during the term of the Agreement with the COUNTY maintain in force those insurance policies and bonds as designated in the attached Exhibit C, and will comply with all those requirements as stated therein.
4. **WORKERS' COMPENSATION:** CONTRACTOR shall provide Workers' Compensation insurance, as applicable, at CONTRACTOR's own cost and expense and further, neither the CONTRACTOR nor its carrier shall be entitled to recover from COUNTY any costs, settlements, or expenses of Workers' Compensation claims arising out of this Agreement.

CONTRACTOR affirms that s/he is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for the Workers' Compensation or to undertake self-insurance in accordance with the provisions of the Code and CONTRACTOR further assures that s/he will comply with such provisions before commencing the performance of work under this Agreement. CONTRACTOR shall furnish to COUNTY certificate(s) of insurance evidencing Worker's Compensation Insurance coverage to cover its employees, and CONTRACTOR shall require all subcontractors similarly to provide Workers' Compensation Insurance as required by the Labor Code of the State of California for all of CONTRACTOR'S and subcontractors' employees.

5. **CONFORMITY WITH LAW AND SAFETY:**
 - a. In performing services under this Agreement, CONTRACTOR shall observe and comply with all applicable laws, ordinances, codes and regulations of governmental agencies, including federal, state, municipal, and local governing bodies, having jurisdiction over the scope of services, including all applicable provisions of the California Occupational Safety and Health Act. CONTRACTOR shall indemnify and hold COUNTY harmless from any and all liability, fines, penalties and consequences from any of CONTRACTOR's failures to comply with such laws, ordinances, codes and regulations.

- b. Accidents: If a death, serious personal injury or substantial property damage occurs in connection with CONTRACTOR's performance of this Agreement, CONTRACTOR shall immediately notify Mendocino County Risk Manager's Office by telephone. CONTRACTOR shall promptly submit to COUNTY a written report, in such form as may be required by COUNTY of all accidents which occur in connection with this Agreement. This report must include the following information: (1) name and address of the injured or deceased person(s); (2) name and address of CONTRACTOR's sub-contractor, if any; (3) name and address of CONTRACTOR's liability insurance carrier; and (4) a detailed description of the accident and whether any of COUNTY's equipment, tools, material, or staff were involved.
 - c. CONTRACTOR further agrees to take all reasonable steps to preserve all physical evidence and information which may be relevant to the circumstances surrounding a potential claim, while maintaining public safety, and to grant to the COUNTY the opportunity to review and inspect such evidence, including the scene of the accident.
6. PAYMENT: For services performed in accordance with this Agreement, payment shall be made to CONTRACTOR as provided in Exhibit "B" hereto as funding permits.
- If COUNTY over pays CONTRACTOR for any reason, CONTRACTOR agrees to return the amount of such overpayment to COUNTY, or at COUNTY's option, permit COUNTY to offset the amount of such overpayment against future payments owed to CONTRACTOR under this Agreement or any other agreement.
- In the event CONTRACTOR claims or receives payment from COUNTY for a service, reimbursement for which is later disallowed by COUNTY, State of California or the United States Government, the CONTRACTOR shall promptly refund the disallowance amount to COUNTY upon request, or at its option COUNTY may offset the amount disallowed from any payment due or that becomes due to CONTRACTOR under this Agreement or any other agreement.
7. TAXES: Payment of all applicable federal, state, and local taxes shall be the sole responsibility of the CONTRACTOR.
8. OWNERSHIP OF DOCUMENTS: CONTRACTOR hereby assigns the COUNTY and its assignees all copyright and other use rights in any and all proposals, plans, specification, designs, drawings, sketches, renderings, models, reports and related documents (including computerized or electronic copies) respecting in any way the subject matter of this Agreement, whether prepared by the COUNTY, the CONTRACTOR, the CONTRACTOR's subcontractors or third parties at the request of the CONTRACTOR (collectively, "Documents and

Materials"). This explicitly includes the electronic copies of all above stated documentation.

CONTRACTOR shall be permitted to retain copies, including reproducible copies and computerized copies, of said Documents and Materials. CONTRACTOR agrees to take such further steps as may be reasonably requested by COUNTY to implement the aforesaid assignment. If for any reason said assignment is not effective, CONTRACTOR hereby grants the COUNTY and any assignee of the COUNTY an express royalty – free license to retain and use said Documents and Materials. The COUNTY's rights under this paragraph shall apply regardless of the degree of completion of the Documents and Materials and whether or not CONTRACTOR's services as set forth in Exhibit "A" of this Agreement have been fully performed or paid for.

The COUNTY's rights under this Paragraph 8 shall not extend to any computer software used to create such Documents and Materials.

9. CONFLICT OF INTEREST: The CONTRACTOR covenants that it presently has no interest, and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of services required under this Agreement.
10. NOTICES: All notices, requests, demands, or other communications under this Agreement shall be in writing. Notices shall be given for all purposes as follows:

Personal delivery: When personally delivered to the recipient, notices are effective on delivery.

First Class Mail: When mailed first class to the last address of the recipient known to the party giving notice, notice is effective three (3) mail delivery days after deposit in a United States Postal Service office or mailbox. Certified Mail: When mailed certified mail, return receipt requested, notice is effective on receipt, if delivery is confirmed by a return receipt.

Overnight Delivery: When delivered by overnight delivery (Federal Express/Airborne/United Parcel Service/DHL WorldWide Express) with charges prepaid or charged to the sender's account, notice is effective on delivery, if delivery is confirmed by the delivery service.

Facsimile transmission: When sent by facsimile to the facsimile number of the recipient known to the party giving notice, notice is effective on receipt, provided that, (a) a duplicate copy of the notice is promptly given by first-class or certified mail or by overnight delivery, or (b) the receiving party delivers a written confirmation of receipt. Any notice given facsimile shall be deemed received on the next business day if it is received after 5:00 p.m. (recipient's time) or on a non-business day.

