

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



Contract Number

25-1086

SAP Number

Community Development and Housing Department

Department Contract Representative	Carrie Harmon
Telephone Number	909-382-3983
Contractor	California Department of Housing and Community Development and Family Assistance Program
Contractor Representative	Juan Diego Ochoa
Telephone Number	916-465-2532
Contract Term	December 16, 2025 through December 15, 2040
Original Contract Amount	\$0
Amendment Amount	N/A
Total Contract Amount	\$0
Cost Center	6210002902
Grant Number (if applicable)	

Briefly describe the general nature of the contract:

The Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement is between the California Department of Housing and Community Development, San Bernardino County, and the Family Assistance Program and certifies that no relocation plan was required for the TAY Tiny Home Village project, located at 16857 C Street, Victorville, CA 92395.

FOR COUNTY USE ONLY

Approved as to Legal Form

Designed by

 Suzanne Bryant, Deputy County Counsel

Date 11/19/2025

Reviewed for Contract Compliance

Date _____

Reviewed/Approved by Department

Carrie Harmon, Director

Date _____

Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement

TAY Tiny Home Village

Certification Regarding Non-Application of Relocation Benefits

This document is used by the Eligible Applicant of a housing project to show and certify that no relocation plan was necessary for the project. The certification is regarding a certain project known as TAY Tiny Home Village on real property located at 16857 C Street, Victorville, CA 92395, and described in **Exhibit A** attached hereto (the "Project").

This Certification is made by San Bernardino County, a political subdivision of the State of California (the "Eligible Applicant"), and Family Assistance Program, a California nonprofit public benefit corporation (the "Co-Applicant"), for the benefit of the Department of Housing and Community Development, a public agency of the State of California, its successors and assigns (the "Department"), and is dated as of November 19, 2025, for reference purposes. The Eligible Applicant and Co-Applicant, through their organizational structure, will own the aforementioned Project.

In conducting its due diligence, the Department requested that the Eligible Applicant provide any and all information relating to potential project relocation issues, under applicable relocation law, as defined herein. In response, Eligible Applicant provided the Department the following information and documents supporting its position that a relocation plan is not required pursuant to relocation law. The documents listed below are incorporated by reference as **Exhibit B**:

1. Appraisal Report, prepared by CBRE, Inc., and dated as of June 2, 2023 (the "Report").
 - "The subject is a 3,645-sf single-tenant office property located at" (Page 1 of the introduction letter to the Report).
 - "The subject is owned and operated by The Fam Spot" (Page 1 of the introduction letter to the Report).
 - "As of the date of value, the property was 100.0% occupied." (Page 1 of the introduction letter to the Report).
 - "Upon completion, the subject will [sic] owner occupied." (Page 1 of the introduction letter to the Report).

2. Phase I Environmental Site Assessment Report, prepared by Trileaf Corporation, and dated June 13, 2023 (the "Assessment").
 - "Site Occupants | N/A" (Page 39 of the Assessment, Table 5.1 Interviews with Agencies and Individuals).

- “The past use of the Subject Property consisted of commercial use since at least the 1930s.” (Page 1 of the Assessment).
- Table Entitled: “Subject Property Details”, “Occupants | Family Assistance Program”, and “Owner | FAMILY ASSISTANCE PROGRAM”, (Page 1 of the Assessment).

The Project is a rehabilitation of 22 total units, serving transitional aged youth with incomes at 15 percent of Area Median Income (AMI), zero market rate units and zero manager units. The Project will have staff available on-site 24 hours a day, seven days a week to assist interim residents on a regular basis. The Project will have eight private bedrooms following the shared housing model, which will range between 100-183 square feet, and 14 tiny home bedrooms at 120 square feet per bedroom, along with six full gender neutral bathrooms and showers to be shared by all 22 units. Each unit will be furnished with a bed, desk, dresser and television.

The Eligible Applicant was awarded \$5,826,222.00 HomeKey Permanent Housing Project funds which includes a \$4,717,422.00 Capital Award and a \$1,108,800.00 Operating Award. All Department funding, including but not limited to those funds that are described above and any and all other HCD funding (loans or grants) that may not have been awarded or identified at the time of the execution of this document is collectively referred to as “Department Funding.” The Eligible Applicant fully warrants and represents, as detailed here, that the Project is not subject to Relocation Law as described below.

Eligible Applicant acknowledges the following:

Relocation as a body of law is detailed under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“Federal Relocation Law”); California Government Code 7260 et seq, and the Relocation Regulations (Title 25 of the California Code of Regulations Section 6000 et seq) (“State Relocation Law”). Collectively “Federal Relocation Law” and “State Relocation Law” are referred to hereinafter as “Relocation Law”.

