

**MANAGEMENT TRANSITION ADDENDUM TO
AGREEMENT FOR PROPERTY MANAGEMENT SERVICES**

THIS ADDENDUM TO AGREEMENT FOR PROPERTY MANAGEMENT SERVICES (this “**Addendum**”), dated as of February 27, 2025, is attached to and made part of the foregoing Agreement for Property Management Services (the “**Agreement**”) entered into as of even date herewith by and between the PALM DESERT HOUSING AUTHORITY, a public body, corporate and politic (the “**Authority**” or “**PDHA**”), and National Community Renaissance, LLC, a California Nonprofit Corporation (the “**National CORE**”), and supplements the Agreement as follows:

1. To enable a smooth transition of property management responsibilities from current provider Falkenberg/Gilliam and Associates (“**Current Manager**”), the current property manager, to National CORE, the Parties hereby enter into this Addendum to allow National CORE to complete the following tasks prior to the Effective Date of the Agreement (i.e., June 1, 2025), during the period beginning the date of execution of this Addendum, and ending May 31, 2025 (collectively, the “**Transition Period**”):
 - a. Personnel Evaluation: Meet and evaluate all the current office and maintenance staff for the Properties (as defined in the Agreement); gather all necessary information regarding existing issues at the Properties requiring the attention of National CORE; conduct background checks of Current Manager staff who will be seeking employment with National CORE at the Properties, in accordance with state and federal law; and, at the discretion of National CORE and with the approval of PDHA pursuant to Section 16(a) of the Agreement, hire any current provider employees currently working at the Properties to serve as National CORE employees.
 - b. Cross Training: Conduct thorough training of all Current Manager employees who will be hired as National CORE employees on all applicable National CORE policies and procedures, including without limitation on the use of software tools and work order tablets.
 - c. Assistant Regional Supervisor: Allow the National CORE Regional Supervisor, along with the National CORE Assistant Regional Supervisor, or other National CORE management staff in charge of overseeing National CORE operations at the Properties, to walk all Properties, and meet with all PDHA staff members working onsite at the Properties.
 - d. Meetings: Participate in weekly property management meetings with PDHA and Current Manager, and monthly City of Palm Desert Housing Commission meetings.
 - e. Deep Knowledge: Familiarize the National CORE Regional Supervisor and National CORE Assistant Regional Supervisor on all current and upcoming projects and maintenance items for each Property, and all resident-related issues (including, without limitation, legal suits brought by tenants or former tenants) that are in process.

Contract No. HA48960a

- f. Staff Onboarding: Onboard all staff members through National CORE human resource programs, including, without limitation, with respect to payroll, benefits, health and dental insurance programs.
 - g. PDHA Systems: Set up PDHA management and operations systems, including without limitation with respect to accounting, finance, occupancy, resident relations, maintenance, computer systems, and tablet training for all maintenance staff.
2. As compensation for National CORE's work during the Transition Period, the Authority shall, in total, pay the sum of Ten and No/100 Dollars (\$10).
3. If National CORE or any of its agents, employees, consultants, contractors or subcontractors enter the Properties during the Transition Period, then such entry shall be subject to all of National CORE's obligations regarding indemnity and insurance under the Agreement. Anything herein to the contrary notwithstanding, neither National CORE nor any of its approved contractors shall be permitted to access the Properties, or any part thereof, during the Transition Period unless and until National CORE has provided to PDHA the necessary insurance certificate(s) evidencing that National CORE has procured and is maintaining the insurance policies and coverages required to be maintained by National CORE pursuant to the terms of this Addendum.

[SIGNATURE PAGE TO FOLLOW]

THIS ADDENDUM was entered the 27th day of February, 2025.

Authority:

PALM DESERT HOUSING AUTHORITY,
a public body, corporate and politic

Manager:

NATIONAL COMMUNITY
RENAISSANCE, a California Nonprofit
Corporation

Signed by:
Jan C. Harnik
By: _____
DC37D0D20CC44D4...
Jan C. Harnik
Chairperson

Signed by:
Robert Diaz
By: _____
22E5912EA5EF45E...
Robert Diaz
Executive Vice President

ATTEST:

Signed by:
Anthony J. Mejia
By: _____
8063A189723D437...
Anthony J. Mejia
Secretary

DocuSigned by:
MICHAEL FINN
By: _____
CF80DEC2EC874CE...
Michael Finn
Treasurer

APPROVED AS TO FORM:

Signed by:
Isra Shah
By: _____
3820DDE2EAC84B0...
Isra Shah
Best Best & Krieger, LLP
Generall Counsel

Initial
DR
Clerk QC: _____

Initial
CC
Contract QC: _____