Addresses for purpose of giving notice are as follows:

To COUNTY: COUNTY OF MENDOCINO
HHS Adult and Aging Services
P.O. Box 839
Ukiah, CA 95482
Attn: Debbie Worra

To CONTRACTOR: Mendocino Coast Hospitality Center
P.O. Box 2168
Fort Bragg, CA 95437
Attn: Carla Harris

Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be deemed effective as of the first date that said notice was refused, unclaimed, or deemed undeliverable by the postal authorities, messenger, or overnight delivery service.

Any party may change its address or facsimile number by giving the other party notice of the change in any manner permitted by this Agreement.

11. USE OF COUNTY PROPERTY: CONTRACTOR shall not use COUNTY property (including equipment, instruments and supplies) or personnel for any purpose other than in the performance of his/her obligations under this Agreement.
12. EQUAL EMPLOYMENT OPPORTUNITY PRACTICES PROVISIONS: CONTRACTOR certifies that it will comply with all Federal, State, and local laws, rules and regulations pertaining to nondiscrimination in employment.
 - a. CONTRACTOR shall, in all solicitations or advertisements for applicants for employment placed as a result of this Agreement, state that it is an "Equal Opportunity Employer" or that all qualified applicants will receive consideration for employment without regard to their race, creed, color, pregnancy, disability, sex, sexual orientation, gender identity, ancestry, national origin, age, religion, Veteran's status, political affiliation, or any other factor prohibited by law.
 - b. CONTRACTOR shall, if requested to so do by the COUNTY, certify that it has not, in the performance of this Agreement, engaged in any unlawful discrimination.
 - c. If requested to do so by the COUNTY, CONTRACTOR shall provide the COUNTY with access to copies of all of its records pertaining or relating to its employment practices, except to the extent such records or portions of such records are confidential or privileged under State or Federal law.

- d. Nothing contained in this Agreement shall be construed in any manner so as to require or permit any act which is prohibited by law.
 - e. The CONTRACTOR shall include the provisions set forth in this paragraph in each of its subcontracts.
13. DRUG-FREE WORKPLACE: CONTRACTOR and CONTRACTOR's employees shall comply with the COUNTY's policy of maintaining a drug-free workplace. Neither CONTRACTOR nor CONTRACTOR's employees shall unlawfully manufacture, distribute, dispense, possess or use controlled substances, as defined in 21 U.S. Code § 812, including, but not limited to, marijuana, heroin, cocaine, and amphetamines, at any COUNTY facility or work site. If CONTRACTOR or any employee of CONTRACTOR is convicted or pleads *nolo contendere* to a criminal drug statute violation occurring at a COUNTY facility or work site, the CONTRACTOR, within five days thereafter, shall notify the head of the COUNTY department/agency for which the contract services are performed. Violation of this provision shall constitute a material breach of this Agreement.
14. ENERGY CONSERVATION: CONTRACTOR agrees to comply with the mandatory standards and policies relating to energy efficiency in the State of California Energy Conservation Plan, (Title 24, California Administrative Code).
15. COMPLIANCE WITH LICENSING REQUIREMENTS: CONTRACTOR shall comply with all necessary licensing requirements and shall obtain appropriate licenses and display the same in a location that is reasonably conspicuous, as well as file copies of same with the County Executive Office.

Before the COUNTY will issue a notice to proceed with the Services, CONTRACTOR and any subcontractors must acquire, at their expense, a business license from COUNTY in accordance with MCC 6.0. Such licenses must be kept valid throughout the Agreement term.

CONTRACTOR represents and warrants to COUNTY that CONTRACTOR and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions.

16. AUDITS; ACCESS TO RECORDS: The CONTRACTOR shall make available to the COUNTY, its authorized agents, officers, or employees, for examination any and all ledgers, books of accounts, invoices, vouchers, cancelled checks, and other records or documents evidencing or relating to the expenditures and disbursements charged to the COUNTY, and shall furnish to the COUNTY, within sixty (60) days after examination, its authorized agents, officers or employees such other evidence or information as the COUNTY may require with regard to any such expenditure or disbursement charged by the CONTRACTOR.

The CONTRACTOR shall maintain full and adequate records in accordance with COUNTY requirements to show the actual costs incurred by the CONTRACTOR in the performance of this Agreement. If such books and records are not kept and maintained by CONTRACTOR within the County of Mendocino, California, CONTRACTOR shall, upon request of the COUNTY, make such books and records available to the COUNTY for inspection at a location within COUNTY or CONTRACTOR shall pay to the COUNTY the reasonable, and necessary costs incurred by the COUNTY in inspecting CONTRACTOR's books and records, including, but not limited to, travel, lodging and subsistence costs. CONTRACTOR shall provide such assistance as may be reasonably required in the course of such inspection. The COUNTY further reserves the right to examine and reexamine said books, records and data during the four (4) year period following termination of this Agreement or completion of all work hereunder, as evidenced in writing by the COUNTY, and the CONTRACTOR shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any manner whatsoever for four (4) years after the COUNTY makes the final or last payment or within four (4) years after any pending issues between the COUNTY and CONTRACTOR with respect to this Agreement are closed, whichever is later.

