

NAPA COUNTY AGREEMENT NO. 170374B
AMENDMENT NO. 11

THIS AMENDMENT NO. 11 TO NAPA COUNTY AGREEMENT NO. 170374B is effective this 1st day of July, 2025 by and between NAPA COUNTY, hereinafter referred to as "COUNTY," and **HOMEBASE**, a California nonprofit corporation, whose mailing address is 870 Market Street, Suite 1228, San Francisco, CA 94192, hereinafter referred to as "CONTRACTOR."

RECITALS

WHEREAS, on or about July 1, 2012, County and The Center For Common Concerns, Inc. entered into Napa County Agreement No. 7774, also known as Agreement No. 170374B (hereinafter referred to as the "Agreement") for The Center For Common Concerns, Inc. to provide consultation and development of a grant application submission to the U.S. Department of Housing and Urban Development; and

WHEREAS, the parties to the Agreement have amended the Agreement from time to time for various reasons, including but not limited to revisions involving the scope of work, compensation, revisions to exhibits, and amendments to other contract provisions; and

WHEREAS, prior amendments were made through Agreement Amendment Numbers 1 through 10; and

WHEREAS, The Center For Common Concerns, Inc. thereafter changed its name to "Homebase" and the parties wish to assign the Agreement to Homebase and to further revise various provisions of the Agreement.

TERMS

NOW THEREFORE, the parties amend the Agreement as follows:

1. Contractor hereby assumes the rights and responsibilities of The Center For Common Concerns, Inc with respect to the Agreement and its amendments, and the County hereby approves this assumption and assignment. All references to Contractor in the Agreement and amendments shall mean Homebase.
2. The maximum amount of payment as set forth on Page 1 of the Agreement shall be One Hundred Ninety-Four Thousand Dollars (\$194,000);
3. Section 1, Subsection 1.5, Contract Administration, is amended to read as follows:
The Contract Contact Person for CONTRACTOR shall be Nikka Rapkin, Executive Director, 870 Market Street, Suite 1228, San Francisco, CA 94102;
4. Section 2.8, Hold Harmless /Defense/Indemnification, paragraph (c) Employee Character and Fitness, is amended to read as follows:

CONTRACTOR accepts responsibility for determining and approving the character and fitness of its employees (including volunteers, agents or representatives) to provide the services required of CONTRACTOR under this Agreement. Notwithstanding anything to the contrary in this Paragraph, CONTRACTOR shall hold COUNTY and its officers, agents and employees harmless from any liability for injuries or damages resulting from a breach of this provision or CONTRACTOR's actions in this regard.

5. Exhibit "A" shall include "Addendum 11 to Exhibit A," attached hereto and incorporated by reference herein, and all references in the Agreement to "Exhibit A" shall mean "Addendum 11 to Exhibit A" as of the effective date of this Amendment.

6. Exhibit "B" shall include "Addendum 11 to Exhibit B" attached hereto and incorporated by reference herein, and all references in the Agreement to Exhibit "B" shall refer to "Addendum 11 to Exhibit B" as of the effective date of this Amendment

6. Except as provided above, the terms and conditions of the Agreement shall remain in full force and effect as originally approved and last amended.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 11 to Napa County Agreement No. 170374B as of the date first above written.

HOMEBASE

By



NIKKA RAPKIN, Executive Director

"CONTRACTOR"

NAPA COUNTY, a political subdivision of the State of California

By

ANNE COTTRELL

Chair of the Board of Supervisors

"COUNTY"

APPROVED AS TO FORM Office of County Counsel By: S. Darbinian Deputy County Counsel Date: July 11, 2025	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____
---	--	--

	<hr/> Deputy Clerk of the Board	
--	---------------------------------	--

ADDENDUM 11 TO EXHIBIT A
SCOPE OF WORK
July 1, 2025 – June 30, 2026
(and each automatic renewal thereof)

CONTRACTOR may, at the specific request of COUNTY, provide COUNTY and its community partners, including the organizations within the Napa County Continuum of Care (CoC), with training, technical assistance, and consultation related to:

1. **Continuum of Care’s Annual HUD Notice of Funding Opportunity (NOFO):** Support COUNTY’S and the CoC’s work to end homelessness by overseeing the yearlong community planning process, the process to prioritize uses of funding, and supporting submission of the annual application for McKinney-Vento Continuum of Care (NOFO) funding including attendance and facilitation of monthly CoC and CoC Board meetings.
2. **Emergency Solutions Grants Program Process:** Support the COUNTY and the CoC in community planning, prioritizing uses of funding, and annual application(s) for Emergency Solutions Grants from the State of California.
3. **Monitoring of Continuum of Care Funded Agencies:** Support County by providing individual monitoring of all CoC funded agencies in Napa County and when applicable will include analysis of sub-recipients and contracted programs.
4. **System of Care Support:** Support the County in building an effective and efficient homeless system of care, with tasks that may change year to year.
5. **Coordinated Entry Evaluation:** Lead and implement the HUD-mandated Coordinated Entry evaluation process, provide a report to the CoC, make recommendations for process improvements and support implementation efforts.