Eligible Applicant acknowledges that Federal and State Relocation Assistance laws provide uniform, fair and equitable treatment for persons whose real property is acquired or who are displaced as a result of government or government-assisted programs or projects. Tenant occupants who are displaced as a result of the acquisition may be eligible for all applicable relocation benefits. A tenant-occupant who moves as a result of a voluntary acquisition for a government-assisted project may be eligible for relocation assistance as a displaced person. Such displaced persons may include not only current lawful occupants, but also former tenants required to move for any reason other than an eviction for cause in accordance with applicable Relocation Law.

Representations

The Eligible Applicant has represented to the Department the following: (a) that the rehabilitation of the Project will not result in temporary or permanent relocation of any tenant or owner-occupant; (b) the rehabilitation work involved is interior and exterior renovation, where Exhibit C describes the renovation in detail; and (c) that the work will be done in phases and no relocation will be required.

The scope of the renovation work will consist of a 22-unit new construction and acquisition and rehabilitation interip project serving transitional aged youth with incomes at 15 percent of Area Median Income (AMI), zero market rate units and zero manager units.

The Eligible Applicant fully warrants and represents, and the Department relies upon Eligible Applicant's representation as detailed herein, that the Project is not subject to Relocation Law. This **Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement** encumbers all Department Funding.

Certification

Eligible Applicant certifies that as a result of the exterior and interior rehabilitation of the Development, no housing, business nor farm will be affected, and no households will have to be displaced.

Eligible Applicant certifies that pursuant to State relocation laws described in Chapter 16 of the California Government Code, commencing with Sections 7260, the Development is an existing property and that no displacement will occur as a result of the rehabilitation activity for a program or project undertaken by a public entity, which at minimum means:

1. No person has or will be caused to move from the real property, as a direct result of any rehabilitation, for a program or project undertaken by a public entity or by any person having an agreement with, or acting on behalf of, a public entity;
2. No person has or will be caused to move his or her personal property from the real property connected to the Development;
3. No person has or will be caused to move from the real property as a direct result of any rehabilitation, on which the person conducts a business or farm operation for a program or project undertaken by a public entity;
4. There is no displacement of any residential tenants in a hotel unit as defined by Section 50669 (b) of the Health and Safety Code or any occupant of employee housing as defined in Section 17008 of the Health and Safety Code; and
5. No people, no businesses and no farms are forced to move because of a government funded acquisition, demolition or rehabilitation project.

For the purposes of this Certification, the following definitions apply:

a) "*Public entity*" includes the state, the Regents of the University of California, a county, city, city and county, district, public authority, public agency, and any other political subdivision or public corporation in the state or any entity acting on behalf of these agencies when acquiring real property, or any interest therein, in any city or county for public use, and any person who has the authority to acquire property by eminent domain under state law.

(b) "*Person*" means any individual, partnership, corporation, limited liability company, or association.

(c) "*Business*" means any lawful activity, except a farm operation, conducted for any of the following:

(1) Primarily for the purchase, sale, lease, or rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities, or any other personal property;

(2) Primarily for the sale of services to the public;

(3) Primarily by a nonprofit organization;

(4) Solely for the purpose of Section 7262 for assisting in the purchase, sale, resale, manufacture, processing, or marketing of products, commodities, personal property, or services by the erection and maintenance of an outdoor advertising display, whether or not the display is located on the premises on which any of the above activities are conducted.

(d) "*Farm operation*" means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use, and customarily producing these products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

The undersigned, the Eligible Applicant, do hereby certify as follows:

(1) The foregoing is true and correct;

(2) The Eligible Applicant is duly authorized to execute, in its name, all documents and certifications required by the Department in order for it to carry out any rehabilitation of the Development and Eligible Applicant will comply with relocation law requirements;

(3) That the Department would not approve the rehabilitation of the Development without this certification; and

(4) It is understood that if relocation benefits are found to be applicable then the Eligible Applicant shall prepare a relocation plan and shall be solely responsible for providing the assistance and benefits as required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (California Government Code 7260 et seq), and the Relocation Guidelines (Title 25 of the California Code of Regulations Section 6000 et seq); and Eligible Applicant shall indemnify and hold harmless the Department from any liabilities or claims for relocation-related costs; (see below Indemnity Agreement.).

Eligible Applicant certifies no previous occupants were displaced from their homes, businesses, or farms for the Department's Project as a result of an owner refusing to renew a lease, i.e. the property was not vacated for the Department's Project.