17. DOCUMENTS AND MATERIALS: CONTRACTOR shall maintain and make available to COUNTY for its inspection and use during the term of this Agreement, all Documents and Materials, as defined in Paragraph 8 of this Agreement. CONTRACTOR's obligations under the preceding sentence shall continue for four (4) years following termination or expiration of this Agreement or the completion of all work hereunder (as evidenced in writing by COUNTY), and CONTRACTOR shall in no event dispose of, destroy, alter or mutilate said Documents and Materials, for four (4) years following the COUNTY's last payment to CONTRACTOR under this Agreement.
18. TIME OF ESSENCE: Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a party of the benefits of any grace or use period allowed in this Agreement.
19. TERMINATION: The COUNTY has and reserves the right to suspend, terminate or abandon the execution of any work by the CONTRACTOR without cause at any time upon giving to the CONTRACTOR notice. Such notice shall be in writing and may be issued by any COUNTY officer authorized to execute or amend the contract, the County Chief Executive Officer, or any other person designated by the County Board of Supervisors. In the event that the COUNTY should abandon, terminate or suspend the CONTRACTOR's work, the CONTRACTOR shall be entitled to payment for services provided hereunder prior to the effective date of said suspension, termination or abandonment. Said payment shall be computed in accordance with Exhibit B hereto, provided that the maximum amount payable to CONTRACTOR for its services as outlined in

Exhibit "A" shall not exceed \$95,039 payment for services provided hereunder prior to the effective date of said suspension, termination or abandonment or lack of funding.

20. **NON APPROPRIATION:** If COUNTY should not appropriate or otherwise make available funds sufficient to purchase, lease, operate or maintain the products set forth in this Agreement, or other means of performing the same functions of such products, COUNTY may unilaterally terminate this Agreement only upon thirty (30) days written notice to CONTRACTOR. Upon termination, COUNTY shall remit payment for all products and services delivered to COUNTY and all expenses incurred by CONTRACTOR prior to CONTRACTOR'S receipt of the termination notice.
21. **CHOICE OF LAW:** This Agreement, and any dispute arising from the relationship between the parties to this Agreement, shall be governed by the laws of the State of California, excluding any laws that direct the application of another jurisdiction's laws.
22. **VENUE:** All lawsuits relating to this contract must be filed in Mendocino County Superior Court, Mendocino County, California.
23. **WAIVER:** No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right or remedy. No waiver of any breach, failure, right or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.
24. **ADVERTISING OR PUBLICITY:** CONTRACTOR shall not use the name of COUNTY, its officers, directors, employees or agents, in advertising or publicity releases or otherwise without securing the prior written consent of COUNTY in each instance.
25. **ENTIRE AGREEMENT:** This Agreement, including all attachments, exhibits, and any other documents specifically incorporated into this Agreement, shall constitute the entire agreement between COUNTY and CONTRACTOR relating to the subject matter of this Agreement. As used herein, Agreement refers to and includes any documents incorporated herein by reference and any exhibits or attachments. This Agreement supersedes and merges all previous understandings, and all other agreements, written or oral, between the parties and sets forth the entire understanding of the parties regarding the subject matter thereof. This Agreement may not be modified except by a written document signed by both parties. In the event of a conflict between the body of this Agreement and any of the Exhibits, the provisions in the body of this Agreement shall control.

26. HEADINGS: Herein are for convenience of reference only and shall in no way affect interpretation of this Agreement.
27. MODIFICATION OF AGREEMENT: This Agreement may be supplemented, amended or modified only by the mutual agreement of the parties. No supplement, amendment or modification of this Agreement shall be binding unless it is in writing and signed by authorized representatives of both parties.
28. ASSURANCE OF PERFORMANCE: If at any time the COUNTY has good objective cause to believe CONTRACTOR may not be adequately performing its obligations under this Agreement or that CONTRACTOR may fail to complete the Services as required by this Agreement, COUNTY may request from CONTRACTOR prompt written assurances of performance and a written plan acceptable to COUNTY, to correct the observed deficiencies in CONTRACTOR's performance. CONTRACTOR shall provide such written assurances and written plan within thirty (30) calendar days of its receipt of COUNTY's request and shall thereafter diligently commence and fully perform such written plan. CONTRACTOR acknowledges and agrees that any failure to provide such written assurances and written plan within the required time is a material breach under this Agreement.
29. SUBCONTRACTING/ASSIGNMENT: CONTRACTOR shall not subcontract, assign or delegate any portion of this Agreement or any duties or obligations hereunder without the COUNTY's prior written approval.
- a. Neither party shall, on the basis of this Agreement, contract on behalf of or in the name of the other party. Any agreement that violates this Section shall confer no rights on any party and shall be null and void.
 - b. Only the department head or his or her designee shall have the authority to approve subcontractor(s).
 - c. CONTRACTOR shall remain fully responsible for compliance by its subcontractors with all the terms of this Agreement, regardless of the terms of any agreement between CONTRACTOR and its subcontractors.
30. SURVIVAL: The obligations of this Agreement, which by their nature would continue beyond the termination on expiration of the Agreement, including without limitation, the obligations regarding Indemnification (Paragraph 2), Ownership of Documents (Paragraph 8), and Conflict of Interest (Paragraph 9), shall survive termination or expiration for two (2) years.
31. SEVERABILITY: If a court of competent jurisdiction holds any provision of this Agreement to be illegal, unenforceable, or invalid in whole or in part for any reason, the validity and enforceability of the remaining provisions, or portions of

them, will not be affected, unless an essential purpose of this Agreement would be defeated by the loss of the illegal, unenforceable, or invalid provision.

32. **INTELLECTUAL PROPERTY WARRANTY:** CONTRACTOR warrants and represents that it has secured all rights and licenses necessary for any and all materials, services, processes, software, or hardware ("CONTRACTOR PRODUCTS") to be provided by CONTRACTOR in the performance of this AGREEMENT, including but not limited to any copyright, trademark, patent, trade secret, or right of publicity rights. CONTRACTOR hereby grants to COUNTY, or represents that it has secured from third parties, an irrevocable license (or sublicense) to reproduce, distribute, perform, display, prepare derivative works, make, use, sell, import, use in commerce, or otherwise utilize CONTRACTOR PRODUCTS to the extent reasonably necessary to use the CONTRACTOR PRODUCTS in the manner contemplated by this agreement.