Task 1: Continuum of Care’s Annual HUD NOFO

The CoC Program competition is an annual opportunity for the Napa CoC to evaluate its progress and identify strategic actions to achieve systems change goals. Through past successful competitions, the Napa CoC has expanded permanent housing resources. CONTRACTOR may support the CoC’s annual CoC Program competition response preparation and submission process, either by managing and leading the process or providing support to County staff, as directed by COUNTY in writing. Below is a summary of anticipated deliverables as well as specific activities delegated to COUNTY and Department of Housing and Community Services (HCS) staff in the annual CoC competition process:

- **Competition Preparation**
 - Conduct an evaluation of existing CoC projects with respect to HUD performance measures and implementation of CoC performance measures.
 - Facilitate and lead strategic discussions, in advance of the NOFO release, to enable the CoC to make a determination as to which projects will submit applications in the annual HUD NOFO.
 - Attend and facilitate monthly CoC and CoC Board meetings in preparation for the competition and as needed.

- **CoC Application Preparation**
 - Prepare the CoC Consolidated Application, including the CoC Application, Project Applications, and all required attachments.
- **Project Applications Preparation**
 - Conduct a Technical Assistance workshop for all prospective applicants to assist with the preparation of Project Applications.
 - Facilitate the local competition/Review and Rank process, including training application reviewers, developing scoring tools, and resolving any appeals.
 - Work with HCS to recruit panelists for the Rank and Review process.
 - Offer assistance and coaching to applicants during NOFA process to ensure accurate and timely submission of Project Applications.
 - Provide planning and support to prospective Bonus Funding applicants, as needed.
 - **HCS tasks to support these efforts will include:** Registering the CoC in e-snaps for the McKinney-Vento competition, as directed by HUD.
 - Reviewing and supporting submission of the Grant Inventory Worksheet (GIW).
 - Assisting with Review and Rank Panel and Appeals Committee meeting planning (i.e. working with Homebase to recruit panelists, scheduling the panel meetings, and setting up interviews with project applicants).
 - Reviewing the draft CoC application before submittal.
 - Submitting the final CoC application in e-snaps.

Task 2: Emergency Solutions Grants Program Local Process

CONTRACTOR may support the CoC in responding to the Emergency Solutions Grants (ESG) Balance of State funding opportunity through the California Department of Housing and Community Development (HCD) NOFA, either directly or by supporting County staff, as directed by the COUNTY. This work may include:

- Lead and facilitate the CoC in an ESG strategy session to maximize grant awards and identify providers qualified to deliver eligible activities.
- Support the development of and facilitation of a fair and open rank and review of proposed ESG-funded projects for both the non-competitive Rapid-Rehousing allocation and the regional competition under the Balance of State Allocation. This will include at least one community meeting to create the process and create the rating criteria to be used during the process, and one meeting of a review and rank panel.
- Draft required cover letter and any other materials describing the local competition and scoring process.
- Provide a threshold review of all applications in advance of submission to ensure they are complete, the proposed activity is eligible pursuant to Section 8408 of the State Regulations and will be operated consistent with Core Practices pursuant to Section 8409.
- Perform a final in-depth review of applications submitted to HCD for the Balance of State competition.

HCS tasks to support these efforts will include:

- Write and prepare any CoC-related documents, attachments or application materials that are required by HCD (e.g. regarding priority, the CoC as a whole, coordinated entry, performance standards) as part of the final application submitted to HCD.
- Submit the final application to HCD as the administrative entity.

TASK 3: Monitoring CoC-Funded Agencies: CONTRACTOR will provide a series of one-on-one, on-site monitoring visits to all CoC funded agencies in Napa County and when applicable will include analysis of sub-recipients and contracted programs.

The reviewed agencies and projects will include:

- HCS – PSH and HMIS and Coordinated Entry
- Housing Authority PSH
- HCS – ESG Rapid Rehousing
- Subrecipients of the above programs
- Any New CoC/ESG Funded Agencies/Programs

The primary goals of monitoring visits are to:

1. Fulfill the requirement of a grant recipient and of the CoC to monitor CoC- and ESG-funded recipients and subrecipients;
2. Improve program performance, effectiveness, and efficiency;
3. Increase knowledge and capacity among CoC- and ESG-funded agency and contract staff regarding CoC compliance and financial management;
4. Help agencies prepare for HUD monitoring by reviewing agency documents and client files for compliance, and assist agencies in remediating any issues;
5. Create monitoring plans and protocols for HCS staff for future years;
6. Identify opportunities and gaps for additional trainings or one-on-one meetings regarding these topics.

Planning/Preparation for Each Project

Homebase and HCS staff will work together to plan and execute monitoring timeline agreed upon by HCS and Homebase. To prepare for the monitoring visits, Homebase will identify one or more target areas for review based on programmatic needs during the fiscal year and issues identified in the prior year's monitoring. Homebase will review and analyze background documents, files and forms for CoC compliance, as well as financial management information, as appropriate based on the target area. Agencies will be asked to provide Homebase with documents from their CoC- and ESG-funded programs leading up to the meetings. The type of documents requested will depend on the target areas identified and may include:

- Agency policies and procedures;
- HUD monitoring reports and agency responses associated with the CoC- and ESG-funded projects;
- Grant agreements or contracts with HUD or the CoC;
- Match letters for CoC Program grants currently in effect;
- Most recent invoice and drawdowns sent to HUD for each project; and
- Most recent financial audit.

