

Grantee: California

Grant: B-08-DN-06-0001

October 1, 2021 thru December 31, 2021

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| Grant Number: B-08-DN-06-0001 | Obligation Date: | Award Date: |
| Grantee Name: California | Contract End Date: | Review by HUD: Reviewed and Approved |
| Grant Award Amount: \$145,071,506.00 | Grant Status: Active | QPR Contact: No QPR Contact Found |
| LOCCS Authorized Amount: \$145,071,506.00 | Estimated PI/RL Funds: \$60,000,000.00 | |
| Total Budget: \$205,071,506.00 | | |

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Disaster Damage: Throughout California, abandoned and foreclosed homes have had an adverse impact on various major metropolitan, suburban and rural areas to varying degrees. This matter is only forecasted to worsen due to relaxed underwriting standards, in the recent past, for mortgages that are due to have variable interest rates reset in the near future, thus producing an increase in mortgage defaults and eventual foreclosures. Based on greatest need, HUD allocated \$145,071,506 to the State of California to be administered by the California Department of Housing and Community Development. The State of California has defined several areas (jurisdictions) of greatest need and made NSP allocations available to those areas. A California NSP Notice of Funding Availability was released in April 2009. The State was awarded The State will allow jurisdictions to use NSP funds for all 5 NSP eligible uses. Jurisdictions will be required to submit applications detailing their intended use of NSP funds, projected number of units to be acquired, rehabilitated, and made available for sale to low-, moderate-, middle-income persons or the projected number of units to be demolished and/or redeveloped. All jurisdictions that are awarded State NSP funds will be required to comply with stringent timelines for use/obligating funds, expenditure of funds, and performance reporting.

2020 Action Plan Amendment: California is adding the unincorporated community of Groveland to the target areas identified for NSP funding. The Groveland project area was selected based on guidance provided in the latest HUD NSP Federal Register Notice (84 FR 48165). Recovery Needs: According to the HUD 2019 Federal Register Notice (84 FR 48165), HUD prescribed the option of identifying new project areas of need to more quickly expend funding and facilitate closeout under the NSP1 program. This substantial action plan amendment uses this guidance to establish a new project area for the remaining NSP1 agreement funding and program income. The new project area identified by the State is the unincorporated community of Groveland located in Tuolumne County. The need for NSP1 funding is based on the community's recovery and resilience needs after the Rim Fire wildfire. The Rim Fire is a 2013 federally declared disaster, which along with the housing recession, has had lasting impacts on Groveland's housing and economic development recovery. In addition, the community of Groveland was included in a designated HUD Opportunity Zone. Groveland is located along Highway 120 between Sonora and Yosemite Valley. It is supported by the Yosemite Area Regional Transportation System (YARTS) that connects the National Park to the local communities with hourly and half-hour service, depending on times. Groveland is located in Census Tract: 06109004200, which meets the statutory criteria for a Low Income community, based on American Community Survey (ACS) data. Maps of the new project area, Opportunity Zone and ACS area as well as references to economic and housing data are on file and document Groveland's project area need and eligibility.

Distribution and and Uses of Funds:

Recovery Needs: According to HUD's guidelines for the distribution of these funds, states receiving grants for the NSP must target the funds toward areas of greatest need, identified as having the following conditions: 1. The greatest percentage of home foreclosures; 2. The greatest percentage of homes financed by a subprime mortgage related loan; and 3. Likely to face a significant rise in the rate of home foreclosure. To meet these requirements, the State of California's Department of Housing and Community Development (Department), which is responsible for implementing the NSP in the State, is proposing to allocate the funds through three tiers. Tier 1 and Tier 2 will total \$99,641,218 and Tier 3 will total \$36,267,877. The following is a description of the three Tiers: • In Tier 1, the Department will exclude those jurisdictions that received an allocation from HUD either directly or indirectly through an Urban County agreement. All other jurisdictions are eligible for consideration. However, the Department will limit the minimum allocation under Tier 1 to \$1 million. • In Tier 2, the Department will allow jurisdictions that did not receive allocations in Tier 1, due to the minimum threshold of \$1 million, to apply for funds if they combine with other jurisdictions through a joint agreement to meet this threshold. Counties will be permitted to receive any allocated amounts not requested by their cities, provided their total allocation meets the minimum threshold of \$1 million. • In Tier 3, the Department will distribute 25 percent of the State's allocation plus up to 5 percent for general administrative costs to cities and counties that can meet HUD's requirement for housing targeted to households at