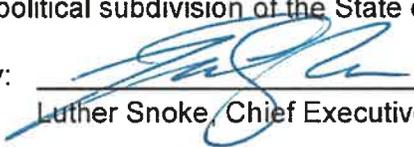
Eligible Applicant certifies that as a result of construction of the Project, no housing, business nor farm will be affected, no personal property was required to be moved, and no households will have to be displaced.

[Remainder of the page left blank. Signatures commence on next page.]

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

ELIGIBLE APPLICANT:

San Bernardino County,
a political subdivision of the State of California

By: 
Luther Snoke, Chief Executive Officer

Date: 1/20/2024

CO-APPLICANT:

Family Assistance Program,
a California not for profit corporation

By: 
Darryl Evey, Executive Director

Date: 1/13/2026

[Remainder of the page left blank. Indemnification Agreement follows on the next page of this Certification].

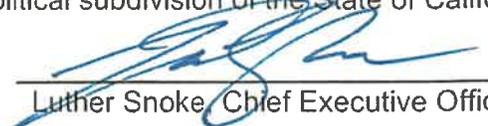
Indemnification Agreement

The purpose of the Indemnification Agreement is to allow the Department to be held harmless in connection with any and all potential legal costs and liabilities in conjunction with accepting certification from the Eligible Applicant that permanent or temporary relocation was not necessary under Relocation Law. As part of the construction of the Project, Eligible Applicant agrees to defend, indemnify, release and hold harmless the Department, its agents, officers, attorneys, employees, committees, successors and assignees from any and all claims, liabilities, damages, losses, attorney fees, expenses, costs, actions, or proceedings threatened, asserted, or brought against any of the foregoing individuals or entities related to or arising from Relocation Law with respect to the Project. This indemnification shall include, but not be limited to, all damages, liabilities, claims, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the Eligible Applicant, except loss or liability suffered by the Department caused solely by the Department's sole negligence or willful misconduct. If, for any reason any portion of this Indemnification Agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect. The obligations of the Eligible Applicant under this Indemnification Agreement shall be absolute and unconditional and shall survive the construction of the Project and all Department funding.

NOTE: The purpose of the Indemnification Agreement is to allow the Department to be held harmless in connection with any and all potential legal costs and liabilities in conjunction with accepting certification from Eligible Applicant that no relocation plan was necessary.

ELIGIBLE APPLICANT:

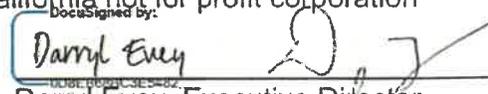
San Bernardino County,
a political subdivision of the State of California

By: 
Luther Snook, Chief Executive Officer

Date: 1/20/2024

CO-APPLICANT:

Family Assistance Program,
a California not for profit corporation

By: 
Darryl Evey, Executive Director

Date: January 12, 2026

Exhibit A

Legal Description of the Property

Real property in the City of Victorville, County of San Bernardino, State of California, described as follows:

PARCEL "B" OF LOT LINE ADJUSTMENT NO. LA-3-98 RECORDED FEBRUARY 4, 1999 AS INSTRUMENT NO. 99-46451 OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 8 AND THE NORTHEASTERLY 6.00 FEET OF LOT 9, IN BLOCK 16, OF THE TOWN OF VICTOR, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0478-224-08-0-000

Exhibit B

Consists of the following documents:

1. Appraisal Report, prepared by CBRE, Inc., and dated as of June 2, 2023 (the "Report").
 - "The subject is a 3,645-sf single-tenant office property located at" (Page 1 of the introduction letter to the Report).
 - "The subject is owned and operated by The Fam Spot" (Page 1 of the introduction letter to the Report).
 - "As of the date of value, the property was 100.0% occupied." (Page 1 of the introduction letter to the Report).
 - "Upon completion, the subject will [sic] owner occupied." (Page 1 of the introduction letter to the Report).

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 - "The past use of the Subject Property consisted of commercial use since at least the 1930s." (Page 1 of the Assessment).
 - Table Entitled: "Subject Property Details", "Occupants | Family Assistance Program", and "Owner | FAMILY ASSISTANCE PROGRAM", (Page 1 of the Assessment).