Monitoring

Homebase will conduct monitoring to assess compliance with HUD regulations and identify areas for improving program effectiveness and efficiency. Monitoring may include a review of each project's materials and files, including programmatic and fiscal documents and materials. The content reviewed will depend on the target areas identify and may include:

- Files and documents outlined above;
- Client file, including electronic files;
- Grant files;
- Financial reports and associated backup documentation as they pertain to relevant funds;
- Any other documents necessary to verify contract compliance.

Follow-up Plans for Agencies:

After each visit, Homebase will follow up with each agency to identify key concerns and requirements which have not been met, and describe any corrective action that should be taken. Homebase may also include suggestions for improvements. If concerns are identified, Homebase will request a response from the agency that outlines how the agency will take corrective action. Homebase will work with HCS and/or provide copies to HCS to ensure follow-up action.

Follow-up Plans for HCS /CoC:

At the conclusion of monitoring visits, Homebase will create reports for HCS of its subrecipient findings and for the CoC on the overall outcomes of monitoring. Included among those reports will be a Monitoring Plan, and schedule for follow up and future action.

Task 4: System of Care Support. CONTRACTOR may provide technical assistance and support to COUNTY in creating a more effective homeless system of care. In 2025-2026 contract year, this work may include:

- Facilitating a community process to evaluate and create a strategy to implement targeted funding toward youth homelessness programming. This process will include providing a plan to engage key stakeholders, provide examples of innovative practices and support the County planning processes.
- Evaluate and propose changes to HCS, CoC, and subrecipient written policies and procedures for needed updates.
- Providing additional training to increase capacity of staff at HCS, subrecipients, and CoC providers.
- Engaging with CoC Program recipients, subrecipients, CoC members, and other key stakeholders to implement best practices that will put Napa CoC on the path to ending homelessness. CONTRACTOR's approach will be tailored to offer the community-based method of engagement that will best effect change.
- Attendance and support of monthly Continuum of Care meetings as needed.
- As directed by HCS, provide technical assistance and information to CoC stakeholders and providers.
- Attendance and facilitation of committee meetings as needed.
- Provide on-call technical assistance for questions regarding HUD documentation requirements such as APRs, SPMs, and others.
- Other tasks as requested.

Task 5: Coordinated Entry Evaluation. CONTRACTOR will conduct qualitative and quantitative evaluations of the CoC Coordinated Entry Systems in compliance with HUD Notice CPD 17-01. The evaluation process will include:

- Convening a Coordinated Entry Workgroup to direct the process and determine the scope and specific focus of the evaluation.
- Surveying and interviewing participating providers as well as unhoused or recently housed individuals
- Auditing and evaluating HMIS and CES data.
- Providing evaluation of data and its implications for the system of care.
- Preparing a report for presentation to the Workgroup and CoC that includes action steps and implementation plan.
- Other tasks as requested.

HCS tasks to support these efforts will include:

- Assisting with survey dissemination.
- Organization and planning for focus groups and other feedback gathering opportunities. (e.g. performing outreach and setting up focus group meetings).

ADDENDUM 11 to EXHIBIT B
COMPENSATION
From the effective date of this agreement through June 30, 2026
(and each automatic renewal thereof)

<u>Task</u>	<u>Deliverables</u>	<u>Amount Per Task, Not to Exceed</u>
Task 1: CoC's Annual HUD NOFO	Pre-CoC Application Preparation <ul style="list-style-type: none"> - Registration - GIW - Project Evaluation - Monthly CoC and CoC Board meetings 	\$70,000
	CoC Application	
	Project Applications <ul style="list-style-type: none"> - Review & Rank of CoC Projects 	
Task 2: Emergency Solutions Grants Program	Assist in review and selection of CoC applications to California HCD for the Emergency Solutions Grants program	\$14,000
Task 3: Monitoring CoC Funded Agencies	Provide programmatic and fiscal monitoring of CoC funded projects Create follow up plans	\$20,000
Task 4: System of Care Support	Provide technical assistance and support to COUNTY in creating a more effective homeless system of care; including facilitating CoC and HEARTH Act meetings and other workgroups/meetings as required.	\$70,000
Task 5: Coordinated Entry Evaluation	Conduct qualitative and quantitative evaluations of the CoC Coordinated Entry Systems in compliance with HUD Notice CPD 17-01.	\$20,000

CONTRACTOR shall submit an invoice to COUNTY in acceptable form along with supporting source documents. The invoice shall include budgeted task, staff person's name, hours worked, and hourly rate. The supporting source document shall be a system generated payroll report or check stub. For non-staff costs, the invoice shall include a description and copies of supporting receipts.