or below 50 percent of area median income, provided the applicant has met the threshold of \$1 million required under Tier 1 and Tier 2. Ten percent of the total award will be used for general administrative costs for the program. The State may use up to 7% of the total administrative funds (10% of the total award), and award up to 5% of the Administrative funds to jurisdictions. No more than 10% of the total award will be used as general administrative funds.

2020 Action Plan Amendment: The State will provide NSP1 funds to support the redevelopment of an eligible project site to construct a Community Resource Center (CRC) in Groveland. The CRC project is being developed in response to the Rim Fire disaster and is needed in Groveland to increase community resilience, provide access to natural disaster and emergency resources, including shelter capacity, and provide key community resources that will help support vulnerable households in Groveland so that they can improve housing stability. The CRC will provide year round public services to area residents as well as provide a gathering location for community events and act as an evacuation center in future emergencies. HCD is working with the County of Tuolumne on the CRC development and anticipates using available program income from the NSP1 and, if necessary additional funds from the remaining balance of HUD NSP1 grant funds, totaling \$5.5 million. The State has an existing National Disaster Resilience (NDR) grant agreement with the County which includes partial funding for the CRC project in Groveland, however rising construction costs and unavoidable project delays mean that

Distribution and and Uses of Funds:

e current funding is insufficient to meet the design and construction standards for the facility originally included in the NDR award. Adding the NSP funding to the project will ensure the CRC facility in Groveland meets the standards for resilience and accessibility necessary to meet the needs of the community. Ten percent of the funding allocated to the project area and CRC will be used for general administrative costs. The State is allowed NSP1 administrative funds of 10% of the total.

Definitions and Descriptions:

2020 Action Plan Amendment: Community Resilience Center (CRC) is a community facility/public facility eligible under NSP1 Redevelopment activity and under 24 CFR 570.201 (c) Public Facilities and improvements.

National Disaster Resilience (NDR) is a HUD federal funding source appropriated under Public Law: PL 113-2. Presidentially Declared California Rim Fire Disaster (DR-4158).

Low Income Targeting:

2020 Action Plan Amendment: The community of Groveland project area is an eligible low income area based on current ACS data, and is in a designated HUD Opportunity Zone. Furthermore, the public services being offered to residents in the new project area will primarily assist low income persons. Low income persons benefiting from the public services will be seniors, persons seeking high school credentials, persons in need of job training and adult education. Because the Groveland project area meeting LMA criteria and the CRC provides services for low and moderate income persons, the State will ensure that the CRC targets low and moderate income persons.

Acquisition and Relocation:

2020 Action Plan Amendment: The CRC project development will include acquisition and redevelopment of existing real properties. The County, as the CRC developer, is required to follow Uniform Relocation Act (URA) standards for real property acquisition. All property acquisition will be voluntary. The proposed CRC site is vacant with no structures or persons on the property, so no relocation is required.

Public Comment:

2020 Action Plan Amendment: The state of California (State) followed HUD standards for public noticing and comments. In addition, the State coordinated local public outreach with the County of Tuolumne. Public notices and posting documentation is included with this Substantial Amendment request as an attachment.