Exhibit C

Scope of Work

<p>May 2024</p>	<ul style="list-style-type: none"> • Asbestos abatement on rehab property • Demo and trenching for new bedroom additions • Install forms rebar • Place concrete on new addition of rehab property • Saw cut for new electrical in alleyway • Edison inspection on electrical trench • Back fill and compact electrical trench • Saw cut and demo asphalt for new trash enclosure
<p>September 2025</p>	<ul style="list-style-type: none"> • Start framing of interior walls and building addition • Framing inspection for rehab property • Start sewer plumbing in restrooms of rehab building • Inspection sewer • Concrete sewer trench • Dig footings for trash enclosure • Inspection at trash enclosure footings • Concrete trash enclosure • Concrete sidewalks • Start trash enclosure block work • Demo alley way asphalt • Grade alleyway
<p>November 2025</p>	<ul style="list-style-type: none"> • Build and frame new walls exterior for rehab property • New windows per plans for rehab property • New doors per plans for rehab property • Install lath for rehab property • Install new cornice details for rehab property • Install electrical and HVAC for rehab property • Combo inspection • Insulate additions for rehab property • Insulate inspection for rehab property • Roofing addition for rehab property • Roofing inspection for rehab property • Drywall install for rehab property • Nail inspection • Painting • Top out plumbing for rehab property • Electrical all areas for rehab property • Kitchen hood install for rehab property • Re stucco entire building for rehab property

	<ul style="list-style-type: none"> • Place asphalt in alley way • Stripe parking lot
January 2026	<ul style="list-style-type: none"> • Paint interior rehab property • Tile bathrooms and kitchen of rehab property • Paint exterior building of rehab property • Exterior lighting and electrical
February 2026	<ul style="list-style-type: none"> • Flooring of rehab property • T Bar of rehab property • Furnish plumbing of rehab property • Finish electrical of rehab property
April 2026	<ul style="list-style-type: none"> • Landscaping • Purch list items of rehab property
January 2026	<ul style="list-style-type: none"> • Demo old asphalt • Grading staking and survey for tiny home village
March 2026	<ul style="list-style-type: none"> • Sewer and water feature to tiny home village • Concrete on site for tiny home village • Building slabs and footing • Block walls restrooms
April 2026	<ul style="list-style-type: none"> • Installs restroom features • Curbs • Wrought iron fencing
April 2026	<ul style="list-style-type: none"> • Patio set for tiny home village • Purch list for tiny home village
April 2026	<ul style="list-style-type: none"> • Assemble tiny homes • Final inspection of project



San Bernardino County

DELEGATED AUTHORITY – DOCUMENT REVIEW FORM

Executive Signature

This form is for use by any department or other entity that has been authorized by Board of Supervisors/Directors' action to execute grant applications, awards, amendments or other agreements on their behalf. All documents to be executed under such delegated authority must be routed for County Counsel and County Administrative Office review prior to signature by designee. For detailed instructions on delegated authority, reference Section 7.2 of the Board Agenda Item Guidelines.

Department/Agency/Entity: Community Development and Housing Due Back to Department By (Date):

Contact Name: Amanda Tower Telephone: 909-501-0611

Who Needs to Sign the Documents (CEO or Chair)? CEO Signature Needed: [X] Wet [] Digital [] Notarized

Return Hardcopies to Department Via: [X] Pick up at 385 N. Arrowhead Ave., 5th Floor [] IOM Mail Code:

Agreement No.: 25-1081P Amendment No.: Date of Board Item: 12/16/25 Board Item No.: 38

Name of Contract Entity/Project Name: TAY Tiny Home Village Project

Include information from the Board Agenda Item that delegates authority, a justification for approval by the specified authority and how it connects to the original recommendation. Also include a brief background on the request, including details as to what program is being served, documents that require signature, and any other pertinent information, such as dollar amounts, date changes and details that summarize the action requested. If additional space is needed, please attach a separate page.

The Community Development and Housing Department requests the Chief Executive Officer's signature on the Certification Regarding Non-Application of Relocation Benefits and the Indemnification Agreement among the California Department of Housing and Community Development, San Bernardino County, and the Family Assistance Program, confirming that no relocation plan was required for the TAY Tiny Home Village project (Project). This agreement is required for the Homekey Program Round 3 Standard Agreement (State Agreement No. HK-18612) for the development of the Project. On December 16, 2025 (Item No. 38), the Board of Supervisors delegated signature authority to the Chief Executive Officer to execute the Certification Regarding Non-Application of Relocation Benefits and Indemnification Agreement.

The following documents are required for this request; check that they are included:

- [X] Documents proposed for signature (for contracts, include a signed non-standard contract coversheet for contracts not submitted on a standard contract form).
[X] Board Agenda item that delegated the authority.

Table with 3 rows and 3 columns: Department Routed to County Counsel, County Counsel Name, Date Sent, Reviewing County Counsel Use Only, Review Date, Signature, Determination, CAO-Special Projects Use Only, Review Date, Signature, Disposition.

Note: This process should NOT be used to execute documents under a master agreement or template, or for construction contract change orders. Contact your County Counsel for instructions related to review of these documents.