CONTRACTOR further warrants and represents that it knows of no allegations, claims, or threatened claims that the CONTRACTOR PRODUCTS provided to COUNTY under this Agreement infringe any patent, copyright, trademark or other proprietary right. In the event that any third party asserts a claim of infringement against the COUNTY relating to a CONTRACTOR PRODUCT, CONTRACTOR shall indemnify and defend the COUNTY pursuant to Paragraph 2 of this AGREEMENT

In the case of any such claim of infringement, CONTRACTOR shall either, at its option, (1) procure for COUNTY the right to continue using the CONTRACTOR Products; or (2) replace or modify the CONTRACTOR Products so that that they become non-infringing, but equivalent in functionality and performance.

33. **ELECTRONIC COPIES:** The parties agree that an electronic copy, including facsimile copy, email, or scanned copy of the executed Agreement, shall be deemed, and shall have the same legal force and effect as, an original document.
34. **COOPERATION WITH COUNTY:** CONTRACTOR shall cooperate with COUNTY and COUNTY staff in the performance of all work hereunder.
35. **PERFORMANCE STANDARD:** CONTRACTOR shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in CONTRACTOR's profession. COUNTY has relied upon the professional ability and training of CONTRACTOR as a material inducement to enter into this Agreement. CONTRACTOR hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable Federal, State, and local laws, it being understood that acceptance of CONTRACTOR 's work by COUNTY shall not operate as a waiver or release. If COUNTY determines that any of CONTRACTOR 's work is

not in accordance with such level of competency and standard of care, COUNTY, in its sole discretion, shall have the right to do any or all of the following: (a) require CONTRACTOR to meet with COUNTY to review the quality of the work and resolve matters of concern; (b) require CONTRACTOR to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of paragraph 19 (Termination) or (d) pursue any and all other remedies at law or in equity.

[END OF GENERAL TERMS AND CONDITIONS]

EXHIBIT A

DEFINITION OF SERVICES

I. RESOURCE ALLOCATION PRIORITIES BY COHORTS

CONTRACTOR agrees to prioritize services by cohorts of individuals and families as defined in Attachment 2, and to adhere to the following allocation of resources for all services funded through this Agreement:

COHORT AS DEFINED IN ATTACHMENT 2		RESOURCE ALLOCATION
1.	Families with Children Experiencing Homelessness	First Priority
2.	Homegrown and Local Individuals Experiencing Homelessness	Second Priority
3.	Established Residents Experiencing Homelessness (other than Homegrown)	Third Priority
4.	Out of Town Individuals Experiencing Homelessness	Fourth Priority Services limited to no more than four (4) days in six months and seven (7) days per calendar year.
5.	Non HUD-defined Individuals traveling through Mendocino County	This Agreement does not provide funding for services to this cohort.

II. CONTRACTOR's RESPONSIBILITIES:

A. SERVICES – Respecting the priorities and limitations listed above, CONTRACTOR shall provide the following assistance and services:

1. HOMELESSNESS PROGRAMS – For those individuals experiencing homelessness and who meet the criteria for cohorts 1, 2, and 3 of Section I above:

- a. Provide four (4) Emergency Shelter beds for adult recipients of General Assistance (GA) and/or Adult Protective Services (APS), available twenty-four (24) hours per day for each day the shelter is open.
 - b. Provide local phone access, mail delivery, and other amenities to benefit those experiencing homelessness.
 - c. Outreach to those experiencing homelessness with the goal of engaging them in available services.
 - d. Provide housing assistance, to include the following:
 - i. Place those experiencing homelessness in emergency shelter, or provide motel or camping vouchers if housing eligibility criteria is met.
 - ii. Inform individuals that an emergency shelter need extending beyond the authorized period must be presented to the GA office the next business day with a complete application for appropriate assistance.
 - iii. Emergency housing for individuals shall not be authorized in excess of the number of nights necessary for COUNTY to determine GA or other benefit eligibility.
2. SHELTER SERVICES AND ACTIVITIES – For those individuals experiencing homelessness and who meet the criteria for cohorts 1, 2, and 3 of Section 1 above:
- a. Provide Year-Round Shelter and Services:
 - i. Increase capacity to provide emergency shelter and services to support those experiencing homelessness in acquiring and sustaining permanent housing.
 - ii. Maximize utilization of all shelter beds, as practicable.
 - iii. Provide nutritious meals for non-resident individuals experiencing homelessness who actively participate in case management services and who are eligible for services.
 - iv. Provide shower facilities and laundry services for non-resident individuals experiencing homelessness who actively participate in case management services and who are eligible for services.
 - b. Provide extensive case management, tracking and reporting of each individual's progress towards stabilization and transitional or permanent housing.

- c. Coordinate with the Health and Human Services Agency (HHSA) Social Services, to engage families to enroll in the California Work Opportunities and Responsibility to Kids (CalWORKs) Housing Support Program, and work with individuals to determine eligibility for the Home Safe APS Housing Support program, and other services that may be available based on eligibility criteria (e.g., Whole Person Care, Specialty Mental Health Services, and Substance Abuse Treatment services).
 - d. Provide motel vouchers or separate sleeping areas as necessary to shelter families with children under the age of sixteen (16), or severely disabled individuals who would be prioritized for shelter, but for whom the main sleeping area of the facility is not appropriate.
 - i. Link these families and individuals to additional services, care and case-management within ninety-six (96) hours of initial contact. Guests choosing not to actively participate in case-management services are limited to no more than four (4) days of services in six months and seven (7) days per calendar year.
3. TEMPORARY ASSISTANCE – For those individuals who meet the criteria for cohort 4 of Section I above:
- a. Provide temporary services and assistance, based on the prioritization in Section I above, for no more than four (4) days in six months and seven (7) days per calendar year.
4. COORDINATION WITH OTHER AGENCIES – For all individuals, as applicable:
- a. Collaborate with GA and APS Staff to ensure individual cooperation with GA and APS case plans.
 - b. Collect, input, and use required Homeless Management Information System (HMIS) information and Coordinated Entry (CE) documentation and a process for determining priority and providing appropriate services to clients, as approved by Mendocino County Homeless Services Continuum of Care (MCHSCoC) and HHSA.
 - c. Complete in-take forms including HMIS required components, and enter relevant information into HMIS within the first twenty-four (24) hours of guest contact.
 - d. Complete Vulnerability Index – Services Prioritization Decision Assistance Tool (VI-SPDAT), or other HHSA approved assessment tool, attach to guest's electronic file, and enter into the CE system, within seventy-two (72) hours of initial contact. If individuals choose not to participate in assessment services, CONTRACTOR shall limit services to no more than four (4) days in six months and seven (7) per

calendar year. CONTRACTOR may resume services provided participation in the assessment process resumes.