The State received one public comment, which also contained a public records request. The documented public comment / records request and the State’s response is included with this Substantial Amendment request as an attachment.

| Overall | This Report Period | To Date |
|--|---------------------------|------------------|
| Total Projected Budget from All Sources | \$0.00 | \$194,112,308.35 |
| Total Budget | \$0.00 | \$193,623,143.35 |
| Total Obligated | \$0.00 | \$193,623,143.35 |
| Total Funds Drawdown | \$123,276.21 | \$186,595,843.59 |
| Program Funds Drawdown | \$79,501.75 | \$142,306,991.80 |
| Program Income Drawdown | \$43,774.46 | \$44,288,851.79 |
| Program Income Received | \$163,768.21 | \$55,919,028.27 |
| Total Funds Expended | \$0.00 | \$186,279,333.25 |
| HUD Identified Most Impacted and Distressed | \$0.00 | \$0.00 |
| Other Funds | \$ 0.00 | \$ 489,165.00 |
| Match Funds | \$ 0.00 | \$ 489,165.00 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

Funds Expended

| Overall | This Period | To Date |
|-------------------------------|--------------------|------------------|
| Affordable Housing CDC, Inc.1 | \$ 0.00 | \$ 10,000,000.00 |



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| City of Delano | \$ 0.00 | \$ 1,306,226.00 |
| City of Escondido | \$ 0.00 | \$ 1,300,703.00 |
| City of Fairfield | \$ 0.00 | \$ 5,669,934.00 |
| City of Fullerton | \$ 0.00 | \$ 3,313,854.00 |
| City of Garden Grove | \$ 0.00 | \$ 2,649,581.00 |
| City of Garden Grove1 | \$ 0.00 | \$ 198,098.00 |
| City of Hayward | \$ 0.00 | \$ 2,863,221.00 |
| City of Huntington Beach | \$ 0.00 | \$ 1,000,132.00 |
| City of Inglewood | \$ 0.00 | \$ 1,470,426.00 |
| City of Livermore | \$ 0.00 | \$ 4,461,604.00 |
| Affordable Housing CDC, Inc.3 | \$ 0.00 | \$ 2,095,822.00 |
| City of Los Banos | \$ 0.00 | \$ 4,409,890.00 |
| City of Madera | \$ 0.00 | \$ 1,154,987.00 |
| City of Merced | \$ 0.00 | \$ 5,362,073.00 |
| City of Norwalk | \$ 0.00 | \$ 1,826,504.00 |
| City of Oceanside | \$ 0.00 | \$ 1,236,626.00 |
| City of Oxnard | \$ 0.00 | \$ 3,614,239.00 |
| City of Paramount | \$ 0.00 | \$ 775,946.00 |
| City of Pittsburg | \$ 0.00 | \$ 1,718,486.00 |
| City of Rancho Cordova | \$ 0.00 | \$ 4,751,180.00 |
| City of Roseville | \$ 0.00 | \$ 587,056.00 |
| City of Atwater | \$ 0.00 | \$ 1,376,605.00 |
| City of Salinas | \$ 0.00 | \$ 6,073,715.00 |
| City of Santa Clarita | \$ 0.00 | \$ 1,187,003.00 |
| City of Santa Maria | \$ 0.00 | \$ 885,704.00 |
| City of South Gate | \$ 0.00 | \$ 1,267,103.00 |
| City of Turlock | \$ 0.00 | \$ 3,923,879.00 |
| City of Vacaville | \$ 0.00 | \$ 3,096,498.00 |
| City of Vacaville - I | \$ 0.00 | \$ 993,529.00 |
| City of Vista | \$ 0.00 | \$ 21,012.00 |
| City of West Sacramento | \$ 0.00 | \$ 2,562,841.12 |
| City of Yuba City | \$ 0.00 | \$ 1,839,849.00 |
| City of Baldwin Park | \$ 0.00 | \$ 2,348,948.00 |
| County of Contra Costa | \$ 0.00 | \$ 2,400,080.00 |
| County of Kings | \$ 0.00 | \$ 1,406,927.00 |
| County of Los Angeles | \$ 0.00 | \$ 4,330,008.00 |
| County of Madera | \$ 0.00 | \$ 319,730.00 |
| County of Merced | \$ 0.00 | \$ 735,541.00 |
| County of Monterey | \$ 0.00 | \$ 5,537,419.00 |
| County of Orange | \$ 0.00 | \$ 3,327,557.00 |
| County of Placer | \$ 0.00 | \$ 3,530,171.00 |
| County of Riverside | \$ 0.00 | \$ 2,882,595.00 |
| County of San Bernardino | \$ 0.00 | \$ 88,399.00 |
| City of Carson | \$ 0.00 | \$ 4,838,557.00 |
| County of San Diego | \$ 0.00 | \$ 20,504.00 |
| County of Shasta | \$ 0.00 | \$ 1,193,666.00 |
| County of Sonoma | \$ 0.00 | \$ 1,765,414.00 |
| County of Tulare | \$ 0.00 | \$ 5,395,804.71 |
| County of Tuolumne | \$ 0.00 | \$ 0.00 |
| County of Ventura | \$ 0.00 | \$ 2,684,338.00 |
| County of Yuba | \$ 0.00 | \$ 4,470,423.00 |
| Housing Authority of the City of San Buenaventura1 | \$ 0.00 | \$ 9,483,097.00 |
| Housing Authority of the City of San Buenaventura2 | \$ 0.00 | \$ 0.00 |
| Mid-Peninsula the Farm, Inc. | \$ 0.00 | \$ 10,000,000.00 |
| City of Chino | \$ 0.00 | \$ 2,861,742.00 |
| State of California | \$ 0.00 | \$ 0.00 |
| State of California - HCD/CDBG | \$ 0.00 | \$ 0.00 |

