

**COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT  
CFDA #14.218**



This AGREEMENT is made and effective as of the date of the Mayor’s signature below and is between the City of Everett, a Washington municipal corporation (*the “City”*), and the Subrecipient identified in the Basic Provisions below (*“Subrecipient ”*). This Agreement includes the Basic Provisions and the attached Exhibits as identified in the Basic Provisions. The City Council, pursuant to the recommendations of its Community Development Advisory Committee, has authorized the City to expend U.S. Department of Housing of Urban Development (HUD) fund monies for the project specified in this Agreement in accordance with the provisions of this Agreement.

BASIC PROVISIONS	
<b>Award Year</b>	2025
<b>Subrecipient</b>	Homage Senior Services
	1715 100th PI SE Everett, WA 98208
	Designated Official Name: Jay Kang
	Designated Official Email: jkang@homage.org
	Subrecipient UEI#: FV3PNPMJB534
	Subrecipient EIN/TIN: 91-0910680
	Project Name: Minor Home Repair
<b>Project</b>	The program will serve low-income households by providing necessary health, safety, and accessibility related repairs to their homes.
	National Objective and Eligible Activity Subcategory: Low/Mod Income, Limited Clientele; Non-Public Services, Housing Rehabilitation.
	Matrix Code and Definition: 14A, Housing Rehabilitation, Single-Unit Residential

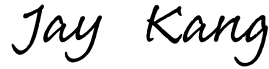
<b>Agreement Number</b>	2025-CDBG-01
<b>Project Period</b>	Beginning Date: January 1, 2026 Completion Date: August 31, 2026
<b>Maximum Reimbursement Amount</b>	\$172,374
<b>Exhibits</b>	<p>(1) Scope of Service attached hereto as “Exhibit A”</p> <p>(2) General Terms and Conditions attached hereto as “Exhibit B”</p> <p>(3) Non-Public Service Special Conditions, only if attached hereto as “Exhibit C”</p> <p>(4) Loan Terms and Special Conditions, only if attached hereto as “Exhibit D”</p> <p>(5) Promissory Note, only if attached hereto as “Exhibit E”</p> <p>(6) Deed of Trust, only if attached hereto as “Exhibit F”</p> <p>(7) Labor Standards Agreement, only if attached hereto as “Exhibit G”</p>

**END OF BASIC PROVISIONS**

IN WITNESS WHEREOF, the City and Subrecipient have executed this Agreement, which includes the above Basic Provisions and the attached Exhibits. This Agreement is signed by the parties with AdobeSign, which is fully binding.

**CITY OF EVERETT  
WASHINGTON**

**HOMAGE SENIOR SERVICES**



\_\_\_\_\_  
Cassie Franklin, Mayor

Signature: \_\_\_\_\_

**03/30/2026**

Name of Designated Official: Jay Kang

Designated Official's Email Address: jkang@homage.org

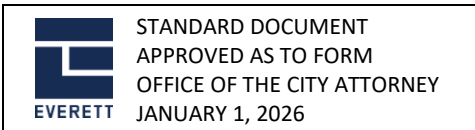
Title of Designated Official: CEO

\_\_\_\_\_  
Date

ATTEST



\_\_\_\_\_  
Office of the City Clerk



**Exhibit "A"**  
**Scope of Services, Time of Performance, Budget,  
Payment, Notices, and Representatives**

**I. Scope of Service**

A. Activities/Project Description

The Subrecipient will be responsible for administering the Project as described in the Basic Provisions in a manner satisfactory to the City and consistent with any standards required as a condition of providing these funds. Such Project will include activities eligible under the Community Development Block Grant Program and incorporated into the award managed in Euna Grants, the City's online Grant Management Software program for grant management, payment submission, accomplishment tracking, and additional responsibilities from the Subrecipient as needed for City monitoring.

B. National Objectives

The Subrecipient certifies that the activities carried out with funds provided under this Agreement will meet the following CDBG National Objective, as identified by the City of Everett, "Benefit low/moderate income persons" - as defined in [24 CFR Part 570.208](#).

C. Grant Management Software

A. The City has contracted with a third party, Euna Grants, for online grant management. Euna Grants is the formal portal for primary submission of grant materials to the City. The City agrees to maintain appropriate licensing and software during the Project Period for ongoing use of grant management with Euna Grants.

B. Subrecipient agrees to maintain an active user registration for the subrecipient award portal and take all other actions necessary for Subrecipient to implement this Agreement and the Project with Euna Grants. If Subrecipient does not comply with this for any reason, the City may refuse to pay Pay Requests until the Subrecipient is in full compliance. All items for reimbursement, including but not limited to Expense Reporting and Pay Requests with supporting backup documentation, must be submitted through Euna Grants. The Subrecipient is responsible for identifying an Organizational Admin who is responsible for adding additional users to the Subrecipient account in Euna Grants as needed. The City reserves the right to collect proof of authority for Subrecipient staff who submit Pay Requests, budget amendments, and other fiduciary tasks related to the use of the Subrecipient award in Euna Grants.