- e. Require that each guest must provide proof of an established relationship with a case-manager within the first four (4) days from initial admission. For individuals who choose not to actively participate in case-management services, CONTRACTOR shall limit services to no more than four (4) days in six months and seven (7) days per calendar year. CONTRACTOR may resume services provided active participation in case management services resumes.
- f. Maintain active membership and participate in MCHSCoC meetings and all recommended trainings.
- g. Work with other agencies to assist individuals with integration into the GA program, and other services to achieve self-sufficiency.

B. OTHER CONDITIONS AND RESPONSIBILITIES – CONTRACTOR shall:

- 1. Develop and maintain policies and procedures that address:
 - a. Eligibility criteria for occupancy, discharge and uniform application processes.
 - b. The rights and dignity of guests to fair and unbiased application of house rules, second chances, and grievances.
 - c. House rules of the shelter facility and consequences of not observing the rules, including the requirement that persons served under this Agreement shall observe the rules of the facility and may be denied services if they do not.
 - d. Right to refuse emergency shelter services to any person(s) exhibiting abusive, threatening, or dangerous behavior or with a history of same.
- 2. Maintain and operate facility in a safe and sanitary condition to meet local use permit conditions (Attachment 3) as well as all applicable federal, state, and local codes and licensing regulations.
- 3. Maintain an incident log that accurately documents all incidents, regardless of type, including those involving building and grounds, animals, neighbors, staff, and clients.
- 4. Make logs available for review by local law enforcement when responding to an incident at the site.
- 5. Provide qualified supervision accessible to clients twenty-four (24) hours per day, three hundred sixty-five (365) days per year.

6. Allow partner agencies scheduled access to the facility to offer appropriate services such as vaccinations, basic medical assessments, information about applicable programs, etc.
7. Work with individuals and families who are not from Mendocino County to encourage them to connect with family, friends, and other potential supports within their home communities.
8. Participate in yearly trainings as follows:
 - a. Motivational Interviewing, to be attended by supervisors, the Executive Director, and staff who work directly with clients.
 - b. Other Trauma Informed trainings directly related to working with individuals and families who are experiencing homelessness.
 - c. Other appropriate training as required by COUNTY.
9. Maintain confidentiality of client files.
10. Write at least two (2) Press Releases each contract year, incorporating the collaboration efforts in this contract between the CONTRACTOR and COUNTY, ensuring that both parties are recognized for their efforts:
 - a. Press releases will be submitted to HHSA_Media@mendocinocounty.org a minimum of four (4) days prior to print in the local newspaper.
 - b. Submit press releases to local media.
 - c. Other publications, such as an agency's newsletter, that are sent out to consumers will fulfill the same press release requirements.

C. REPORTS

1. Submit the following reports with each invoice (Attachment 1):
 - a. Invoice Spreadsheet
 - b. Report 1: GA and APS Client Bed Night Count:
 - i. Itemized number of individuals receiving or denied services.
 - ii. Number of motel vouchers issued.
 - iii. Number of individuals denied shelter.
 - iv. Number of individuals who fall into categories 1, 2, and 3 of Section I above (with an attached list by full name).
 - v. Number of individuals who fall into category 4 of Section 1 above (with an attached list by full name).

- c. Report 2: Client Bed Night Count
- d. Report 3: Description of Capacity Building Efforts:
 - i. Document efforts undertaken to increase the capacity to provide services.
- e. Report 4: Number of individuals and families graduating to transitional or permanent housing for each category (pursuant to Section II, Item A.2.b above).

III. HHSA, GA and APS shall provide the following services:

- A. Consistent written method by which GA and APS staff will refer persons under this Agreement.
- B. Training on GA, APS, and other Agency activities and procedures for CONTRACTOR's staff and volunteers.
- C. Appoint a representative of GA and APS to act as a liaison with the CONTRACTOR for housing services.

[END OF DEFINITION OF SERVICES]

EXHIBIT B

PAYMENT TERMS

- A. COUNTY will pay CONTRACTOR for satisfactory provision of services as defined by Exhibit A.
- B. Services furnished under this Agreement will be reimbursed as per the following budget:

Services	Cost Per Month	Maximum Dollars Per Year
EMERGENCY SHELTER		
Emergency Shelter Beds	\$2,062.50	\$24,750
Capacity Building	\$4,730.08	\$56,761
Staffing	\$1,127.33	\$13,528
CONTRACT TOTAL:		\$95,039

- C. CONTRACTOR will submit claims and reports using the electronic invoice provided by the Health and Human Services Agency (Attachment 1).
1. CONTRACTOR will submit invoices by the twentieth (20th) day of the month for services provided to clients in the previous month.
 2. Invoices submitted past the due date must be accompanied by a letter explaining why the invoice is late. COUNTY has the sole authority to determine whether to approve or disapprove payment of the late invoice.
 3. COUNTY shall not approve payment of funds until CONTRACTOR has filed all reports required under this Agreement.
- D. This is a limited project and CONTRACTOR should make no assumption of continued funding from the COUNTY for this purpose at the end of this contract period.

