

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BERNARDINO  
AND RECORD OF ACTION**

**May 4, 2021**

**FROM**

**CASONYA THOMAS, Assistant Executive Officer, Human Services**

**SUBJECT**

Grant Agreement with Enterprise Community Partners, Inc. for Pacific Village

**RECOMMENDATION(S)**

1. Approve **Grant Agreement No. 21-306** (Grant No. 21SG2074), in the amount of \$672,000, with Enterprise Community Partners, Inc. to fund operating subsidies for Pacific Village, for the project period of November 24, 2020 through June 30, 2022.
2. Designate the Chairman of the Board of Supervisors, the Chief Executive Officer, or the Assistant Executive Officer of Human Services to execute the Grant Agreement with Enterprise Community Partners, Inc., any ancillary documents, and any subsequent non-substantive amendments necessary on behalf of the County, subject to review by County Counsel.
3. Direct the Chairman of the Board of Supervisors, the Chief Executive Officer, or the Assistant Executive Officer of Human Services to transmit all grant award documents and amendments in relation to the Grant Agreement with Enterprise Community Partners, Inc. to the Clerk of the Board of Supervisors within 30 days of execution.
4. Authorize the Auditor-Controller/Treasurer/Tax Collector to post appropriation adjustments to the Office of Homeless Services 2020-21 budget as detailed in the Financial Impact section (Four votes required).

(Presenter: CaSonya Thomas, Assistant Executive Officer, 387-4717)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**Pursue County Goals and Objectives by Working with Other Agencies.**

**FINANCIAL IMPACT**

Approval of this item does not impact Discretionary General Funding (Net County Cost). The Grant Agreement, in the amount of \$672,000, has been made available to projects utilizing Homekey funds and does not require a match. Approval of Recommendation No. 4 authorizes the Auditor-Controller/Treasurer/Tax Collector to post the following budget adjustments necessary to authorize expenditures:

<b>Fund Center</b>	<b>Commitment Item/GL Account</b>	<b>Description</b>	<b>Action</b>	<b>Amount</b>
6210002504	40609972	Other Grant	Increase	\$672,000

**Grant Agreement with Enterprise Community Partners, Inc. for Pacific Village**  
**May 4, 2021**

6210002504	55305030	Operating Transfer	Increase	\$400,000
6210002504	53003205	Public Assistance	Increase	\$272,000

**BACKGROUND INFORMATION**

On November 30, 2020, Enterprise Community Partners, Inc. (Enterprise), a non-profit organization dedicated to creating and preserving affordable housing for low-income families, notified the County of their intent to provide additional philanthropic contributions for organizations awarded Homekey projects to support operating subsidies. Enterprise selected Pacific Village as a recipient of these funds to support the ongoing preservation of housing as part of their statewide mission. The recommended Grant Agreement (Agreement), in the amount of \$672,000, with Enterprise will be utilized to fund operating expenses to support ongoing needs such as maintenance, utility, insurance, and administrative services for the Pacific Village Project (Pacific Village), a Homekey project. The Agreement specifies that the contract will be governed by Maryland law and that any issues or claims arising under this agreement would require the County to hire outside counsel competent to advise on Maryland law which could result in extra expenses.

Pacific Village provides interim/permanent housing, case management, and supportive services for 28 individuals and families who are at-risk of or experiencing homelessness, are at high risk of serious illness, and are impacted by COVID-19. Enterprise brings together nationwide know-how, partners, policy leadership and investment to multiply the impact of local affordable housing development. Enterprise fosters community improvement through affordable housing connected to resources like health care, schools, jobs and transportation.

Human Services (HS) and its partner Quality Management Group, Inc. (QMG) work collaboratively to maintain Pacific Village efficiently and successfully. Under the property management agreement, QMG is responsible for property management and HS provides supportive services and case management to the residents. The County is responsible to fund the property operation services and conduct inspections on a regular basis to meet program guidelines.

On September 15, 2020 (Item No. 40), the Board of Supervisors (Board) approved Capital Improvement Program (CIP) Project 21-109 in the amount of \$200,000 for Real Estate Services Department to provide property acquisition services for Pacific Village.

On September 29, 2020 (Item No. 30), the Board approved a non-financial Memorandum of Understanding (Contract No. 20-938) between the County, LaBarge Industries, Inc., and QMG outlining the respective roles and responsibilities of the parties for the Pacific Village Project to provide interim to permanent housing to individuals and families who are at-risk of or experiencing homelessness, are at high risk of serious illness, and are impacted by COVID-19, under the State's Homekey Program. LaBarge Industries, Inc. (LaBarge) is the housing development arm of the LaBarge suite of companies. The primary focus of LaBarge is the acquisition, development and rehabilitation of housing within the Inland Empire. QMG serves as the property and asset management component of the companies. Human Services has partnered with LaBarge and QMG for the management and future development of Pacific Village.

**Grant Agreement with Enterprise Community Partners, Inc. for Pacific Village  
May 4, 2021**

On October 6, 2020 (Item No. 33), the Board approved Purchase and Sale Agreement No. 20-932 for the acquisition of the property in the amount of \$2,700,000 plus escrow and title fees estimated to be \$6,000, and a budget adjustment of \$2,700,000 under CIP Project 21-109, increasing the project budget from \$200,000 to \$2,900,000 for the acquisition of the property.

On October 27, 2020 (Item No. 48), the Board approved Amendment No. 1 to Contract No. 20-938 between the County, LaBarge, and QMG to include \$400,000 of operating costs and also approved the Capital Improvement Program - Pacific Village Project CIP 21-157, in the amount of \$3,193,500, for the rehabilitation of Pacific Village.

On February 9, 2021 (Item No. 33), the Board approved Agreement No. 21-132 between the County and QMG to provide leasing and management services for the 28 Homekey units at Pacific Village to assist in interim to permanent housing of individuals and families who are at-risk of or experiencing homelessness, are at high risk of serious illness, and are impacted by COVID-19, under the California Department of Housing and Community Development Homekey Program, effective upon execution for a two-year period through February 9, 2023, with up to three additional successive one-year extensions.

**PROCUREMENT**

N/A

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Suzanne Bryant, Deputy County Counsel, 387-5455) on April 12, 2021; Auditor-Controller/Treasurer/Tax Collector (Erika Gomez, General Accounting Manager, 382-3195) on April 13, 2021; Finance (Christopher Lange, Administrative Analyst, 386-8393) on April 13, 2021; and County Finance and Administration (Tanya Bratton, Deputy Executive Officer, 388-0332) on April 14, 2021.

**Grant Agreement with Enterprise Community Partners, Inc. for Pacific Village**  
**May 4, 2021**

Record of Action of the Board of Supervisors  
County of San Bernardino

**APPROVED (CONSENT CALENDAR)**

Moved: Joe Baca, Jr. Seconded: Col. Paul Cook (Ret.)

Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY   
DATED: May 4, 2021



cc: HS - Hernandez w/agree for sign  
Contactor - C/O HS w/agree  
File - w/agree  
CCM 05/5/2021