C. The City cannot access Subrecipient accounts in Euna Grants and is not responsible for Subrecipient user portal roles and/or registration. If Subrecipient encounters problems using Euna Grants, Subrecipient must refer all questions to Euna Grants. The City will not provide service support for Subrecipient's Euna Grants use; that is the sole responsibility of Subrecipient.

D. Performance Monitoring

The City will monitor the performance of the Subrecipient against goals and performance standards required herein through ongoing/at-desk monitoring, quarterly reports, and on-site and/or virtual site visits. Substandard performance as determined by the City will constitute non-compliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time, as determined by the City and after being notified by the City, contract suspension or termination procedures will be initiated.

E. Levels of Accomplishment - Goals and Performance Measures

In addition to the normal administrative services required as part of this Agreement, the Subrecipient agrees to provide services as described and captured in Euna Grants for performance accomplishments. Residents of the City of Everett, Washington must benefit from the services funded in accordance with this Agreement. For the purposes of this Agreement, a resident of the City of Everett is a person who resides within the City limits established by the City's Planning and Zoning maps.

The Subrecipient agrees to track performance accomplishments as required by the U.S. Department of Housing and Urban Development (HUD) and the City. The Subrecipient will report the accomplishments to the City quarterly, through Euna Grants.

F. Personnel

A. The parties intend that an independent contractor relationship will be created by this Agreement. The City is interested only in the results to be achieved. The implementation of the Project will lie solely with the Subrecipient. No agent, employee, or representative of the Subrecipient shall be deemed to be an employee, agent, servant or representative of the City for any purpose, and the employees of the Subrecipient are not entitled to any of the benefits the City provides for City employees. The Subrecipient will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors, during the performance of this Agreement.

B. The Subrecipient shall provide all personnel required to perform the Project under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City. All personnel engaged in the work pursuant to this Agreement shall be fully qualified and shall be authorized or permitted under state and local law to perform such service.

C. The Subrecipient shall be responsible for total supervision of the Project.

D. The Subrecipient shall identify a Designated Official as the responsible person to bind the organization to this agreement and sign on behalf of the organization. The Designated Official has the authority and certifies that the information contained the Agreement and any accompanying documents are true, that all financial statements have been reviewed for accuracy, and that the Agreement is made with proper authorization and knowledge of the organization. The Designated Official understands that this is a government document that is subject to the applicable laws regarding disclosure. The Designated Official understands that by signing this Agreement they indicate the authority to bind the Subrecipient to the City of Everett on behalf of the organization.

E. No member of Subrecipient's governing body or its personnel shall have any direct or indirect personal financial interest in this Agreement which affects his/her personal interest or the interest of any private corporation, partnership or association in which he/she is directly or indirectly

interested. For the purposes of this section, partial ownership of publicly traded businesses is not a “direct or indirect interest” unless such partial ownership is sufficiently large as to be able to control the business in whole or in part.

## **II. Time of Performance**

The term “Project Period” as used in this Agreement means the period of time between the beginning date stated in the Basic Provisions and the completion date stated in the Basic Provisions.

Subrecipient shall commence work at the completion of Environmental Determination by the City’s Community Development staff or at the beginning of the Program Year, whichever shall occur latter. Subrecipient shall work expeditiously, diligently and continuously to complete the Project to the reasonable satisfaction of the City on or before the end of the Project Period.

The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other assets, including program income. The City may, at its discretion, extend the term of this Agreement to allow for the expenditure of unexpended funds.

## **III. Budget**

The Subrecipient shall complete a budget and all budgetary amendments in Euna Grants, listing budgetary line items in relation to the project.

Any indirect costs charged must be consistent with the conditions of Paragraph II (C)(2) of Exhibit B of this Agreement. In addition, the City may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the City.

## **IV. Payment**

It is expressly agreed and understood that the total amount to be paid by the City under this Agreement shall not exceed the Maximum Reimbursement Amount (stated in the Basic Provisions) for undertaking the Project. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Paragraph III, Budget, herein and in accordance with Paragraph II, Time of Performance. Expenses for general administration shall also be paid against the line item budgets specified in Paragraph III, Budget, and in accordance with Paragraph II, Time of Performance.

Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 2 CFR 200 Uniform Administrative Requirements.

Requests for reimbursement must be in the format acceptable to the City. Euna Grants shall be used for all reimbursement requests under this agreement and be accompanied by appropriate source documents. Requests for reimbursement shall be submitted to the City no less than once per quarter following execution of this agreement unless otherwise approved by the Community Development Director or designee.

Any submittal of Pay Requests or requests for reimbursement of funds must be in compliance with Paragraph I.C, Grant Management Software, and Paragraph I.F, Personnel.

**V. Pre-Award Costs**

Pre-award costs incurred by the Subrecipient from the beginning of the time of performance set forth in Paragraph II, Time of Performance, of this agreement may be eligible for reimbursement in accordance with 24 CFR 570.200(h).

**VI. Notices**

Notices required by this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by email or, as appropriate, through Euna Grants. Any notice delivered or sent as aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Agreement (1) to Subrecipient shall be addressed to the Subrecipient contact in the Basic Provisions and (2) to City as shall be addressed as indicated below, unless otherwise modified by subsequent written notice.

**City**

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Vicki Dorway

City of Everett Department of Community, Planning,  
and Economic Development

2930 Wetmore Avenue, Suite 8A

Everett, WA 98201

Voice: (425) 257-7185

e-mail: vdorway@everettwa.gov

**Exhibit "B"**  
**General Terms and Conditions**

**I. General Conditions**

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this Agreement. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

Attached to this Agreement is Addendum 1, which is incorporated into this Agreement and which is a copy of Addendum 1 to the City's Federal Award Agreement with the U.S. Department of Housing and Urban Development dated on or about January 6, 2026. Unless directed otherwise in writing by the City, Subrecipient shall comply with Addendum 1.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Subrecipient is an independent Contractor.

C. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement provided for by the Workers Compensation Act of the State of Washington.

D. Insurance & Bonding

Public Liability and Property Damage: The Subrecipient shall maintain during the life of this Agreement public liability and property damage insurance covering the Subrecipient's services hereunder in the sum of not less than one million dollars (\$1,000,000) combined single limits bodily injury/property damage. Insurance shall cover work done by the Subrecipient or subcontractors and shall protect, as additional insured, the City from suits or claims for damages

arising from operations under this Agreement or actions of the Subrecipient, subcontractors, and employees either direct or indirect unless waived by the City's Community Development Director or designee. Subrecipient shall provide the City with a certificate of insurance in a form acceptable to the City Attorney and, by endorsement, naming the City, its officers, employees and agents as additional insured prior to performing any services pursuant to this agreement. The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the City.

The Subrecipient shall comply with the bonding and insurance requirements of 2 CFR 200 Uniform Administrative Requirements for Bonding and Insurance.

E. Grantor Recognition

The Subrecipient shall ensure recognition of the role of the City in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

F. Amendments

Adjustments to the Project Period, the Project schedule, Project budget or changes as necessary to conform with federal, state or local governmental guidelines, policies or available funding amounts may all be made in Euna Grants as approved by authorized City Community Development staff and the Subrecipient without any additional written amendment.

For all other amendments, the City or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing signed by the Mayor of the City and by a duly authorized representative of the Subrecipient. Such amendments shall not invalidate this Agreement, nor relieve or release the City or Subrecipient from its obligations under this Agreement.

G. Agreement Suspension or Termination

In accordance with 2 CFR 200 Uniform Administrative Requirements, the City may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;

3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the City reports that are incorrect or incomplete in any material respect.

In accordance with 2 CFR 200 Uniform Administrative Requirements, this Agreement may also be terminated for convenience by either the City or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the City determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the City may terminate the award in its entirety.

#### H. Termination for Withdrawal, Reduction or Limitation of Funding

In the event that funding from the Federal government is withdrawn, reduced or limited in any way after the effective date of this Agreement, and prior to its normal completion, the City may summarily terminate this Agreement as to the funds reduced or limited, notwithstanding any other termination provision of this Agreement. If the level of funding so reduced or limited is so great that the City deems that the continuation of the Project covered by this Agreement is no longer in the best interest of the public, the City may summarily terminate this Agreement in whole notwithstanding any other termination provisions of this Agreement. Termination under this Section shall be effective upon receipt of written notice by the Subrecipient or its representative.

The City agrees to promptly notify the Subrecipient of any proposed reduction in funding by Federal or other officials. The Subrecipient agrees that upon receipt of such notice it shall take appropriate and reasonable action to reduce its spending in the affected funding area so that expenditures do not exceed the funding level which would result if said proposed reduction became effective.

#### I. Hold Harmless

The Subrecipient shall hold harmless, defend and indemnify the City from any and all claims, actions, suits, liability, charges, losses and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

## II. **Administrative Requirements**

### A. Financial Management

1. Accounting Standards: The Subrecipient agrees to comply with 2 CFR 200 Uniform Administrative Requirements and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles: The Subrecipient shall administer its Project in conformance with 2 CFR 200 Uniform Administrative Requirements as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record-Keeping

1. Records to be Maintained: The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR Part 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:
  - a. Records providing a full description of each activity undertaken;
  - b. Records demonstrating that each activity undertaken meets the National Objective and subcategory of the CDBG program listed in the Basic Provisions;
  - c. Records required to determine the eligibility of activities;
  - d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
  - e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
  - f. Financial records as required by 24 CFR Part 570.502, and 2 CFR 200 Uniform Administrative Requirements; and
  - g. Other records necessary to document compliance with Subpart K of 24 CFR 570.
2. Retention: The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of seven (7) years. The retention period begins on the date of the submission of the City's annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the seven-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the seven-year period, whichever occurs later.
3. Client Data: The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to City monitors or its designees for review upon request.
4. Disclosure: The Subrecipient understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration of the City's or Subrecipient's responsibilities with respect to services provided under this Agreement, is prohibited unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian, or unless required by law.