Payments under this Agreement shall not exceed Ninety-Five Thousand Thirty-Nine Dollars (\$95,039) for the term of this Agreement.

[END OF PAYMENT TERMS]

EXHIBIT C

INSURANCE REQUIREMENTS

Insurance coverage in a minimum amount set forth herein shall not be construed to relieve CONTRACTOR for liability in excess of such coverage, nor shall it preclude COUNTY from taking such other action as is available to it under any other provisions of this Agreement or otherwise in law. Insurance requirements shall be in addition to, and not in lieu of, CONTRACTOR's indemnity obligations under Paragraph 2 of this Agreement.

CONTRACTOR shall furnish to COUNTY certificates of insurance with Automobile Liability/General Liability Endorsements evidencing at a minimum the following:

- a. Combined single limit bodily injury liability and property damage liability - \$1,000,000 each occurrence.
- b. Vehicle / Bodily Injury combined single limit vehicle bodily injury and property damage liability - \$500,000 each occurrence.

[END OF INSURANCE REQUIREMENTS]

EXHIBIT D
CONTRACTOR ASSURANCE OF COMPLIANCE WITH
THE MENDOCINO COUNTY
HEALTH & HUMAN SERVICES AGENCY
NONDISCRIMINATION IN STATE
AND FEDERALLY ASSISTED PROGRAMS

NAME OF CONTRACTOR: **Mendocino Coast Hospitality Center**

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

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

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

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

9/26/19

Date
PO Box 2168, Fort Bragg, CA 95437
Address of CONTRACTOR



CONTRACTOR Signature

Appendix A
CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, and OTHER RESPONSIBILITY MATTERS
LOWER TIER COVERED TRANSACTIONS

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 **Federal Register** (pages 19160-19211).

- (1) The primary principal certifies to the best of its knowledge and belief, that it and its principals:
 - (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
 - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment tendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsifications or destruction of records, making false statements, or receiving stolen property;
 - (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification, and
 - (d) Have not, within a three-year period preceding this application/proposal, had one or more public transactions (Federal, State, or local) terminated for cause or default.
- (2) Where the primary principal is unable to certify to any of the statements in this certification, such principal shall attach an explanation.

Carla Harris

(Type Name)

Mendocino Coast Hospitality Center

(Organization Name)

Executive Director

(Title)

PO Box 2168
Fort Bragg, CA 95437

(Organization Address)



(Signature)

9/26/19

(Date)

Attachment 1
INVOICE & REPORTS

MENDOCINO COAST HOSPITALITY CENTER, INC. –
VENDOR # 7964 2019-2020 CONTRACT NUMBER: BOS #

Vendor

Send to

Mendocino Coast Hospitality Center P.O. Box 2168 Fort Bragg, CA 95437		Debbie Worra, Sr. Program Specialist Mendocino County HHSA, Adult and Aging Services P.O. Box 839, Ukiah, CA 95482 707 463-7883 or email to: worrad@mendocinocounty.org		
GA Monthly Invoice for		Total Amount of Invoice		
JULY 2019		\$0.00		
Spreadsheet and Reports Required with Invoice	Report Required	Contract Number Budget Unit Account String	Amount	
EMERGENCY BED NIGHTS Contract Rate: \$24,750 Payable: \$2,062.50 monthly	2	BOS #		
CAPACITY BUILDING-GA Contract Rate: \$56,761 Payable: \$4,730.08 monthly	1 & 3	5190 86-3112		
STAFF-GA Contract Rate: \$13,528 Payable: \$1,127.33 monthly		BOS # 5190 GR 863112		
And GA Spreadsheet TOTAL				\$0.00

I Hereby Certify The Services Described Above Have Been Performed and No Prior Claim Has Been Presented for Said Services.	I Hereby Certify The Services Described Above Were Necessary for Use by the Department
Executive Director Mendocino Coast Hospitality Center _____ Date _____	Kelsey Rivera, Deputy Director Adult and Aging Services _____ Date _____

Attachment 1 – Page 2

Mendocino Coast Hospitality Center GA Contract BOS #	2019-20 Amount	Monthly	July	Aug	Sept	Oct	Nov	Dec
Emergency Shelter								
Emergency Shelter Beds	\$24,750.00	\$2,062.50						
Capacity Building	\$56,761.00	\$4,730.08						
Staffing	\$13,528.00	\$1,127.33						
Total Emergency Shelter	\$95,039.00	\$7,919.91	0.00	0.00	0.00	0.00	0.00	0.00
Total MCHC GA	\$95,039.00	\$7,919.91	0.00	0.00	0.00	0.00	0.00	0.00

	Jan	Feb	March	April	May	June	Total D-O	Remaining Funds	Contract Used
							0.00	24,750.00	0%
							0.00	56,761.00	0%
							0.00	13,528.00	0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,511.00	0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,039.00	0%

MENDOCINO COAST HOSPITALITY CENTER				
July 2019				
Report 1	Fill in All Areas in Yellow			
Motel Vouchers Provided				
Adults 59 or Less		Total Number of Persons	Total Number of Nights	Total Voucher Dollars
Adults 60 and Over	0			
Children Under 18	0			
Adults 59 or Less with Children Under 18	0		0	0
Adults 60 and Older with Children Under 18	0			
Number Denied Shelter				
Adults 59 or Less	0			Total Number of People
Adults 60 and Over	0			
Children Under 18	0			
Adults 59 or Less with Children Under 18	0			0
Adults 60 and Older with Children Under 18	0			

REPORT 2: CLIENT BED NIGHT COUNT
MENDOCINO COAST HOSPITALITY CENTER - JULY 2019

For County Use Only

	Client Name	Referral Type: GA or APS	Dates in Residence From to	# Nights Nights	Veteran Yes/No	Program Eligibility	Bed Nights Approved
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
	Total GA Referrals:		Total Nights	0		Approved	
	Total APS Referrals:				→		

MENDOCINO COAST HOSPITALITY CENTER

JULY 2019

REPORT #3 - CAPACITY BUILDING EFFORTS DESCRIBED

DESCRIPTION OF CAPACITY BUILDING EFFORTS

Please type one paragraph in each box instead of all text in one box.