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| State of California1 | \$ 0.00 | \$ 8,305,769.90 |
| Western Community Housing, Inc. | \$ 0.00 | \$ 10,000,000.00 |
| City of Chowchilla | \$ 0.00 | \$ 9,913,215.00 |
| City of Citrus Heights | \$ 0.00 | \$ 949,664.52 |
| City of Clovis | \$ 0.00 | \$ 2,495,437.00 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|--|-------------------|------------------|------------------|
| Overall Benefit Percentage | 99.99% | .00% | .00% |
| Minimum Non Federal Match | \$.00 | \$.00 | \$ 489,165.00 |
| Overall Benefit Amount | \$ 189,178,678.24 | \$.00 | \$.00 |
| Limit on Public Services | \$ 21,760,725.90 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$ 14,507,150.60 | \$ 15,873,908.00 | \$ 14,441,889.43 |
| Limit on Admin | \$.00 | \$ 15,623,908.00 | \$ 14,441,889.43 |
| Most Impacted and Distressed | \$.00 | \$ 250,000.00 | \$.00 |
| Progress towards LH25 Requirement | \$ 51,267,876.50 | | \$ 57,490,314.00 |

Overall Progress Narrative:

No new activities. Continuing to close out projects with Grantees and strategy to utilize remaining funds.

Project Summary

| Project #, Project Title | This Report | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 0001, Financing Mechanisms | \$0.00 | \$14,650,273.00 | \$13,070,105.00 |
| 0002, Housing Acquisition/Rehabilitation/Disposition | \$0.00 | \$95,500,000.00 | \$46,228,422.23 |
| 0003, Landbank | \$0.00 | \$0.00 | \$0.00 |
| 0004, Demolition | \$0.00 | \$1,817,028.57 | \$1,817,028.52 |
| 0005, Redevelopment | \$0.00 | \$74,417,595.00 | \$68,405,353.00 |
| 0006, General Administration | \$79,501.75 | \$16,000,000.00 | \$12,786,083.05 |
| 0006, General Administration | \$0.00 | \$250,000.00 | \$0.00 |
| 0006, General Administration | \$0.00 | \$250,000.00 | \$0.00 |
| 0007, Affordable Rental Housing Component | \$0.00 | \$0.00 | \$0.00 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |

