



Community Revitalization

Diane Rundles
Assistant Executive Officer

Carrie Harmon
Director, Community
Development & Housing

Marcus Dillard
Chief of Homeless Services

May 14, 2025

HHCA RE2421, LLC and Helping Hearts California, LLC
3105 E. Guasti Road, Suite 100
Ontario, CA 91761

RE: Revocable Grant Agreement with HHCA RE2421, LLC and Helping Hearts California, LLC
Contract No. 24-393

Dear Joshua LaBarge:

San Bernardino County is in receipt of a letter from HHCA RE2421, LLC and Helping Hearts California, LLC, received April 16, 2025, proposing a revision to the Schedule of Performance in Exhibit F in Contract No. 24-393.

Pursuant to Section 7.15 of Contract No. 24-393, this letter will serve as County's formal approval to modify Item 7 in Exhibit F as follows:

EXHIBIT F
SCHEDULE OF PERFORMANCE

Item	Obligation/Duty	Date of Completion
7.	<u>Commence Construction</u> Grantee shall commence construction of the Scope of Work.	No later than June 30, 2025.

By: 
Luther Snoke, Chief Executive Officer

Encl: Letter from HHCA RE2421, LLC and Helping Hearts California, LLC

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
Vice Chairman, First District

JESSE ARMENDAREZ
Second District

DAWN ROWE
Chair, Third District

CURT HAGMAN
Fourth District

JOE BACA, JR.
Fifth District

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3105 E. Guasti Road, Suite 100
Ontario, CA 91761

RE: Revocable Grant Agreement with HHCA RE2421, LLC and Helping Hearts California, LLC
Contract No. 24-394

Dear Joshua LaBarge:

San Bernardino County is in receipt of a letter from HHCA RE2421, LLC and Helping Hearts California, LLC, received April 16, 2025, proposing a revision to the Schedule of Performance in Exhibit F in Contract No. 24-394.

Pursuant to Section B.10 of Contract No. 24-394, this letter will serve as County's formal approval to modify Item 7 in Exhibit F as follows:

EXHIBIT F
SCHEDULE OF PERFORMANCE

Item	Obligation/Duty	Date of Completion
7.	<u>Commence Construction</u> Grantee shall commence construction of the Scope of Work.	No later than June 30, 2025.

By: 
Luther Smoke, Chief Executive Officer

Encl: Letter from HHCA RE2421, LLC and Helping Hearts California, LLC

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Fifth District

Luther Smoke
Chief Executive Officer

HHCA RE2421 LLC

San Bernardino County
Community Development and Housing Department
560 E. Hospitality Lane, Suite 200
San Bernardino, CA 92415-0043

Attention: Carrie Harmon

RE: Kern St. Adult Residential Facility Extension Request -HHAP Agreement No. 24-393 and HHIP Agreement Np. 24-394

Dear Mrs. Harmon:

HHCA RE2421 LLC and Helping Hearts California LLC is seeking an extension to its project timeline, as allowed by the HHAP Revocable Grant Agreement No. 24-393 and HHIP IEHP Grant Agreement NO. 24- 394 (Agreements) with San Bernardino County. We propose a revised Schedule of Performance, an outline in Exhibit F amending the Construction Commencement date from April 1, 2025, to no later than June 30th, 2025, and a Construction Completion date of May 31st, 2026.

The extension is needed due to a new reasonable accommodation process required by the County of San Bernardino to ensure zoning compliance and confirm the project aligns with the area. This stems from design changes to better serve the Kern Street population. Additionally, we had to add to the extension after our Zoning Administrator meeting was pushed from April 24th to May 15th, 2025, at Land Use Services' request.

The Board of Supervisors approved the Agreements on May 21st, 2024. In accordance with Section B.10 and 3.1 of the Agreements, we can modify the Schedule of Performance with the County's Chief Executive Officer's written consent, without needing formal amendment or Board approval. Section C.12 and 7.15 of the Agreements grants the Chief Executive Officer authority to approve reasonable extensions requested by Grantee.

Approval of this extension request, and adoption of revised Schedule of Performance will allow us to ensure we are following the Agreements.

Please feel free to contact me on (909) 931-9763 with any questions. Thank you for your prompt attention to this matter

Sincerely,

By: HHCA RE2421

By:

Name: Joshua LaBarge

KERN STREET EXPANSION PROJECT

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	★	PROJECT ENGAGEMENT	211 days	Tue 7/11/23	Tue 4/30/24		
2	★	Draft Agreement	60 days	Thu 2/8/24	Wed 5/1/24		
3	★	County Review	13 days	Thu 5/2/24	Mon 5/20/24	2	
4	★	County Approval	1 day	Tue 5/21/24	Tue 5/21/24	2	
5	★	Execute Agreement	15 days	Wed 5/22/24	Tue 6/11/24	3	
6	★	DESIGN DEVELOPMENT	207 days	Wed 5/8/24	Thu 2/20/25		
7	★	Finalize Overall Concept	60 days	Wed 6/12/24	Tue 9/3/24	5	
8	★	Engage Connect Homes/Manufactured Homes	1 day	Wed 9/4/24	Wed 9/4/24	7	
9	★	Final Review County	30 days	Thu 9/5/24	Wed 10/16/24	8	
10	★	Engage Final Plans	5 days	Thu 10/17/24	Wed 10/23/24	9	
11	★	County Review	15 days	Thu 10/24/24	Wed 11/13/24	10	
12	★	Submit to Plan Check	2 days	Thu 12/5/24	Fri 12/6/24		
13	★	Application Completeness Letter Received	37 days	Mon 12/9/24	Tue 1/28/25	12	
14	★	Plan Check #1	14 days	Wed 1/29/25	Mon 2/17/25	13	
15	★	Developer Response	4 days	Tue 2/18/25	Fri 2/21/25	14	
16	★	Draft Conditions Received from County	30 days	Mon 2/24/25	Fri 4/4/25	15	
17	★	ENGINEERING	125 days	Mon 6/24/24	Fri 12/13/24		
18	★	Execute Contract with Civil	1 day	Mon 6/24/24	Mon 6/24/24		
19	★	Draft Civil Plans, Water & Sewer	13 days	Thu 10/17/24	Mon 11/4/24		
20	★	Plan Check #1	56 days	Tue 11/5/24	Tue 1/21/25	19	
21	★	Approve Design Plans	1 day	Wed 1/22/25	Wed 1/22/25	20	
22	★	Plan Check #1 Review	30 days	Wed 11/27/24	Tue 1/7/25	21	
23	★	Developer Responses	10 days	Wed 1/8/25	Tue 1/21/25	22	
24	★	Plan Check #2	10 days	Wed 1/22/25	Tue 2/4/25	23	
25	★	Developer Responses	5 days	Wed 2/5/25	Tue 2/11/25	24	
26	★	Approve Design Plans	20 days	Wed 2/12/25	Tue 3/11/25	25	

KERN STREET EXPANSION PROJECT

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
27	★	REASONABLE ACCOMMODATION	85 days	Mon 2/3/25	Fri 5/30/25	2,3,11,19	
28	★	Project Notice Mail-Out	30 days	Fri 2/7/25	Thu 3/20/25		
29	★	Public Hearing Notice Mailed for Land Use Administrator	14 days	Fri 4/4/25	Wed 4/23/25		
30	★	Zoning Administrator Hearing	1 day	Thu 5/15/25	Thu 5/15/25		
31	★	Decision Issued (approval, conditional approval, or denial)	25 days	Fri 5/16/25	Thu 6/19/25	30	
32	★	BUILDING PERMIT PROCESS	159 days	Thu 12/5/24	Tue 7/15/25		
33	★	Plan Submittal	1 day	Tue 2/4/25	Tue 2/4/25		
34	★	Plan Review	64 days	Wed 2/5/25	Mon 5/5/25	33	
35	★	Revisions	3 days	Tue 5/6/25	Thu 5/8/25	34	
36	★	Inspections	2 days	Fri 5/9/25	Mon 5/12/25	35	
37	★	Final Approval	3 days	Tue 5/13/25	Thu 5/15/25	36	
38	★	Permit Issuance	10 days	Fri 5/16/25	Thu 5/29/25	37	
39	★	Pull Permits	1 day	Fri 5/30/25	Fri 5/30/25	38	
40	★	CONSTRUCTION	90 days	Mon 6/23/25	Fri 10/24/25	39	
41	★	Commence Grading	50 days	Fri 6/20/25	Thu 8/28/25	39	
42	★	Trenching/Utility Placement	40 days	Mon 9/1/25	Fri 10/24/25	41	
43	★	Perimeter Foundation (piers/crawl space)	45 days	Mon 10/27/25	Fri 12/26/25	41,42	
44	★	Manufactured Home Construction (not on site)	50 days	Mon 12/29/25	Fri 3/6/26	43	
45	★	Shipping of units	10 days	Mon 3/9/26	Fri 3/20/26	44	
46	★	Placement of Modular Homes	10 days	Mon 3/23/26	Fri 4/3/26	45	
47	★	Make Ready Maintenance for Modular Homes	25 days	Mon 4/6/26	Fri 5/8/26	46	
48	★	Certificate of Occupancy	10 days	Mon 5/11/26	Fri 5/22/26	47	



County of San Bernardino DELEGATED AUTHORITY – DOCUMENT REVIEW FORM

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 Council and County Administrative Office review prior to signature by designee.

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.

Complete and submit this form, along with required documents proposed for signature, via email to the department's County Counsel representative and Finance Analyst. If the documents proposed for signature are within the delegated authority, the department will submit the requisite hard copies for signature to the County Counsel representative. Once County Counsel has signed, the department will submit the signed documents in hard copy, as well as by email, to CAO Special Projects Team for review. If approved, the department will be provided routing instructions as well as direction to submit one set of the executed documents to the Clerk of the Board within 30 days.

For detailed instructions on submission requirements, reference Section 7.3 of the Board Agenda Item Guidelines as the Delegation of Authority does not eliminate the document submission requirements.

Department/Agency/Entity: Community Development and Housing Department

Contact Name: Amanda Tower, Housing Project Manager II Telephone: (909) 501-0611

Agreement No.: 24-393 Amendment No.: _____ Date of Board Item 5/21/24 Board Item No.: 24

Name of Contract Entity/Project Name: Kern Street

Explanation of request/Special Instructions:
See attached

Insert check mark that the following required documents are attached to this request:

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

Department Routed to County Counsel	County Counsel Name: Suzanne Bryant	Date Sent: 5/21/25
Reviewing County Counsel Use Only	Review Date <u>5/21/2025</u> <u>Suzanne Bryant</u> Signature	Determination: <input checked="" type="checkbox"/> Within Scope of Delegated Authority <input type="checkbox"/> Outside Scope of Delegated Authority
CAO-Special Projects Use Only	Review Date <u>May 21, 2025</u> <u>H. McCloskey</u> Signature	Disposition: <input checked="" type="checkbox"/> Route for signature to: ___ Chair <input checked="" type="checkbox"/> CEO ___ Department <input type="checkbox"/> Return to Department for preparation of agenda item