Resource Allocation Priorities by Cohorts

1 - Families with Children Experiencing Homelessness:

- Department of Education definition (e.g. McKinney-Vento.)
- By definition, most (if not all) families with children are homegrown Mendocino.

2 - Homegrown and Local Individuals Experiencing Homelessness:

- Individuals experiencing homelessness per HUD definition.
- Individual is a local year round resident.
- Individual has family connections to the community and/or attended high school in Mendocino County.

3 - Established Residents Experiencing Homelessness (other than Homegrown):

- Individuals experiencing homelessness per Federal HUD definition.
- Individual does not have family connections to the community and attended high school outside of Mendocino County.
- Individual has limited or no family or community connections outside of Mendocino County.
- Individual is a year round resident.

4 - Out of Town Individuals Experiencing Homelessness in Mendocino County:

- Individuals experiencing homelessness per HUD.
- Individual does not have family connections to the community and attended high school outside of Mendocino County.

5 - Non HUD-defined Individuals traveling through Mendocino County:

- Individuals who are not experiencing HUD-defined homelessness.
- Individuals passing through on their way to a final destination.
- Often episodic and seasonal – seldom continuously in Mendocino County year round.

Footnotes:

The terms listed above are in relation to HUD and DOE (e.g. McKinney Vento) definitions of homelessness for Individuals and Families with Children. HUD will be used for adults and DOE will be used for Families with Children and Unaccompanied Minors, and these definitions will not be commingled.

With the important exception of family violence and abuse, diversion from homelessness and “family reunification” should always be one of the first protocols used for all groups.

Individuals in Cohort 4 with proven family violence and abuse history will be considered part of Cohort 3.

**City of Fort Bragg
Community Development
Department**

416 North Franklin Street
Fort Bragg, CA 95437
Tel: (707) 961-2827
Fax: (707) 961-2802
www.city.fortbragg.com



Hearing/Decision Date(s)
**August 23, 2017 and
October 3, 2017**

☐ City appeal period ended

DEVELOPMENT PERMIT

APPLICATION NO.: Use Permit 9-03/17 (USP 9-03/17)
OWNER: Mendocino Coast Hospitality Center
APPLICANT: Hospitality House
AGENT: Lynelle Johnson, MCHC Board President

PROJECT: The Community Development Director requests a modification of the existing Use Permit 9-03 (USP 9-03) for the Hospitality House Emergency Shelter (Hospitality House) to include additional conditions to address nuisance conditions and violations of special and standard conditions of the Use Permit. The Use Permit violation is comprised of violations of:

1. Special Condition 1: An unpermitted expansion of the number of beds from 24 to 35 in violation of USP 9-03; and
2. Standard Condition 6: This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more conditions.

The City has identified the following nuisance conditions that relate to operation of the Hospitality House, in violation of various Fort Bragg Municipal Code Sections and Standard Condition 6 of the Use Permit:

- a. Between June 2016 and June 2017, the Fort Bragg Police Department received 196 confirmed calls for service to respond to the Hospitality House to address a variety of issues, including: disturbance, assault, battery, fighting, verbal threats, suspicious people/vehicle, trespass, drunk in public, etc.;

- b. During this time period, the City received numerous complaints from residents and business owners regarding the following issues:
- I. Urination, feces, vomit, pet waste on public and private property;
 - II. Aggressive panhandling, loitering, shouting, arguing, cursing in the public right of way;
 - III. Littering;
 - IV. Public drinking and drug use in the public right of way and on private property;
 - V. Trespassing, shoplifting, vandalism and fighting on private property;
 - VI. Sleeping on sidewalks, in vehicles, and on private property; and
 - VII. Obstruction of sidewalks and alleys with personal property.

LOCATION: 237 North McPherson Street

PERMIT EFFECTIVE DATE: October 3, 2017

PERMIT EXPIRATION DATE: None.

CONDITIONS OF APPROVAL: See attached findings and conditions.

Community Development Department Statement: I hereby certify that all conditions which must be met prior to issuance of this permit have been met and that this permit is deemed by the City of Fort Bragg Community Development Department to be a valid permit subject to all conditions of approval.

Community Development Director

Date

Owner's Statement: I am the owner of the property subject to this permit (or his/her authorized agent) and I hereby certify that I have reviewed the conditions of approval and will establish and continue the use of the subject property in compliance with the specified conditions and applicable sections of the Fort Bragg Municipal Code. I further grant permission for City staff to enter upon the premises for which the permit is issued to verify compliance with the required conditions.