5. Property Records: The Subrecipient shall maintain real property inventory records which clearly identify properties purchased, improved or sold. Properties retained shall continue to meet eligibility criteria and shall conform with the "changes in use" restrictions specified in 24 CFR Parts 570.503(b)(8), as applicable.
6. Close-Outs: The Subrecipient's obligation to the City shall not end until all close-out requirements are completed, notwithstanding any expiration or termination of this Agreement. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of Project assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the City), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

In the event that this Agreement is terminated in whole or part for any reason, the following provisions shall apply:

- a. Upon written request by the Subrecipient, the City shall make or arrange for payment to the Subrecipient of allowable reimbursable costs not covered by previous payments.
  - b. The Subrecipient shall submit within thirty (30) days after the date of expiration of this Agreement all financial, performance and other reports required by this Agreement, and in addition, will cooperate in a program audit by the City or its designee.
  - c. In the event a financial audit has not been performed prior to close-out of this Agreement, the City retains the right to withhold a just and reasonable sum from the final payment to the Subrecipient after fully considering the recommendation on disallowed costs resulting from the final audit.
7. Audits & Inspections: All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the City, its designees or the Federal Government, at any time during normal business hours, as often as the City deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current City policy concerning Subrecipient audits and, as applicable, 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards).

C. Reporting and Payment Procedures

1. Program Income: The Subrecipient shall report quarterly all program income as defined at 24 CFR 570.500(a) generated by activities carried out with CDBG funds made available under this Agreement. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the contract period for activities permitted under this Agreement and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unused program income shall be returned to the City at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury is not program income and shall be remitted promptly to the City.
2. Indirect Costs: If indirect costs are charged, such costs should be allocated in appropriate methods as determined by the City. Such appropriate methods will either default to the Modified Total Direct Cost (MTDC) Cost Allocation method as described under 2 CFR 200 and utilize the de minimis threshold as determined under 2 CFR 200; or, the subrecipient will submit a Negotiated Indirect Cost Rate Allocation (NICRA) as adopted by another federal entity and submit such documentation to the City for submittal against the grant award.
3. Payment Procedures and Timing: The City will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget and City policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the City in accordance with advance fund and program income balances available in Subrecipient accounts. The Subrecipient agrees to submit payment request at least quarterly. In addition, the City reserves the right to liquidate funds available under this Agreement for costs incurred by the City on behalf of the Subrecipient.

D. Procurement

1. Compliance: The Subrecipient shall comply with current City policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All Project assets (unexpended program income, property, equipment, etc.) shall revert to the City upon termination of this Agreement.
2. OMB Standards: Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 2 CFR 200 Uniform Administrative Requirements.
3. Travel: The Subrecipient shall obtain written approval from the City for any travel outside the Seattle/Everett area with funds provided under this Agreement.
4. Build America, Buy America (BABA): The Subrecipient must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Subrecipient's infrastructure project.

Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 2 CFR 200 Uniform Administrative Requirements and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the City any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement [or such longer period of time as the City deems appropriate]. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the City an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the City. The Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five-year period [or such longer period of time as the City deems appropriate].
3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the City for the CDBG program or (b) retained after compensating the City [an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment].

III. Relocation, Real Property Acquisition and One-for-One Housing Replacement

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Antidisplacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in § 570.606(d) governing optional relocation policies. The Subrecipient shall provide relocation assistance to persons, as defined by 24 CFR 570.606(b)(2), that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted

project. The Subrecipient also agrees to comply with applicable City resolutions and policies concerning the displacement of persons from their residences.

#### **IV. Personnel & Participant Conditions**

##### **A. Civil Rights**

1. Compliance: The Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended; Title VIII of the Civil Rights Act of 1968, as amended; Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975; and Executive Order 11063.
2. Nondiscrimination: The Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.
3. Land Covenants: This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Agreement, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the City and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the Project assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.
4. Section 504: The Subrecipient agrees to comply with any Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 706), which prohibits discrimination against the handicapped in any Federally assisted program. The City shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

##### **B. WMBE/Records/Unions**

1. Women and Minority Owned Businesses WMBE: To the extent consistent with applicable law, the Subrecipient will use its best efforts to afford minority- and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish

surnamed or Spanish-heritage Americans, Asian Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

2. Access to Records: The Subrecipient shall furnish and cause each of its own contractors or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the City, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.
3. Notifications: The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining Agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the Subrecipient 's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