Owner

Date

GENERAL FINDINGS

1. In 2003, the Planning Commission approved Use Permit 9-03 for the Hospitality House to operate an emergency shelter at 237 North McPherson Street and APN 008-155-11. The Use Permit 9-03 included two special conditions limiting the Hospitality House to 24 beds as follows: 1) The total number of emergency shelter beds shall not exceed 24. A Use Permit amendment shall be required prior to any increase in the number of beds at the site; and 2) Prior to occupancy of the new/renovated alley "family" structure, Community Development Department staff shall conduct an inspection of the entire facility to ensure that no more than 24 beds are at the site.
2. In 2016 and 2017 the City of Fort Bragg received numerous written and verbal complaints about the operation of the Hospitality House from the fall of 2016 through the present, and these complaints resulted in the City opening a code violation case regarding the Hospitality House (HH). During the course of the code violation investigation, staff visited the Hospitality House on two occasions, with the permission of the Executive Director of MCHC, to observe and understand how Hospitality House operates. During the visits, staff discovered a violation of the Hospitality House Use Permit (USP 9-03), namely an increase in the number of beds from 24 to 35.
3. On July 27, 2017, representatives of Hospitality House met with City staff and negotiated an agreement on a number of new conditions in the use permit. The only issues that remained in dispute were whether the use permit should limit the number of overnight guests or the number of beds (Special Conditions 1 and 2), the specifics of the City's proposals for a ban list and security cameras at Hospitality House (Special Condition 8), and the language of a proposal to ensure that Hospitality House is properly managed (Special Condition 12).
4. During the August 23, 2017 Public Hearing, the Planning Commission heard the evidence presented in the Use Permit and Code Violation case and took testimony from the public and carefully weighed the case and adopted a Resolution of the Fort Bragg Planning Commission to Modify Existing Use Permit 9-03 (USP 9-03) to Include Additional and Revised Conditions to Address Nuisance Conditions and Ongoing Violations of Special and Standard Conditions of the Use Permit.
5. During the public hearing, counsel for the Mendocino Coast Hospitality Center (MCHC) acknowledged that the resolution is binding and enforceable against the Hospitality House with regard to the Use Permit modification and all conditions, and that the MCHC waived any and all legal insufficiency of the resolution with regard to findings or otherwise.
6. On August 31st Dawn Ferreira, Anne Marie Cesario and Jean Stubenrauch appealed the August 23, 2017 Planning Commission Modification to Use Permit 9-03/17.
7. On October 3, 2017 Public Hearing, the City Council heard the evidence presented in the Use Permit and Code Violation case and by the Appellants and

took testimony from the public and carefully weighed the case and adopted a Resolution of the Fort Bragg City Council Denying the Appeal Submitted by Dawn Ferreira, Anne Marie Cesario and Jean Stubenrauch and Upholding the Fort Bragg Planning Commission's August 23, 2017 Decision to Modify Existing Use Permit 9-03 (USP 9-03) for the Hospitality House Shelter Thereby Placing New Special and Standard Conditions on the Use Permit (USP 9-03/17).

8. The Project is categorically exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), per Section 15321CCR, for enforcement actions by regulatory agencies.

SPECIAL CONDITIONS

1. The total number of overnight guests at the emergency shelter shall not exceed 24. An increase in the number of overnight guests is not permitted unless a Minor use Permit or Use Permit Amendment is applied for and obtained. If this provision is violated, operator shall pay a code violation fee, as determined by the City's Fee Schedule for each occurrence of violation.
2. The emergency shelter operator shall permit periodic inspections by City staff, which may be conducted without prior notification, to ensure that the limitation on the number of overnight guests is not exceeded.
3. Hospitality House shall serve all food on premises. Food shall not be prepared or served "to go" for clients to carry off-site.
4. Hospitality House shall provide at least two 50-gallon trash receptacles on site for clients to dispose of personal trash. Trash cans shall be emptied on a regular basis to ensure sufficient trash capacity.
5. Hospitality House shall provide a restroom facility for non-guest clients starting one hour before the breakfast meal program each day.
6. Hospitality House shall provide a location on Hospitality House premises for clients to gather and wait for the meal program to open. The gathering area shall be available to clients starting one hour before food service each day. The gathering area shall be monitored by Hospitality House staff.
7. Hospitality House shall monitor client behavior on and adjacent to the Hospitality House premises and shall report illegal behavior to the Police Department and cooperate with the Police Department to address client behavior that disturbs the peace. "Adjacent to" means the sidewalk directly in front of the Hospitality House property and the alley directly behind the Hospitality House property.
8. Hospitality House shall establish rules of conduct for clients, aimed at curtailing behaviors that are unlawful and/or disturb the peace. Clients who violate the rules of conduct shall be denied service by Hospitality House in accordance with policies approved by the MHCH Board of Directors. The Hospitality House shall establish a "ban list" which identifies individuals who are temporarily and/or permanently

banned from the Hospitality House property. The "ban list" shall be shared with the Police Department and the Police Department may recommend the addition of individuals who have been cited and/or arrested for illegal acts occurring in locations other than the Hospitality House premises. The Hospitality House shall abide by the "ban list." Closed loop surveillance cameras shall be installed in the interior and exterior public spaces of the Hospitality House. With regard to sharing video footage with the Police Department, MHCH and Hospitality House will comply with their obligations to their clients under state and federal privacy laws, including but not limited to HIPAA.

9. The Hospitality House rules of conduct shall prohibit drug use and drinking on Hospitality House property. Clients that violate these rules of conduct shall not be served meals and/or provided with a room for the evening.
10. The Hospitality House shall post signs on the front and back property entrances that prohibit drug use, drinking, intoxication and loitering. The signs shall also provide a phone number to reach a member of the Hospitality House staff during Hospitality House operating hours from 4:00 pm to 9:00 am.
11. The Extreme Weather Shelter shall not be operated from the Hospitality House.
12. The Hospitality House shall be managed by a competent person who has both the requisite training (at least 20 hours) and experience to successfully manage an emergency shelter.
13. The Hospitality House manager shall be responsible for oversight of all activities on the premises and shall work to minimize the negative impacts of the facility and its clients on the surrounding neighborhood.
14. The Hospitality House shall have a trained person on-site at all times when clients are present.
15. The Hospitality House Management shall cooperate with the Police Department and Police Officers when they respond to complaints and calls for service at the Hospitality House, or when undertaking investigations at the Hospitality House.
16. The Hospitality House shall not expand the hours of meal service. Meal service shall be limited to 20,000 meals per year (2017 use rate).
17. Other homeless services currently offered at the facility shall not be intensified or expanded, with the exception of showers and laundry.
18. The Hospitality House shall not offer new services that attract additional clients to the facility at other times of day or otherwise intensify the utilization of the facility, including but not limited to: counseling, educational services, mental health services, mail service, computer access, food pantry, etc.

STANDARD CONDITIONS

1. This action shall become final on October 3rd, 2017.

2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.