C. Employment Restrictions

1. Prohibited Activity: The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the Project for: political activities; sectarian or religious activities; lobbying, political patronage, and nepotism activities.
2. Labor Standards: The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C 327 *et seq.*), and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Subrecipient shall maintain documentation which demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the City for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all Subrecipients engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the City pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journeyworkers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

Washington State Prevailing Wages: The Subrecipient shall comply with all applicable provisions of Chapter 39.12 of the Revised Code of Washington concerning prevailing wages, shall provide the City with all documents required therein, and shall pay not less than the prevailing rate of wage to such laborers, workers, or mechanics in each trade or occupation required for the work, whether performed by the Subrecipient, subcontractors, or other persons doing or contracting to do the whole or any part of the work subject to prevailing wages and contemplated by this Agreement. The execution date of this Agreement shall be the effective date for any prevailing wages required to be paid under this Agreement. The State of Washington prevailing wage rates applicable for this project, which is located in Snohomish County, may be found at the following website address of the Department of Labor and Industries: <https://fortress.wa.gov/lni/wagelookup/prvWagelookup.aspx>.

3. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 75, and all applicable rules and orders issued hereunder prior to the execution of this Agreement, shall be a condition of the Federal financial assistance provided under this Agreement and binding upon the City, the Subrecipient and any of the Subrecipient's subcontractors. Failure to fulfill these requirements shall subject the City, the Subrecipient and any of the Subrecipient's subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701) and as implemented by the regulations set forth in 24 CFR 75. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to Section 3 workers within the metropolitan area in which the project is located, and where feasible, given to Section 3 workers residing within the service area or the neighborhood of the project and to participants in YouthBuild programs. Furthermore that contracts for work awarded in connection with the Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing in the metropolitan area in which the project is located and, where feasible, to Section 3 workers within the service area or the neighborhood of the project and YouthBuild programs."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons particularly those who receive government assistance for housing and/or residents of the project area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability: The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the City thereto; provided, however, that claims for money due or to become due to the Subrecipient from the City under this Agreement may

be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

2. Subcontracts:

a. Approvals

The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this contract without the written consent of the City prior to the execution of such Agreement.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to ensure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this Agreement in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis. Executed copies of all subcontracts shall be forwarded to the City along with documentation concerning the selection process.

e. Debarment

The Subrecipient shall not contract with any business who has been debarred, suspended, or deemed ineligible to work with Federal funds as set forth in 24 CFR 570.609.

3. Hatch Act: The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

4. Conflict of Interest: The Subrecipient agrees to abide by the provisions of 24 CFR 570.611 with respect to conflicts of interest, and covenants that it presently has no financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. The Subrecipient further covenants that in the performance of this Agreement no person having such a financial interest shall be employed or retained by the Subrecipient hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the City, or of any designated public agencies or Subrecipients which are receiving funds under the CDBG Entitlement program.

5. Lobbying:

The Subrecipient hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:
- d. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright: If this Agreement results in any copyrightable material or inventions, the City reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.
7. Religious Organization: The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j) and 24 CFR 5.109.

**V. Environmental Conditions**

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C., 7401, et seq.
- Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251, et seq., as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R., Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 USC 4001), the Subrecipient shall assure that for activities located in an area identified by Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35. Such regulations pertain to all HUD-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR, Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this Agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

**VI. Notice to Proceed**

No work on the Project shall occur prior to the notice to proceed without written approval from the City. The City shall furnish the Subrecipient with written notice to proceed upon release of funds from HUD related to the project pursuant to 24 CFR Part 58.

**VII. General Budget Provisions**

The Subrecipient agrees to the following provisions in satisfying the terms and conditions of this Agreement:

- A. Payment and Disbursements. Disbursements by the City from this Agreement/grant award shall be on a reimbursement basis covering actual expenditures by the Subrecipient or obligation of the Subrecipient currently due and owing, but not paid. Disbursements shall be limited to allowable costs and so shall be made upon the occurrence of both of the following, in addition to any other conditions contained herein or in the special conditions:
1. Receipt by the City of a Pay Request in Euna Grants supported by copies of vouchers, invoices, salary and wage summaries, and other acceptable or other acceptable documentation; and
  2. Determination by the City that the expenditures or obligations for which reimbursement is sought constitute allowable costs under Federal law and come within the Project Budget.
- B. No payment shall be made for any service rendered by the Subrecipient except for services within the scope of a category set forth in the budget in Euna Grants, and all funds received must be used for service as identified in the Basic Provisions of this Agreement.
- C. Subrecipient shall submit to the City through Euna Grants a request for approval of budget revision/amendment when a proposed revision increases or decreases an approved budget subcategory or line item. The Subrecipient must submit a revised budget to the City and receive approval of the revisions/amendment prior to the submittal of claims against the budget. Amendments to the budget cannot occur more than once per quarter.

**VIII. Billing Procedures**

- A. The Subrecipient shall submit no fewer than quarterly Pay Requests for reimbursement of services performed under this Agreement in the manner prescribed in Paragraph VII, General Budget Provisions, and as prescribed by the City.
- B. Pay Requests shall be submitted to the City by the 10th day of each month or quarter following the month or quarter during which the services were provided. All Pay Requests must be submitted through Euna Grants unless otherwise directed by the City.

- C. The City will not process claims for reimbursement until all supporting documentation is provided in the correct and proper format. The City reserves the right to withhold payments pending timely delivery of reports or documents as may be required under this Agreement.

**IX. Licensing and Program Standards**

The Subrecipient agrees to comply with all applicable Federal, State, County or Municipal standards for licensing, certification and operation of facilities and programs, and accreditation and licensing of individuals, and any other standards or criteria as described in the Agreement to assure quality of services.

**X. Budget Adjustments**

- A. The City reserves the right to withdraw such funds as the City may deem appropriate at any time while this Agreement is in effect from the Budget of the Subrecipient if the Subrecipient is not in the opinion of the City spending at a reasonable rate, is not providing services at a level consistent with the approved Agreement, is not providing proper reports, or is not maintaining adequate records
- B. The City shall notify the Subrecipient in writing of a proposed transfer, at least ten (10) working days before the actual transference occurs.

**XI. Local Financial Support**

This Agreement shall not be utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the availability of such assistance.

**XII. Budget Surplus**

The Subrecipient agrees that funds determined by the City to be surplus at the end of the year within the budget of this Agreement will be subject to cancellation by the City and may be negotiated if they are to be included in future Agreements.

**XIII. Assignment and/or Subcontracting**

The Subrecipient shall not assign or subcontract any portion of the services provided within the terms of this Agreement without obtaining prior written approval from the City. All terms and conditions of this Agreement shall apply to any approved subcontract or assignment related to the contract.

**XIV. Standards for Fiscal Accountability**

- A. The Subrecipient agrees to maintain books, records, documents, accounting procedures, and practices which accurately reflect all direct and indirect costs related to the performance of

this Agreement. Such fiscal books, records, documents, reports and other data shall be retained in a manner consistent with the "Budgeting, Accounting, Reporting System for Counties and Cities, and Other Local Governments", hereinafter referred to as "BARS", as issued by the Office of State Auditor, State of Washington. The Subrecipient further agrees that the City shall have the right to monitor and audit the fiscal components of the organization to ensure that actual expenditures remain consistent with the terms of this Agreement. The Subrecipient shall retain all books, records, documents and other material relevant to the Agreement for three (3) years after settlement of this Agreement. The Subrecipient agrees that the City, the U.S. Department of Housing and Urban Development, the Washington State Auditor, or their designees, shall have full access to and right to examine any of said materials at all reasonable times during said period.

- B. The Subrecipient agrees that any contributions or payments made for services furnished under this Agreement shall be used for the sole benefit of this program.

**XV. Covenant Against Contingent Fees**

The Subrecipient warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an Agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees or bona fide established commercial or selling agency maintained by the Subrecipient for the purpose of securing business. The City shall have the right, in the event of breach of this clause by the Subrecipient, to annul this Agreement without liability or, in its discretion, to deduct from the Agreement price or consideration or otherwise recover the full amount of such commissioner, percentage, brokerage or contingent fee.

**XVI. Conflict of Interest**

- A. In the event this Agreement is terminated because it is determined by the City that gratuities in the form of entertainment, gifts, or otherwise offered or given by the Subrecipient, or agent or representative of the Subrecipient, to any officer or employee of the City, with a view towards securing this Agreement or securing favorable treatment with respect to the awarding or amending or the making of any determinations with respect to this Agreement.
- B. The City shall be entitled to pursue the same remedies against Subrecipient as it could pursue in the event of a breach of the Agreement by the Subrecipient. The rights and remedies of the City provided for in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law.

**XVII. Nonassignability of Claims**

No claim arising under this Agreement shall be transferred or assigned by the Subrecipient without written consent of the City.

**XVIII. Rights in Data**

The City may duplicate, use and disclose in any manner and for any purposes whatsoever, and have others so do, all data delivered under this Agreement. The Subrecipient hereby grants to the City a royalty-free, non-exclusive, and irrevocable license to publish, translate, reproduce, deliver, perform, dispose of, and to authorize others so to do, all data now or hereafter covered by copyright, provided, that with respect to data not originated in the performance of this Agreement, such license shall be only to the extent that the Subrecipient has the right to grant such license without becoming liable to pay compensation to others because of such grant. The Subrecipient shall exert all reasonable effort to advise the City at the time of delivery of data furnished under this Agreement, of all invasions of the right of privacy contained therein and of all portions of such data copied from work not composed or produced in the performance of this Agreement and not licensed under this clause. The Subrecipient shall report to the City promptly and in written detail each notice or claim of copyright infringement received by the Subrecipient with respect to all data delivered under this Agreement. The Subrecipient shall not affix any restrictive markings upon any data, and if such markings are affixed, the City shall have the right at any time to modify, remove, obliterate, or ignore such markings.

**XIX. Relationship of the Parties**

The parties intend that an independent Subrecipient/City relationship will be created by this Agreement. The City is interested only in the results to be achieved; the implementation of services will lie solely with the Subrecipient. No agent, employee, or representative of the Subrecipient shall be deemed to be an employee, agent, servant or representative of the City for any purpose, and the employees of the Subrecipient are not entitled to any of the benefits the City provides for City employees. The Subrecipient will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors, or otherwise during the performance of this Agreement.

**XX. Program Property**

Any personal property having a useful life of more than one year and purchased wholly or in part with sub-grant funds from this Agreement at a cost of three hundred dollars (\$300) or more per item shall upon its purchase or receipt become the property of the City. The Subrecipient shall be responsible for all such property, including its care and maintenance, and shall comply with the following procedural requirements:

- A. Property records shall be maintained accurately and provide for: A description of the property; manufacturer's serial number or other identification number; acquisition date and cost; source of the property; percentage of block grant funds used in the purchase of property; location, use, and condition of the property.

- B. A physical inventory of property shall be taken and the results reconciled with the property records at least once every two years to verify the existence, current utilization, and continued need for the property.
- C. A control system shall be in effect to ensure adequate safeguards to prevent loss, damage, or theft to the property. Any loss, damage, or theft of the property shall be investigated and fully documented.
- D. Adequate maintenance procedures shall be implemented to keep the property in good condition.
- E. If the Subrecipient elects to capitalize and depreciate such non-expendable personal property in lieu of claiming the acquisition cost as a direct item of cost, title to such property shall remain with the Subrecipient. An election to capitalize and depreciate or claim acquisition cost as a direct item of cost shall be irrevocable.
- F. Non-expendable personal property purchased by the Subrecipient under the terms of this Agreement, in which title is vested in the City or Federal Government, shall not be rented, loaned, or otherwise passed to any person, partnership, corporation, association or organization without the prior express approval of the Department.
- G. Any non-expendable personal property furnished to, or purchased by, the Subrecipient, title to which is vested in the City or federal government, shall, unless otherwise provided herein or approved by the City, be used only for the performance of activities defined in this Agreement.
- H. The Subrecipient shall be responsible for any loss or damage to the property of the City or federal government (including expenses entered thereunto) which results from negligence, willful misconduct, or lack of good faith on the part of the Subrecipient to maintain and administer in accordance with sound management practices that property, to ensure that the property will be returned to the City or federal government in like condition to that in which condition the property was acquired by purchase, fair wear and tear accepted.

**XXI. Rule of Construction**

In the event of an inconsistency in this Agreement/grant award, unless otherwise provided herein, the inconsistency shall be resolved by giving precedence in the following order:

1. Appropriate provisions of state and federal statutes and regulations including HUD Community Development Block Grant Regulations,
2. General Terms and Conditions (Exhibit B),
3. Those attachments incorporated by reference herein, including the statement of work/project description, approved HUD grant budget, in the order in which attached, and

4. Any other provisions whether incorporated by reference herein or otherwise provided that nothing herein shall be construed as giving preference to provisions of this Agreement/grant award over any provisions of law.

**XXII. Venue Stipulation**

This Agreement has been and shall be construed as having been entered into and delivered within the State of Washington, and it is mutually understood and agreed by each party hereto that this Agreement shall be governed by laws of the State of Washington, both as to interpretation and performance.

Any action at law, suit in equity, or judicial proceeding for the enforcement of this Agreement or any provisions thereof shall be instituted and maintained only in any of the courts of competent jurisdiction at Everett in Snohomish County, Washington.

**XXIII. Severability**

It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by the courts to be illegal, the validity of the remaining provisions shall not be affected; and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

If it should appear that any provision hereof is in conflict with any statutory provision of the United States or the State of Washington, said provision which may conflict, therewith, and shall be deemed modified to conform to such statutory provision.

**XXIV. Open Public Board Meetings**

All Board meetings of the Subrecipient in which a quorum of the board is present shall be open and all interested persons shall be permitted to attend. This does not include parts of meetings which deal with issues concerning matters including personnel, legal and property. Board meetings will be held at regularly scheduled times as determined by the Board.

**XXV. Board Membership**

The following information about the organization's Board of Directors/Trustees will be made available in a timely manner to those who request such information: (1) Name of Board Members; (2) Terms of appointment; and (3) the procedure for selection of Board Membership. Every effort will be made by the contracting agency to have local representation on their board.

**XXVI. Minimum Length of Time for Intended Use**

In order to meet the Department of Housing and Urban Development National Objections, property purchased or improved with CDBG funds must remain in the intended use for at least five years.

**XXVII. Compliance with City Ordinance**

The Subrecipient must comply with all City ordinances. No variance may be applied for property purchased or rehabilitated with funds provided through this Agreement. Subrecipients using these funds to place people in housing will not refer or use units which are substandard or illegally created.

**XXVIII. Hold Harmless - Indemnification**

All services to be rendered or performed under this Agreement will be performed or rendered entirely at the Subrecipient's own risk and the Subrecipient expressly agrees, to the maximum extent allowed by law and in addition to any other obligation in this Agreement, to indemnify, defend and hold harmless the City and all of its officers, agents, an employees, from any and all liability, claims, suits, charges, judgements, loss or damage, including reasonable cost of defense they may suffer as a result of claims, demands, actions, or damages to any and all persons or property, costs or judgments against the City, its officers, agents and/or employees which result from, arise out of, or are in any way connected with this Agreement or the services to be performed by the Subrecipient under this Agreement or the subject matter called for in this Agreement. This section shall survive the expiration or termination of this Agreement.

This section is specifically and expressly intended to constitute a waiver of Subrecipient's immunity under Washington's Industrial Insurance Act, RCW Title 51, to the full extent necessary to provide the City with a full and complete indemnity from claims made by Subrecipient and its employees, to maximum extent allowed by law. THE SUBRECIPIENT AND CITY ACKNOWLEDGE THAT THE INDEMNIFICATION PROVISIONS OF THIS SECTION WERE SPECIFICALLY NEGOTIATED AND AGREED UPON BY THEM.

**XXIX. Section Headings and Subheadings**

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

**XXX. Waiver**

The City's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the City to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

**XXXI. Entire Agreement**

This Agreement constitutes the entire agreement between the City and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the City and the Subrecipient with respect to this Agreement.

**Exhibit "C"**  
**Special Terms and Conditions**

The Minor Home Repair program shall comply with the following conditions for the operation of services within the City of Everett:

**I. Project Description**

Services provided by the program may include plumbing repairs; replacing furnace filters; hot water tank repairs or replacement; repairing kitchen cabinetry; fixing roofing or plumbing leaks; fixing window or skylight leaks; exterior door, interior door, and/or screen door repairs or replacement; unclogging sinks, toilets, bathtubs; checking or installing smoke detectors and/or CO detectors; repairing or replacing fixtures inside the home including faucets, sinks, toilets; ADA accessibility modifications such as widening doors or installing grab bars; installing tub cut-out kits; tub to shower conversions; caulking; weather stripping; waterproofing; fixing or replacing gutters, floors, doors, ducting, broken windowpanes, door locks, or window trim; deck or porch repair or replacement; exterior stair repair or replacement; securing, replacing, or installing handrails; wheelchair ramp installation; sump pump repair/replacement; repainting surfaces; reapplication of protective coatings; mending cracked plaster; installing non-skid strips on steps; limited pest control services; chimney sweeping; moss control; and other health and safety related repairs.

Projects do not include new construction of housing units, conversion of land use, ground disturbance, new impervious surfaces, expansion of a building's footprint, nor major rehabilitation.

**A. Residences and Mobile Homes on private property**

Additional services may also include repairs to the property as necessary for the health and safety of the residence.

**B. Mobile Homes on leased/rented land**

Repairs to the property shall NOT be provided.

**II. Project Threshold Increase**

The Home Repair Program allows a homeowner up to \$5,000 of actual dollars spent (labor and materials) for minor home repairs in a one-year contract period, or as extended by amendment. With City of Everett pre-approval, additional work may be completed up to \$3,000 per year for a total of no more than \$8,000 total project funds per year. If the \$8,000 dollar amount is reached during a one-year contract period, the client shall be referred to the City of Everett's Community Housing Improvement Program (CHIP) to determine if they are eligible for CHIP funding.

**ADDENDUM 1. POLICY REQUIREMENTS**

If applicable:

1. The Recipient shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government;
2. The Recipient agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code;
3. The Recipient certifies that it does not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964;
4. The Recipient shall not use any grant funds to fund or promote elective abortions, as required by E.O. 14182, Enforcing the Hyde Amendment; and that,
5. Notwithstanding anything in the NOFO or Application, this Grant shall not be governed by Executive Orders revoked by E.O. 14154, including E.O. 14008, or NOFO requirements implementing Executive Orders that have been revoked.
6. The Recipient must administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended ([8 U.S.C. 1601-1646](#)) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, [Executive Order 14218](#), or other Executive Orders or immigration laws.
7. No state or unit of general local government that receives funding under this grant may use that funding in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or shields illegal aliens from deportation, including by maintaining policies or practices that materially impede enforcement of federal immigration statutes and regulations.
8. The Recipient must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.
9. Faith-based organizations may be subrecipients for funds on the same basis as any other organization. Recipients may not, in the selection of subrecipients, discriminate against an organization based on the organization’s religious character, affiliation, or exercise.











# 2025 CDBG Agreement Homage Minor Home Repair\_3.26.26\_SD


Final Audit Report

2026-03-30

Created:	2026-03-27
By:	Marista Jorve (mjorve@everettwa.gov)
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